

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**FURNAS COUNTY**



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Furnas 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 Furnas County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator  
402-471-5962

cc: Melody Crawford, Furnas County Assessor

# Table of Contents

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## **2019 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)
  
- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

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

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

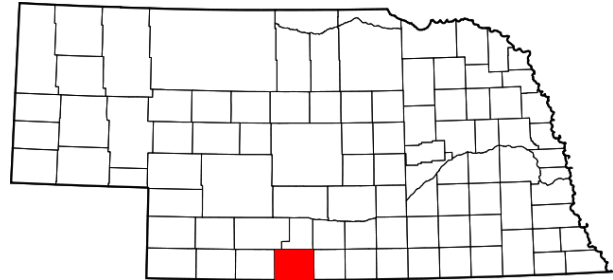
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

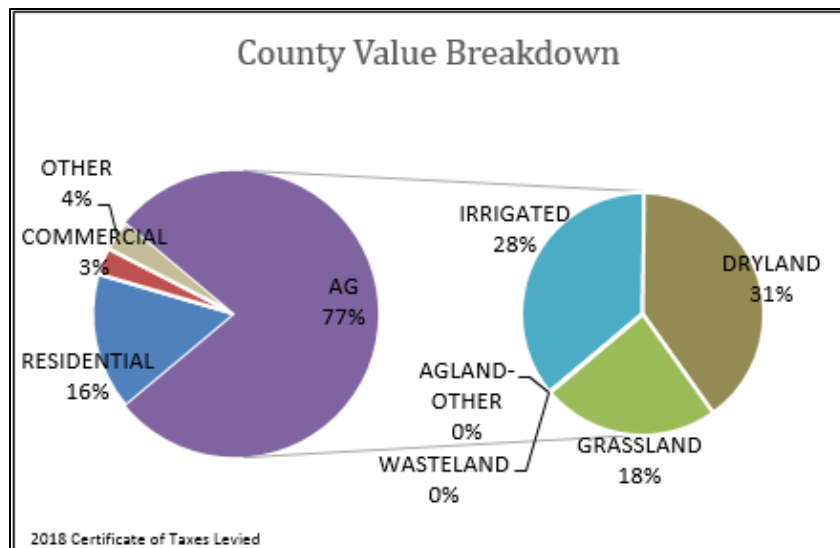
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 719 square miles, Furnas County had 4,780 residents, per the Census Bureau Quick Facts for 2017, a 4% population decline from the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$57,770 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Furnas County are located in and around Arapahoe and Cambridge. According to the latest information available from the U.S. Census



Bureau, there were 164 employer establishments with total employment of 1,347, for a 5% employment increase from the last year.

Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. A mix of dry and grass land makes up a majority of the land in the county. Furnas is included in the Lower Republican Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
ARAPAHOE	1,028	1,026	-0.2%
BEAVER CITY	641	609	-5.0%
CAMBRIDGE	1,041	1,063	2.1%
EDISON	154	133	-13.6%
HENDLEY	38	24	-36.8%
HOLBROOK	225	207	-8.0%
OXFORD	876	779	-11.1%
WILSONVILLE	118	93	-21.2%

The ethanol plant located in Cambridge also contributes to the local agricultural economy.



## 2019 Residential Correlation for Furnas County

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### *Assessment Actions*

In 2019, for the residential class of property, the county assessor physically inspected the villages of Edison and Oxford along with the rural townships 4-22, 4-21, and 3-21. After conducting a statistical analysis, the county assessor updated the depreciation model for Valuation Group 1 (Cambridge and Arapahoe). In Valuation Group 2, the economic factor was adjusted to bring the sample of sales within the range. The county assessor also updated the economic depreciation in the villages of Wilsonville and Holbrook to achieve an acceptable level of value for small villages. Additionally, rural residential home sites and farm home sites were increased \$3,000 for the first acre.

### *Assessment Practice Review*

One part of the review includes ensuring the accuracy of the data transmitted to the state sales file. Assessed values from the state sales file are compared to property record cards and Real Estate Transfer Statements (Form 521) are audited against sales data within the state sales file. Additionally, the frequency of the transmissions are reviewed to ensure timeliness. Results show that the county has accurately submitted data to the state sales file.

Sales verification and qualification process is reviewed with the county assessor. The county sends sales questionnaires to buyers for all sales. On-site review of sales are conducted if additional verification is needed. Usability percentages for the residential class along with a review of the non-qualified sales roster indicate that the county has made all arm's-length sales available for measurement.

Valuation groups were evaluated to ensure that unique economic characteristics that could affect value were recognized. Furnas County has eight villages that are divided into three valuation groups based on similar local economics. Arapahoe and Cambridge make up Valuation Group 1. They are the largest of the villages; with schools and a variety of local amenities, the residential market remains stable in these two towns. The second valuation group is comprised of Beaver City and Oxford. These villages share a consolidated school system and have fewer amenities than the larger towns but there is still demand for residential housing. Valuation Group 3 is comprised of the smallest villages of Edison, Hendley, Holbrook and Wilsonville. There are no amenities and the residential market is sporadic within these villages. Valuation Group 4 is the rural residential parcels throughout the county.

The frequency and completeness of the six-year inspection and review cycle was also examined. Furnas County completes all review work in-house. Inspection dates and changes are well documented on the property record cards. Furnas County complies with the six-year physical inspection and review.

## 2019 Residential Correlation for Furnas County

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Appraisal tables were reviewed with the county assessor. For the residential class, costing and depreciation have been updated in the last few years. The county is transparent with their valuation process and has a valuation methodology in place.

### *Description of Analysis*

Furnas County has recognized four separate valuation groups stratified by general economic characteristics.

<u>Valuation Group</u>	<u>Description</u>
1	Arapahoe and Cambridge
2	Beaver City and Oxford
4	Edison, Hendley, Holbrook, Wilsonville
5	Rural Residential

Review of the sample show that all three levels of central tendency are within the acceptable range. With the exception of Valuation Group 5, all groups have a measurable number of sales and a median within the range. The qualitative statistics are above the IAAO recommended parameters but typical for small rural counties. Furnas County is comprised of many small, rural villages that exhibit an erratic housing market with an exception to Arapahoe and Cambridge.

Review of the 2019 County Abstract of Assessment for Real Property, Form 45, Compared with the 2018 Certificate of Taxes Levied Report (CTL) indicate that the sample changed at the same percentage as the residential population. These valuation changes mirror the reported assessment action of the county assessor.

### *Equalization and Quality of Assessment*

Based on the statistics and review of the assessment practices, Furnas County has achieved an acceptable level of value for the residential class. The quality of assessment complies with generally accepted mass appraisal standards.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	73	95.61	100.64	94.75	30.22	106.22
2	39	99.53	101.70	89.88	32.12	113.15
4	16	91.82	84.23	79.67	20.74	105.72
5	9	95.90	110.63	99.96	30.64	110.67
____ALL____	137	95.11	99.68	93.48	30.28	106.63

## 2019 Residential Correlation for Furnas County

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### *Level of Value*

Based on analysis of all available information, the level of value for the residential class of property in Furnas County is 95%

## **2019 Commercial Correlation for Furnas County**

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### ***Assessment Actions***

For the 2019 assessment year, commercial parcels within the villages of Edison, Oxford and the rural townships 4-22, 4-21, 3-21 were physically reviewed in conjunction with the residential review. Throughout the remainder of the county, routine maintenance of the commercial class was completed. Economic depreciation factors were adjusted to better equalize similar communities.

### ***Assessment Practice Review***

Part of the review evaluates the accuracy and timeliness of the sales information submitted to the state sales file. Values submitted are compared to property record cards in the county. Additionally, the Real Estate Transfer Statements (Form 521) are compared to sales data within the state sales file. Frequency of the transmissions were also evaluated for timeliness. These audits indicate that the Furnas County Assessor accurately and timely exports data to the state sales file.

The sales qualification and verification processes of the county were reviewed with the county assessor. The county utilizes sales questionnaires sent to the buyer to help with the qualification process. The county assessor will also complete on-site sales reviews when needed. Review of the sales roster show that sales not used for measurement generally have adequate comments. Along with the typical usability percentage, it is believed that there is no apparent sales bias to the qualification determination and that all arm's-length sales are available for measurement. An audit of the county's Assessed Value Update (AVU) records showed no errors.

Valuation groups of the commercial class were studied to ensure that economic differences that affect the market are identified. With so few commercial sales, there are no separate valuation groups in Furnas County. Differences in value based on location are addressed with land value.

The physical inspection and review cycle for the commercial class is conducted in conjunction with the residential review. Currently, the physical inspections are done in-house by the office staff. The Furnas County Assessor complies with the requirements of the six-year inspection and review cycle.

Appraisal tables for the commercial class were also reviewed with the county assessor. The last reappraisal of the commercial class was completed in 2011 with depreciation. Land values and costing are more current, last updated in 2014-2015. The county assessor has been exploring options for a reappraisal of the commercial class in the near future.

## 2019 Commercial Correlation for Furnas County

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### *Description of Analysis*

For the commercial class, there are too few sales to warrant multiple valuation groups. The county uses economic factors as locational adjustments throughout the county. Review of the statistical profile show that of the three levels of central tendency only the mean is within the acceptable range. The qualitative statistics are high indicative of a smaller rural commercial market. Analysis of the median shows that when one sale is removed on either side of the array, the medians moves from 79% to 100%. This indicates that the median is not an accurate measurement for establishing a level of value for the commercial class.

Review of historical value changes of the commercial class compared to surrounding villages of the similar economics indicate that the county has recognized the market throughout the last ten years at a similar percentage as the other villages. Analysis of the 2019 County Abstract of Assessment for Real Property, Form 45, Compared with the 2018 Certificate of Taxes Levied Report (CTL) show that the commercial population increased at approximately 2% while the sample experienced approximately 5% change. Further review of the population indicated that difference was due to a timing issue on a Tax Increment Financing project.

### *Equalization and Quality of Assessment*

Based on all available information and a review of the county's assessment practices, it is believed that the commercial property has achieved equalization. The quality of assessment of the commercial class in Furnas County complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	10	89.36	95.85	82.48	34.85	116.21
___ALL___	10	89.36	95.85	82.48	34.85	116.21

### *Level of Value*

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

## 2019 Agricultural Correlation for Furnas County

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### *Assessor Actions*

Rural improvements and land use in townships 4-21, 4-42 and 3-21 were physically inspected for the 2019 assessment year. The first home site acre for the agricultural homes were increased in tandem with the rural residential parcels.

A sales study was conducted of agricultural sales within the county. The study indicated that a decrease to all three subclasses were warranted. The county assessor decreased irrigated land and drylands 5% and grassland was decreased 10%.

### *Assessment Practice Review*

Accuracy and timeliness of data submitted to the sales file is audited as part of the review. These reviews are conducted concurrently over all three-property classes. Audits for Furnas County indicate that the county's exports are accurate and submissions to the state sales file in a timely manner.

The sales verification and qualification processes of the county assessor were also reviewed. The county assessor uses the same procedures for verification regardless of the class. Typical usability percentage for the agricultural class along with adequate comments when sales were excluded reveal that there is no apparent bias to the qualification determination of sales. An audit of the county's Assessed Value Update (AVU) records showed no errors.

Market Areas were discussed with the county assessor to ensure that characteristics that affect value have been identified. Geographically Furnas County is generally homogenous with the majority of the land consisting of dryland and grassland with some irrigation where feasible. Overall, there are no distinguishing features to warrant additional market areas.

Physical inspection procedures were evaluated for completeness and frequency. The Furnas County Assessor completes all inspections in-house and has a set inspection cycle for maintaining compliance in the future. Additionally, aerial imagery is used to review land use. The county assessor has identified the lands involved in the Conservation Reserve Enhancement Program (CREP) program and has it valued the same as irrigated. Land within Conservation Reserve Program (CRP), is identified when the information is provided to the county assessor by the taxpayer and has not been identified systematically.

The final portion of the review involved the examination of the appraisal tables and valuation methodologies. Agricultural homes and home site values utilize the same appraisal methods as that of the rural residential homes. These values were updated for 2019. Many of the older outbuildings lack the year built and conditions. The county assessor will try to obtain this information during their next inspection and review cycle.

## 2019 Agricultural Correlation for Furnas County

### *Description of Analysis*

Furnas County is located in the central part of Nebraska on the southern border to Kansas. The county is comprised mainly of dryland and grassland acres. Most irrigated land is located on the Republican River Basin. Furnas County is comparable to the surrounding counties of Red Willow, Frontier, Gosper (Market Area 4), Phelps (Market Area 2) and Harlan.

Analysis of the statistical profile show that all three levels of central tendency are within the acceptable range. Due to the mix-use nature of the land, there are too few 80% Majority Land Use (MLU) sales for individual analysis of the three subclasses. When the sales are stratified by study period years, the trend indicates a rapidly declining market in the most current year. This supports the decreases taken by the county assessor. Values determined by the county assessor mimic the regional trends and values set by surrounding counties.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-15 To 30-SEP-16	6	55.05	58.99	58.18	12.26	101.39
01-OCT-16 To 30-SEP-17	11	66.09	67.08	66.00	12.57	101.64
01-OCT-17 To 30-SEP-18	14	83.08	88.57	84.54	19.15	104.77

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings are physically reviewed in the same cycle as rural residential acreages and are valued using the same appraisal processes. Additionally, home sites carry the same value as rural residential home sites. It is believed that the agricultural improvements have achieved an acceptable level of value.

Comparison of values of the surrounding comparable counties is relied upon along with the overall statistics to determine that an acceptable level of value has been obtained. This along with the review of the assessment practices indicate that The Furnas County Assessor has achieved equalization. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	4	75.79	80.76	66.55	33.96	121.35
1	4	75.79	80.76	66.55	33.96	121.35
<u>Dry</u>						
County	9	72.28	71.49	66.58	15.34	107.37
1	9	72.28	71.49	66.58	15.34	107.37
<u>Grass</u>						
County	5	73.42	71.95	71.21	03.94	101.04
1	5	73.42	71.95	71.21	03.94	101.04
<u>ALL</u>	31	73.42	75.22	70.69	20.25	106.41

## 2019 Agricultural Correlation for Furnas County

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### *Level of Value*

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



## 2019 Opinions of the Property Tax Administrator for Furnas County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>73</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Furnas County

### Residential Real Property - Current

Number of Sales	137	Median	95.11
Total Sales Price	\$9,335,401	Mean	99.68
Total Adj. Sales Price	\$9,335,401	Wgt. Mean	93.48
Total Assessed Value	\$8,726,995	Average Assessed Value of the Base	\$47,511
Avg. Adj. Sales Price	\$68,142	Avg. Assessed Value	\$63,701

### Confidence Interval - Current

95% Median C.I	87.55 to 99.77
95% Wgt. Mean C.I	88.26 to 98.71
95% Mean C.I	92.87 to 106.49
% of Value of the Class of all Real Property Value in the County	13.97
% of Records Sold in the Study Period	5.30
% of Value Sold in the Study Period	7.10

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	163	96	96.43
2017	208	96	95.90
2016	197	99	98.77
2015	167	93	93.00

## 2019 Commission Summary for Furnas County

### Commercial Real Property - Current

Number of Sales	10	Median	89.36
Total Sales Price	\$323,545	Mean	95.85
Total Adj. Sales Price	\$323,545	Wgt. Mean	82.48
Total Assessed Value	\$266,875	Average Assessed Value of the Base	\$66,379
Avg. Adj. Sales Price	\$32,355	Avg. Assessed Value	\$26,688

### Confidence Interval - Current

95% Median C.I	57.23 to 131.33
95% Wgt. Mean C.I	62.61 to 102.36
95% Mean C.I	65.76 to 125.94
% of Value of the Class of all Real Property Value in the County	3.32
% of Records Sold in the Study Period	2.27
% of Value Sold in the Study Period	0.91

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	24	100	98.86
2017	35	96	96.27
2016	33	100	100.47
2015	30	100	96.58

**33 Furnas**  
**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 : 137  
 Total Sales Price : 9,335,401  
 Total Adj. Sales Price : 9,335,401  
 Total Assessed Value : 8,726,995  
 Avg. Adj. Sales Price : 68,142  
 Avg. Assessed Value : 63,701

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 100  
 COD : 30.28  
 PRD : 106.63

COV : 40.77  
 STD : 40.64  
 Avg. Abs. Dev : 28.80  
 MAX Sales Ratio : 252.75  
 MIN Sales Ratio : 37.79

95% Median C.I. : 87.55 to 99.77  
 95% Wgt. Mean C.I. : 88.26 to 98.71  
 95% Mean C.I. : 92.87 to 106.49

Printed:3/19/2019 11:43:11AM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	24	99.65	101.90	91.81	24.52	110.99	51.87	212.85	77.78 to 112.30	55,258	50,733
01-JAN-17 To 31-MAR-17	12	83.10	104.71	82.13	47.34	127.49	57.13	252.75	59.10 to 119.75	48,750	40,037
01-APR-17 To 30-JUN-17	14	97.20	95.17	88.94	29.19	107.00	42.05	155.77	60.38 to 124.83	88,036	78,295
01-JUL-17 To 30-SEP-17	10	109.59	102.63	103.42	26.70	99.24	49.21	160.36	55.33 to 136.77	106,360	109,993
01-OCT-17 To 31-DEC-17	11	97.87	122.03	117.61	39.62	103.76	59.36	249.33	75.62 to 196.81	51,727	60,835
01-JAN-18 To 31-MAR-18	14	94.19	100.78	94.88	21.69	106.22	60.50	155.48	75.29 to 127.98	100,232	95,098
01-APR-18 To 30-JUN-18	18	77.49	97.67	88.51	49.32	110.35	41.89	238.73	62.23 to 117.55	65,750	58,198
01-JUL-18 To 30-SEP-18	34	91.20	90.72	90.49	22.20	100.25	37.79	156.25	79.66 to 101.49	58,010	52,493
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	60	99.29	101.01	92.56	30.20	109.13	42.05	252.75	83.35 to 107.28	70,122	64,902
01-OCT-17 To 30-SEP-18	77	93.58	98.65	94.24	29.47	104.68	37.79	249.33	84.17 to 98.53	66,599	62,765
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	47	96.20	105.48	96.97	36.15	108.78	42.05	252.75	84.17 to 111.89	73,406	71,185
<u>ALL</u>	137	95.11	99.68	93.48	30.28	106.63	37.79	252.75	87.55 to 99.77	68,142	63,701

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	73	95.61	100.64	94.75	30.22	106.22	40.24	252.75	83.35 to 102.30	80,062	75,863
2	39	99.53	101.70	89.88	32.12	113.15	42.05	238.73	74.07 to 118.92	47,574	42,759
4	16	91.82	84.23	79.67	20.74	105.72	37.79	119.75	60.50 to 103.43	34,931	27,828
5	9	95.90	110.63	99.96	30.64	110.67	64.36	249.33	75.29 to 118.07	119,617	119,570
<u>ALL</u>	137	95.11	99.68	93.48	30.28	106.63	37.79	252.75	87.55 to 99.77	68,142	63,701

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	137	95.11	99.68	93.48	30.28	106.63	37.79	252.75	87.55 to 99.77	68,142	63,701
06											
07											
<u>ALL</u>	137	95.11	99.68	93.48	30.28	106.63	37.79	252.75	87.55 to 99.77	68,142	63,701

**33 Furnas**  
**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 : 137  
 Total Sales Price : 9,335,401  
 Total Adj. Sales Price : 9,335,401  
 Total Assessed Value : 8,726,995  
 Avg. Adj. Sales Price : 68,142  
 Avg. Assessed Value : 63,701

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 100  
 COD : 30.28  
 PRD : 106.63

COV : 40.77  
 STD : 40.64  
 Avg. Abs. Dev : 28.80  
 MAX Sales Ratio : 252.75  
 MIN Sales Ratio : 37.79

95% Median C.I. : 87.55 to 99.77  
 95% Wgt. Mean C.I. : 88.26 to 98.71  
 95% Mean C.I. : 92.87 to 106.49

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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	3	190.20	175.64	174.11	11.24	100.88	136.29	200.43	N/A	3,167	5,513	
Less Than 15,000	16	100.69	116.90	103.42	40.90	113.03	37.79	252.75	66.69 to 156.25	8,625	8,920	
Less Than 30,000	39	106.58	117.78	115.29	36.77	102.16	37.79	252.75	95.11 to 132.72	15,617	18,005	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	134	94.75	97.98	93.40	29.17	104.90	37.79	252.75	87.34 to 99.53	69,596	65,003	
Greater Than 14,999	121	93.58	97.41	93.33	28.92	104.37	40.24	249.33	84.86 to 99.60	76,012	70,944	
Greater Than 29,999	98	88.13	92.48	91.96	26.62	100.57	40.24	212.85	81.34 to 96.49	89,044	81,886	
<u>Incremental Ranges</u>												
0 TO 4,999	3	190.20	175.64	174.11	11.24	100.88	136.29	200.43	N/A	3,167	5,513	
5,000 TO 14,999	13	96.20	103.34	98.20	34.07	105.23	37.79	252.75	59.61 to 119.75	9,885	9,707	
15,000 TO 29,999	23	113.78	118.39	118.77	32.13	99.68	45.55	249.33	93.58 to 133.92	20,480	24,325	
30,000 TO 59,999	35	90.62	97.74	96.32	29.85	101.47	45.26	212.85	75.62 to 104.99	45,421	43,751	
60,000 TO 99,999	29	84.17	88.35	88.76	29.75	99.54	40.24	196.81	70.59 to 101.49	77,836	69,085	
100,000 TO 149,999	27	94.69	89.73	90.40	20.64	99.26	49.21	138.59	70.58 to 102.89	120,180	108,642	
150,000 TO 249,999	5	85.31	88.64	89.06	07.03	99.53	81.34	106.61	N/A	200,100	178,204	
250,000 TO 499,999	2	107.28	107.28	105.00	10.06	102.17	96.49	118.07	N/A	317,000	332,850	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	137	95.11	99.68	93.48	30.28	106.63	37.79	252.75	87.55 to 99.77	68,142	63,701	

**33 Furnas**  
**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 : 10  
Total Sales Price : 323,545  
Total Adj. Sales Price : 323,545  
Total Assessed Value : 266,875  
Avg. Adj. Sales Price : 32,355  
Avg. Assessed Value : 26,688

MEDIAN : 89  
WGT. MEAN : 82  
MEAN : 96  
COD : 34.85  
PRD : 116.21

COV : 43.89  
STD : 42.07  
Avg. Abs. Dev : 31.14  
MAX Sales Ratio : 187.00  
MIN Sales Ratio : 39.75

95% Median C.I. : 57.23 to 131.33  
95% Wgt. Mean C.I. : 62.61 to 102.36  
95% Mean C.I. : 65.76 to 125.94

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<b>DATE OF SALE *</b>											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	1	187.00	187.00	187.00	00.00	100.00	187.00	187.00	N/A	16,000	29,920	
01-JAN-16 To 31-MAR-16	1	68.78	68.78	68.78	00.00	100.00	68.78	68.78	N/A	45,000	30,950	
01-APR-16 To 30-JUN-16	3	57.23	58.66	64.19	22.86	91.38	39.75	78.99	N/A	47,582	30,543	
01-JUL-16 To 30-SEP-16	2	107.30	107.30	103.40	07.06	103.77	99.72	114.88	N/A	26,750	27,660	
01-OCT-16 To 31-DEC-16												
01-JAN-17 To 31-MAR-17	1	131.33	131.33	131.33	00.00	100.00	131.33	131.33	N/A	1,500	1,970	
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17	1	78.78	78.78	78.78	00.00	100.00	78.78	78.78	N/A	38,800	30,565	
01-OCT-17 To 31-DEC-17												
01-JAN-18 To 31-MAR-18	1	102.00	102.00	102.00	00.00	100.00	102.00	102.00	N/A	26,000	26,520	
01-APR-18 To 30-JUN-18												
01-JUL-18 To 30-SEP-18												
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	7	78.99	92.34	80.79	42.65	114.30	39.75	187.00	39.75 to 187.00	36,749	29,689	
01-OCT-16 To 30-SEP-17	2	105.06	105.06	80.73	25.01	130.14	78.78	131.33	N/A	20,150	16,268	
01-OCT-17 To 30-SEP-18	1	102.00	102.00	102.00	00.00	100.00	102.00	102.00	N/A	26,000	26,520	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	6	73.89	76.56	73.74	28.84	103.82	39.75	114.88	39.75 to 114.88	40,208	29,650	
01-JAN-17 To 31-DEC-17	2	105.06	105.06	80.73	25.01	130.14	78.78	131.33	N/A	20,150	16,268	
<u>ALL</u>	10	89.36	95.85	82.48	34.85	116.21	39.75	187.00	57.23 to 131.33	32,355	26,688	

<b>VALUATION GROUP</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	10	89.36	95.85	82.48	34.85	116.21	39.75	187.00	57.23 to 131.33	32,355	26,688	
<u>ALL</u>	10	89.36	95.85	82.48	34.85	116.21	39.75	187.00	57.23 to 131.33	32,355	26,688	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	10	89.36	95.85	82.48	34.85	116.21	39.75	187.00	57.23 to 131.33	32,355	26,688	
04												
<u>ALL</u>	10	89.36	95.85	82.48	34.85	116.21	39.75	187.00	57.23 to 131.33	32,355	26,688	

**33 Furnas**  
**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 : 10  
 Total Sales Price : 323,545  
 Total Adj. Sales Price : 323,545  
 Total Assessed Value : 266,875  
 Avg. Adj. Sales Price : 32,355  
 Avg. Assessed Value : 26,688

MEDIAN : 89  
 WGT. MEAN : 82  
 MEAN : 96  
 COD : 34.85  
 PRD : 116.21

COV : 43.89  
 STD : 42.07  
 Avg. Abs. Dev : 31.14  
 MAX Sales Ratio : 187.00  
 MIN Sales Ratio : 39.75

95% Median C.I. : 57.23 to 131.33  
 95% Wgt. Mean C.I. : 62.61 to 102.36  
 95% Mean C.I. : 65.76 to 125.94

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**SALE PRICE \***

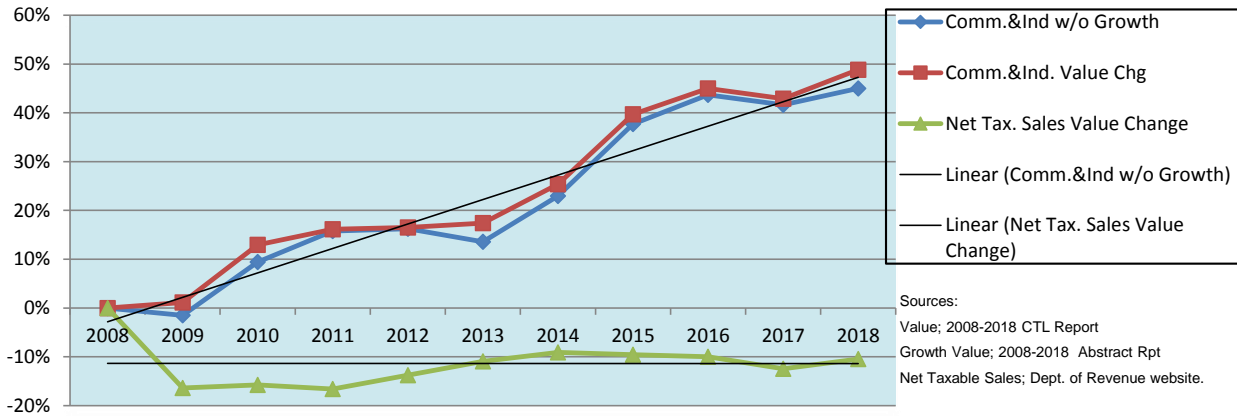
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	131.33	131.33	131.33	00.00	100.00	131.33	131.33	N/A	1,500	1,970
Less Than 15,000	2	123.11	123.11	116.59	06.69	105.59	114.88	131.33	N/A	7,250	8,453
Less Than 30,000	5	114.88	114.99	106.27	30.75	108.21	39.75	187.00	N/A	15,300	16,259
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	9	78.99	91.90	82.26	36.43	111.72	39.75	187.00	57.23 to 114.88	35,783	29,434
Greater Than 14,999	8	78.89	89.03	80.88	35.37	110.08	39.75	187.00	39.75 to 187.00	38,631	31,246
Greater Than 29,999	5	78.78	76.70	75.12	13.38	102.10	57.23	99.72	N/A	49,409	37,116
<b>Incremental Ranges</b>											
0 TO 4,999	1	131.33	131.33	131.33	00.00	100.00	131.33	131.33	N/A	1,500	1,970
5,000 TO 14,999	1	114.88	114.88	114.88	00.00	100.00	114.88	114.88	N/A	13,000	14,935
15,000 TO 29,999	3	102.00	109.58	103.85	48.12	105.52	39.75	187.00	N/A	20,667	21,463
30,000 TO 59,999	3	78.78	82.43	81.98	13.09	100.55	68.78	99.72	N/A	41,433	33,967
60,000 TO 99,999	2	68.11	68.11	68.17	15.97	99.91	57.23	78.99	N/A	61,373	41,840
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>10</b>	<b>89.36</b>	<b>95.85</b>	<b>82.48</b>	<b>34.85</b>	<b>116.21</b>	<b>39.75</b>	<b>187.00</b>	<b>57.23 to 131.33</b>	<b>32,355</b>	<b>26,688</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
341	1	187.00	187.00	187.00	00.00	100.00	187.00	187.00	N/A	16,000	29,920
344	1	114.88	114.88	114.88	00.00	100.00	114.88	114.88	N/A	13,000	14,935
350	1	78.78	78.78	78.78	00.00	100.00	78.78	78.78	N/A	38,800	30,565
353	3	102.00	100.70	81.99	20.44	122.82	68.78	131.33	N/A	24,167	19,813
384	1	57.23	57.23	57.23	00.00	100.00	57.23	57.23	N/A	61,000	34,910
406	2	59.37	59.37	69.39	33.05	85.56	39.75	78.99	N/A	40,873	28,360
426	1	99.72	99.72	99.72	00.00	100.00	99.72	99.72	N/A	40,500	40,385
<b>ALL</b>	<b>10</b>	<b>89.36</b>	<b>95.85</b>	<b>82.48</b>	<b>34.85</b>	<b>116.21</b>	<b>39.75</b>	<b>187.00</b>	<b>57.23 to 131.33</b>	<b>32,355</b>	<b>26,688</b>



### 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	\$ 18,841,290	\$ 18,568,730		\$ 272,560	--	\$ 38,559,401	--
2009	\$ 19,054,960	\$ 497,559	2.61%	\$ 18,557,401	-1.51%	\$ 32,234,029	-16.40%
2010	\$ 21,281,570	\$ 668,755	3.14%	\$ 20,612,815	8.18%	\$ 32,485,931	0.78%
2011	\$ 21,884,095	\$ 67,485	0.31%	\$ 21,816,610	2.51%	\$ 32,160,093	-1.00%
2012	\$ 21,954,900	\$ 57,300	0.26%	\$ 21,897,600	0.06%	\$ 33,258,738	3.42%
2013	\$ 22,115,810	\$ 715,980	3.24%	\$ 21,399,830	-2.53%	\$ 34,338,980	3.25%
2014	\$ 23,617,480	\$ 453,100	1.92%	\$ 23,164,380	4.74%	\$ 35,051,886	2.08%
2015	\$ 26,317,140	\$ 371,950	1.41%	\$ 25,945,190	9.86%	\$ 34,874,263	-0.51%
2016	\$ 27,318,550	\$ 245,415	0.90%	\$ 27,073,135	2.87%	\$ 34,713,136	-0.46%
2017	\$ 26,920,309	\$ 232,985	0.87%	\$ 26,687,324	-2.31%	\$ 33,754,780	-2.76%
2018	\$ 28,044,150	\$ 721,440	2.57%	\$ 27,322,710	1.49%	\$ 34,522,022	2.27%
<b>Ann %chg</b>	4.06%			<b>Average</b>	<b>2.34%</b>	-1.10%	<b>-0.93%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	-1.51%	1.13%	-16.40%
2010	9.40%	12.95%	-15.75%
2011	15.79%	16.15%	-16.60%
2012	16.22%	16.53%	-13.75%
2013	13.58%	17.38%	-10.95%
2014	22.94%	25.35%	-9.10%
2015	37.70%	39.68%	-9.56%
2016	43.69%	44.99%	-9.97%
2017	41.64%	42.88%	-12.46%
2018	45.02%	48.84%	-10.47%

County Number	33
County Name	Furnas

**33 Furnas**  
**AGRICULTURAL LAND**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

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

Number of Sales : 31  
Total Sales Price : 11,944,302  
Total Adj. Sales Price : 11,944,302  
Total Assessed Value : 8,443,820  
Avg. Adj. Sales Price : 385,300  
Avg. Assessed Value : 272,381

MEDIAN : 73  
WGT. MEAN : 71  
MEAN : 75  
COD : 20.25  
PRD : 106.41

COV : 26.34  
STD : 19.81  
Avg. Abs. Dev : 14.87  
MAX Sales Ratio : 121.20  
MIN Sales Ratio : 50.25

95% Median C.I. : 65.29 to 77.72  
95% Wgt. Mean C.I. : 61.53 to 79.85  
95% Mean C.I. : 67.95 to 82.49

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	2	52.10	52.10	51.59	02.11	100.99	51.00	53.19	N/A	536,000	276,543
01-APR-16 To 30-JUN-16	2	61.39	61.39	61.05	07.30	100.56	56.91	65.87	N/A	325,000	198,398
01-JUL-16 To 30-SEP-16	2	63.48	63.48	62.95	17.28	100.84	52.51	74.44	N/A	546,000	343,713
01-OCT-16 To 31-DEC-16	2	73.42	73.42	73.38	05.86	100.05	69.12	77.72	N/A	475,625	349,013
01-JAN-17 To 31-MAR-17	4	67.98	66.30	67.42	07.87	98.34	55.81	73.42	N/A	429,125	289,319
01-APR-17 To 30-JUN-17	4	62.54	68.89	72.34	15.14	95.23	59.05	91.44	N/A	294,622	213,119
01-JUL-17 To 30-SEP-17	1	50.25	50.25	50.25	00.00	100.00	50.25	50.25	N/A	1,074,643	540,020
01-OCT-17 To 31-DEC-17	8	90.40	92.08	81.76	22.79	112.62	51.65	121.20	51.65 to 121.20	275,322	225,099
01-JAN-18 To 31-MAR-18	4	83.73	86.60	91.34	13.63	94.81	74.72	104.23	N/A	322,375	294,446
01-APR-18 To 30-JUN-18	2	78.45	78.45	80.87	07.86	97.01	72.28	84.62	N/A	358,674	290,070
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	6	55.05	58.99	58.18	12.26	101.39	51.00	74.44	51.00 to 74.44	469,000	272,884
01-OCT-16 To 30-SEP-17	11	66.09	67.08	66.00	12.57	101.64	50.25	91.44	55.81 to 77.72	447,353	295,254
01-OCT-17 To 30-SEP-18	14	83.08	88.57	84.54	19.15	104.77	51.65	121.20	74.72 to 109.96	300,673	254,194
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	8	61.39	62.60	62.02	14.97	100.94	51.00	77.72	51.00 to 77.72	470,656	291,916
01-JAN-17 To 31-DEC-17	17	73.42	78.10	70.49	23.93	110.80	50.25	121.20	59.05 to 99.27	363,071	255,916
<u>ALL</u>	31	73.42	75.22	70.69	20.25	106.41	50.25	121.20	65.29 to 77.72	385,300	272,381

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	31	73.42	75.22	70.69	20.25	106.41	50.25	121.20	65.29 to 77.72	385,300	272,381
<u>ALL</u>	31	73.42	75.22	70.69	20.25	106.41	50.25	121.20	65.29 to 77.72	385,300	272,381

**33 Furnas**  
**AGRICULTURAL LAND**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

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

Number of Sales : 31  
 Total Sales Price : 11,944,302  
 Total Adj. Sales Price : 11,944,302  
 Total Assessed Value : 8,443,820  
 Avg. Adj. Sales Price : 385,300  
 Avg. Assessed Value : 272,381

MEDIAN : 73  
 WGT. MEAN : 71  
 MEAN : 75  
 COD : 20.25  
 PRD : 106.41

COV : 26.34  
 STD : 19.81  
 Avg. Abs. Dev : 14.87  
 MAX Sales Ratio : 121.20  
 MIN Sales Ratio : 50.25

95% Median C.I. : 65.29 to 77.72  
 95% Wgt. Mean C.I. : 61.53 to 79.85  
 95% Mean C.I. : 67.95 to 82.49

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	2	106.49	106.49	104.79	13.81	101.62	91.78	121.20	N/A	260,000	272,465
1	2	106.49	106.49	104.79	13.81	101.62	91.78	121.20	N/A	260,000	272,465
<b>Dry</b>											
County	4	74.62	72.46	71.80	09.10	100.92	59.05	81.53	N/A	146,511	105,198
1	4	74.62	72.46	71.80	09.10	100.92	59.05	81.53	N/A	146,511	105,198
<b>Grass</b>											
County	2	71.64	71.64	71.05	02.48	100.83	69.86	73.42	N/A	545,000	387,233
1	2	71.64	71.64	71.05	02.48	100.83	69.86	73.42	N/A	545,000	387,233
<b>ALL</b>	<b>31</b>	<b>73.42</b>	<b>75.22</b>	<b>70.69</b>	<b>20.25</b>	<b>106.41</b>	<b>50.25</b>	<b>121.20</b>	<b>65.29 to 77.72</b>	<b>385,300</b>	<b>272,381</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	4	75.79	80.76	66.55	33.96	121.35	50.25	121.20	N/A	486,161	323,558
1	4	75.79	80.76	66.55	33.96	121.35	50.25	121.20	N/A	486,161	323,558
<b>Dry</b>											
County	9	72.28	71.49	66.58	15.34	107.37	51.65	99.27	55.81 to 81.53	316,421	210,661
1	9	72.28	71.49	66.58	15.34	107.37	51.65	99.27	55.81 to 81.53	316,421	210,661
<b>Grass</b>											
County	5	73.42	71.95	71.21	03.94	101.04	66.09	75.67	N/A	372,400	265,190
1	5	73.42	71.95	71.21	03.94	101.04	66.09	75.67	N/A	372,400	265,190
<b>ALL</b>	<b>31</b>	<b>73.42</b>	<b>75.22</b>	<b>70.69</b>	<b>20.25</b>	<b>106.41</b>	<b>50.25</b>	<b>121.20</b>	<b>65.29 to 77.72</b>	<b>385,300</b>	<b>272,381</b>

## Furnas County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Furnas	1	4095	4095	3315	3120	2435	2290	2195	2195	<b>3620</b>
Gosper	4	n/a	3965	3370	2805	2615	n/a	2425	2245	<b>3319</b>
Red Willow	1	3065	3065	3009	2957	2723	2345	2253	2105	<b>2975</b>
Frontier	1	2970	2967	2897	2909	2870	2870	2816	2765	<b>2938</b>
Harlan	2	n/a	4457	3805	3313	2754	2518	2420	2422	<b>3852</b>
Harlan	3	n/a	3368	2865	2465	2245	n/a	2251	2249	<b>2990</b>
Phelps	2	n/a	4800	4400	4201	4000	3799	3599	3400	<b>4369</b>

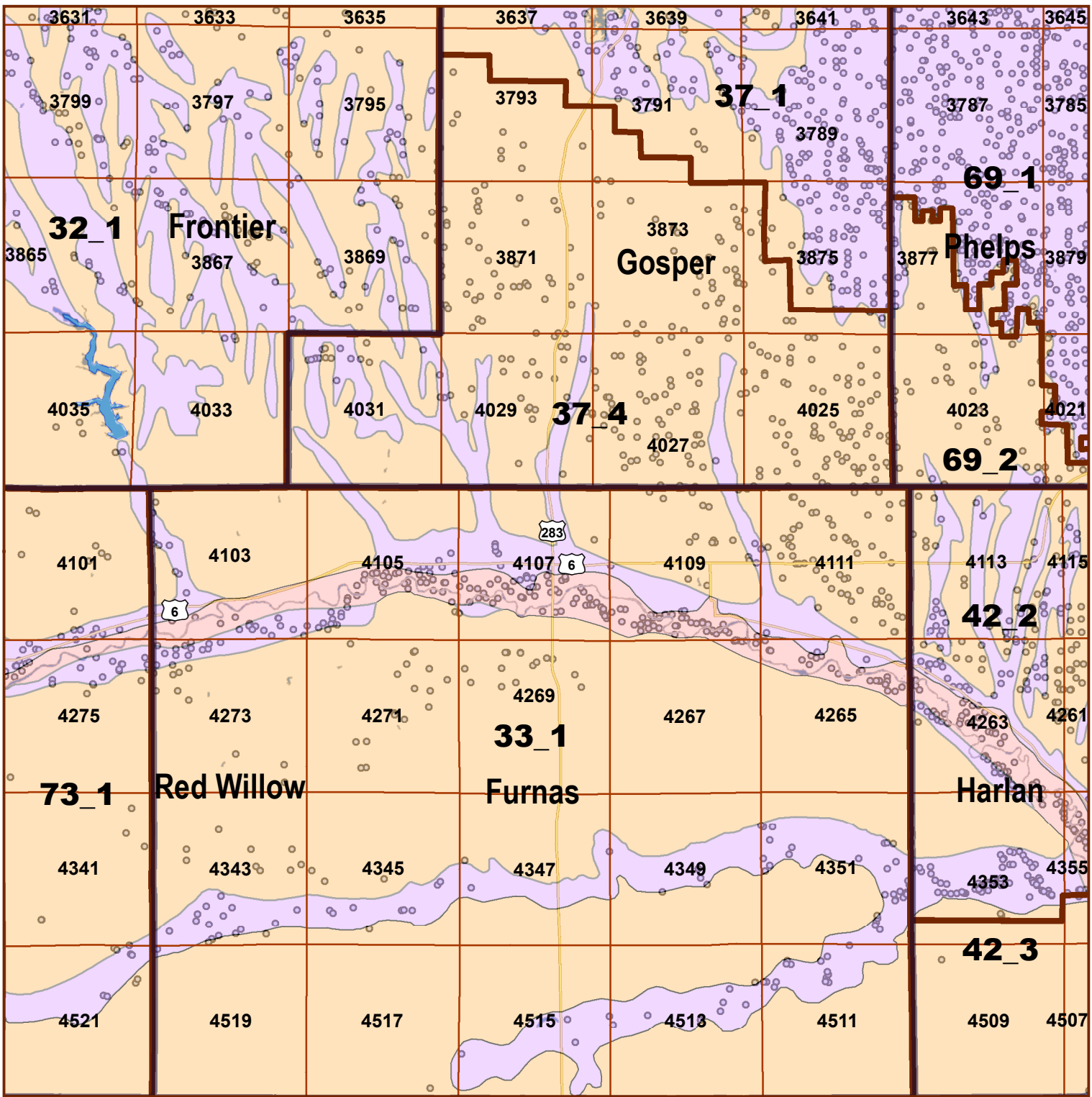
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Furnas	1	1625	1625	1265	1265	1115	1115	1015	1015	<b>1433</b>
Gosper	4	n/a	1635	1520	1425	1310	n/a	1080	1080	<b>1498</b>
Red Willow	1	1380	1380	1330	1330	1235	1235	1150	1150	<b>1336</b>
Frontier	1	1300	1300	1250	1250	1200	1200	1150	1150	<b>1270</b>
Harlan	2	n/a	1945	1643	1605	1380	1357	1365	1365	<b>1802</b>
Harlan	3	n/a	1945	1650	1600	n/a	n/a	1365	1365	<b>1798</b>
Phelps	2	n/a	2188	1999	1800	1650	1398	1250	1199	<b>1772</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Furnas	1	1120	1119	1060	1060	875	875	830	830	<b>860</b>
Gosper	4	n/a	1331	1186	1060	971	n/a	926	926	<b>967</b>
Red Willow	1	650	650	650	650	650	650	650	650	<b>650</b>
Frontier	1	625	625	625	625	625	625	625	625	<b>625</b>
Harlan	2	n/a	1000	1000	1000	1000	1000	1000	1000	<b>1000</b>
Harlan	3	n/a	1000	1000	1000	n/a	n/a	1000	1000	<b>1000</b>
Phelps	2	n/a	1500	1400	1300	1250	1200	1175	1150	<b>1183</b>

County	Mkt Area	CRP	TIMBER	WASTE
Furnas	1	1258	830	75
Gosper	4	n/a	n/a	100
Red Willow	1	1258	650	25
Frontier	1	1227	n/a	n/a
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100
Phelps	2	n/a	1150	35

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.



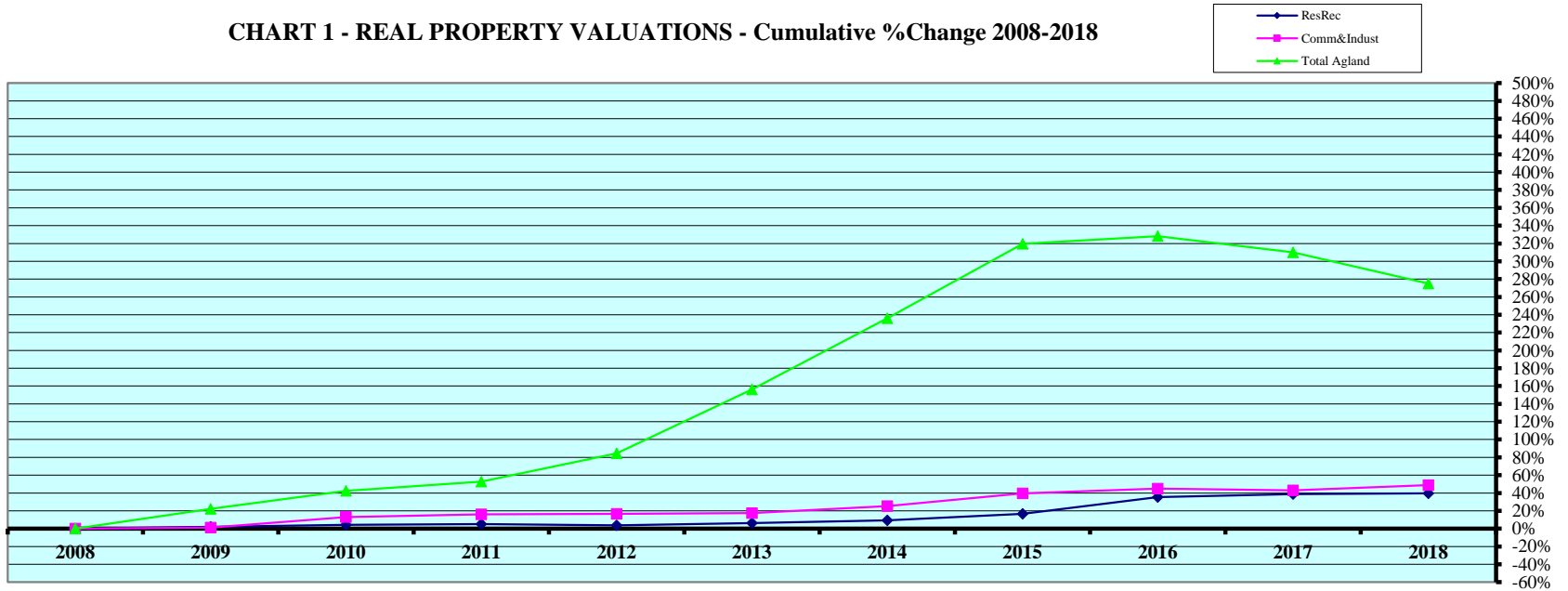
**Legend**

- 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

## Furnas County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	83,899,115	--	--	--	18,841,290	--	--	--	190,077,155	--	--	--
2009	85,511,110	1,611,995	1.92%	1.92%	19,054,960	213,670	1.13%	1.13%	232,273,345	42,196,190	22.20%	22.20%
2010	87,552,235	2,041,125	2.39%	4.35%	21,281,570	2,226,610	11.69%	12.95%	270,845,505	38,572,160	16.61%	42.49%
2011	88,246,945	694,710	0.79%	5.18%	21,884,095	602,525	2.83%	16.15%	290,517,045	19,671,540	7.26%	52.84%
2012	86,949,120	-1,297,825	-1.47%	3.64%	21,954,900	70,805	0.32%	16.53%	350,607,365	60,090,320	20.68%	84.46%
2013	89,166,205	2,217,085	2.55%	6.28%	22,115,810	160,910	0.73%	17.38%	486,898,725	136,291,360	38.87%	156.16%
2014	91,644,075	2,477,870	2.78%	9.23%	23,617,480	1,501,670	6.79%	25.35%	638,914,810	152,016,085	31.22%	236.13%
2015	97,800,675	6,156,600	6.72%	16.57%	26,317,140	2,699,660	11.43%	39.68%	797,544,170	158,629,360	24.83%	319.59%
2016	113,645,565	15,844,890	16.20%	35.46%	27,318,550	1,001,410	3.81%	44.99%	813,859,550	16,315,380	2.05%	328.17%
2017	116,316,040	2,670,475	2.35%	38.64%	26,920,309	-398,241	-1.46%	42.88%	779,580,400	-34,279,150	-4.21%	310.14%
2018	117,150,025	833,985	0.72%	39.63%	28,044,150	1,123,841	4.17%	48.84%	712,966,505	-66,613,895	-8.54%	275.09%

Rate Annual %chg: Residential & Recreational **3.39%**

Commercial & Industrial **4.06%**

Agricultural Land **14.13%**

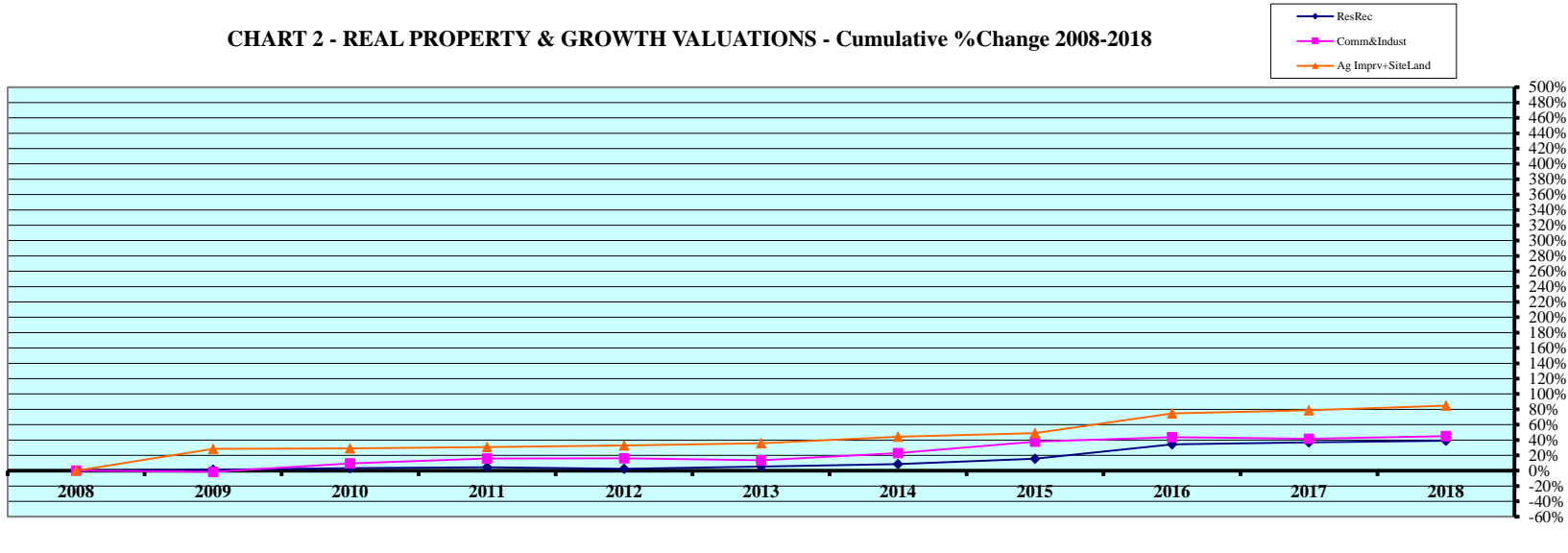
Cnty# **33**  
County **FURNAS**

**CHART 1**

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

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2008	83,899,115	567,985	0.68%	83,331,130	--	--	18,841,290	18,568,730	98.55%	272,560	--	--
2009	85,511,110	524,430	0.61%	84,986,680	1.30%	1.30%	19,054,960	497,559	2.61%	18,557,401	-1.51%	-1.51%
2010	87,552,235	928,699	1.06%	86,623,536	1.30%	3.25%	21,281,570	668,755	3.14%	20,612,815	8.18%	9.40%
2011	88,246,945	670,045	0.76%	87,576,900	0.03%	4.38%	21,884,095	67,485	0.31%	21,816,610	2.51%	15.79%
2012	86,949,120	878,555	1.01%	86,070,565	-2.47%	2.59%	21,954,900	57,300	0.26%	21,897,600	0.06%	16.22%
2013	89,166,205	750,360	0.84%	88,415,845	1.69%	5.38%	22,115,810	715,980	3.24%	21,399,830	-2.53%	13.58%
2014	91,644,075	596,735	0.65%	91,047,340	2.11%	8.52%	23,617,480	453,100	1.92%	23,164,380	4.74%	22.94%
2015	97,800,675	895,440	0.92%	96,905,235	5.74%	15.50%	26,317,140	371,950	1.41%	25,945,190	9.86%	37.70%
2016	113,645,565	824,965	0.73%	112,820,600	15.36%	34.47%	27,318,550	245,415	0.90%	27,073,135	2.87%	43.69%
2017	116,316,040	1,293,975	1.11%	115,022,065	1.21%	37.10%	26,920,309	232,985	0.87%	26,687,324	-2.31%	41.64%
2018	117,150,025	508,660	0.43%	116,641,365	0.28%	39.03%	28,044,150	721,440	2.57%	27,322,710	1.49%	45.02%
Rate Ann%chg	3.39%			2.65%			4.06%			C & I w/o growth 2.34%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			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	11,241,980	19,841,460	31,083,440	355,375	1.14%	30,728,065	--	--
2009	20,618,670	20,147,190	40,765,860	794,980	1.95%	39,970,880	28.59%	28.59%
2010	20,744,490	20,430,300	41,174,790	1,055,405	2.56%	40,119,385	-1.59%	29.07%
2011	20,553,450	20,770,045	41,323,495	692,920	1.68%	40,630,575	-1.32%	30.71%
2012	20,737,795	21,327,030	42,064,825	759,440	1.81%	41,305,385	-0.04%	32.89%
2013	21,314,555	22,149,815	43,464,370	1,266,765	2.91%	42,197,605	0.32%	35.76%
2014	21,268,865	24,502,590	45,771,455	893,895	1.95%	44,877,560	3.25%	44.38%
2015	21,424,205	25,715,500	47,139,705	883,895	1.88%	46,255,810	1.06%	48.81%
2016	25,685,750	29,314,455	55,000,205	686,275	1.25%	54,313,930	15.22%	74.74%
2017	25,941,685	30,119,535	56,061,220	516,085	0.92%	55,545,135	0.99%	78.70%
2018	25,968,850	31,531,840	57,500,690	60,495	0.11%	57,440,195	2.46%	84.79%
Rate Ann%chg	8.73%	4.74%	6.34%	Ag Imprv+Site w/o growth			4.89%	

(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.

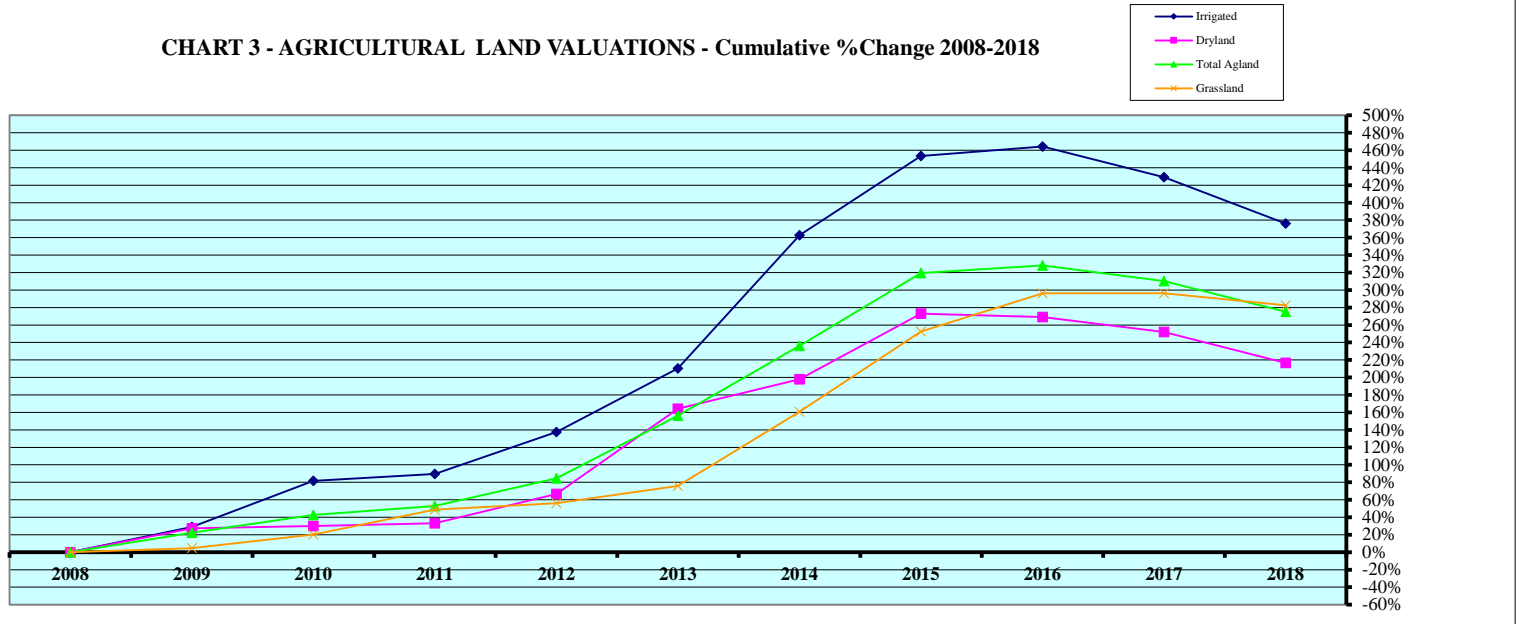
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	33
County	FURNAS

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	54,319,675	--	--	--	89,936,235	--	--	--	44,148,095	--	--	--
2009	69,999,350	15,679,675	28.87%	28.87%	114,457,535	24,521,300	27.27%	27.27%	46,158,800	2,010,705	4.55%	4.55%
2010	98,681,490	28,682,140	40.97%	81.67%	116,801,165	2,343,630	2.05%	29.87%	53,082,950	6,924,150	15.00%	20.24%
2011	102,962,435	4,280,945	4.34%	89.55%	119,665,615	2,864,450	2.45%	33.06%	65,599,850	12,516,900	23.58%	48.59%
2012	129,056,410	26,093,975	25.34%	137.59%	149,811,135	30,145,520	25.19%	66.57%	68,902,425	3,302,575	5.03%	56.07%
2013	168,503,245	39,446,835	30.57%	210.21%	237,684,270	87,873,135	58.66%	164.28%	77,593,815	8,691,390	12.61%	75.76%
2014	251,274,320	82,771,075	49.12%	362.58%	267,993,285	30,309,015	12.75%	197.98%	115,134,210	37,540,395	48.38%	160.79%
2015	300,548,940	49,274,620	19.61%	453.30%	335,424,800	67,431,515	25.16%	272.96%	155,676,645	40,542,435	35.21%	252.62%
2016	306,501,810	5,952,870	1.98%	464.26%	331,959,680	-3,465,120	-1.03%	269.11%	174,892,130	19,215,485	12.34%	296.15%
2017	287,455,530	-19,046,280	-6.21%	429.19%	316,640,090	-15,319,590	-4.61%	252.07%	174,979,075	86,945	0.05%	296.35%
2018	258,693,595	-28,761,935	-10.01%	376.24%	284,835,440	-31,804,650	-10.04%	216.71%	168,932,080	-6,046,995	-3.46%	282.65%

Rate Ann.%chg: Irrigated **16.89%** Dryland **12.22%** Grassland **14.36%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	562,935	--	--	--	1,110,215	--	--	--	190,077,155	--	--	--
2009	562,115	-820	-0.15%	-0.15%	1,095,545	-14,670	-1.32%	-1.32%	232,273,345	42,196,190	22.20%	22.20%
2010	482,025	-80,090	-14.25%	-14.37%	1,797,875	702,330	64.11%	61.94%	270,845,505	38,572,160	16.61%	42.49%
2011	487,725	5,700	1.18%	-13.36%	1,801,420	3,545	0.20%	62.26%	290,517,045	19,671,540	7.26%	52.84%
2012	488,270	545	0.11%	-13.26%	2,349,125	547,705	30.40%	111.59%	350,607,365	60,090,320	20.68%	84.46%
2013	487,595	-675	-0.14%	-13.38%	2,629,800	280,675	11.95%	136.87%	486,898,725	136,291,360	38.87%	156.16%
2014	489,510	1,915	0.39%	-13.04%	4,023,485	1,393,685	53.00%	262.41%	638,914,810	152,016,085	31.22%	236.13%
2015	500,580	11,070	2.26%	-11.08%	5,393,205	1,369,720	34.04%	385.78%	797,544,170	158,629,360	24.83%	319.59%
2016	499,380	-1,200	-0.24%	-11.29%	6,550	-5,386,655	-99.88%	-99.41%	813,859,550	16,315,380	2.05%	328.17%
2017	499,155	-225	-0.05%	-11.33%	6,550	0	0.00%	-99.41%	779,580,400	-34,279,150	-4.21%	310.14%
2018	499,165	10	0.00%	-11.33%	6,225	-325	-4.96%	-99.44%	712,966,505	-66,613,895	-8.54%	275.09%

Cnty# **33**  
County **FURNAS**

Rate Ann.%chg: Total Agric Land **14.13%**



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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	50,907,675	61,946	822			91,493,520	190,462	480			44,521,830	175,068	254		
2009	70,078,755	68,442	1,024	24.59%	24.59%	114,418,400	185,968	615	28.08%	28.08%	46,159,935	173,278	266	4.75%	4.75%
2010	98,636,055	68,701	1,436	40.22%	74.70%	116,823,865	187,730	622	1.14%	29.54%	53,074,610	171,676	309	16.05%	21.57%
2011	103,522,355	68,573	1,510	5.15%	83.70%	119,494,525	187,855	636	2.22%	32.42%	65,566,195	171,700	382	23.52%	50.16%
2012	129,424,760	68,693	1,884	24.80%	129.26%	149,702,680	188,327	795	24.97%	65.48%	68,882,375	171,053	403	5.46%	58.35%
2013	168,596,625	68,575	2,459	30.49%	199.16%	237,611,530	188,605	1,260	58.49%	162.26%	77,610,280	170,849	454	12.81%	78.62%
2014	254,245,185	68,325	3,721	51.35%	352.79%	266,903,900	189,376	1,409	11.87%	193.39%	115,139,810	170,291	676	48.84%	165.87%
2015	299,563,015	67,113	4,464	19.95%	443.14%	335,731,315	190,539	1,762	25.02%	266.80%	155,797,045	170,270	915	35.33%	259.80%
2016	306,622,710	68,809	4,456	-0.17%	442.24%	331,992,330	188,221	1,764	0.10%	267.18%	174,739,395	176,833	988	8.00%	288.56%
2017	287,144,000	67,783	4,236	-4.94%	415.48%	317,175,485	189,257	1,676	-4.99%	248.87%	174,537,800	176,717	988	-0.05%	288.37%
2018	258,783,085	67,881	3,812	-10.01%	363.89%	284,871,845	188,928	1,508	-10.03%	213.89%	168,838,775	176,923	954	-3.38%	275.25%

Rate Annual %chg Average Value/Acre: 16.58%

12.12%

14.14%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	549,760	7,199	76			1,121,665	6,030	186			188,594,450	440,705	428		
2009	561,965	7,091	79	3.78%	3.78%	1,106,255	5,940	186	0.12%	0.12%	232,325,310	440,719	527	23.18%	23.18%
2010	482,025	6,427	75	-5.36%	-1.78%	1,797,875	6,202	290	55.66%	55.85%	270,814,430	440,735	614	16.56%	43.59%
2011	482,025	6,427	75	0.00%	-1.78%	1,801,420	6,207	290	0.11%	56.02%	290,866,520	440,762	660	7.40%	54.21%
2012	488,120	6,508	75	0.00%	-1.78%	2,351,000	6,184	380	30.99%	104.37%	350,848,935	440,766	796	20.62%	86.01%
2013	487,595	6,501	75	0.00%	-1.78%	2,627,250	6,179	425	11.84%	128.57%	486,933,280	440,710	1,105	38.80%	158.19%
2014	489,360	6,525	75	0.00%	-1.78%	4,014,410	6,174	650	52.92%	249.53%	640,792,665	440,691	1,454	31.60%	239.78%
2015	489,105	6,521	75	0.00%	-1.78%	5,447,765	6,189	880	35.38%	373.21%	797,028,245	440,631	1,809	24.40%	322.69%
2016	497,355	6,631	75	0.00%	-1.78%	6,550	5	1,310	48.82%	604.22%	813,858,340	440,499	1,848	2.14%	331.74%
2017	499,155	6,655	75	0.00%	-1.78%	6,550	5	1,310	0.00%	604.22%	779,362,990	440,418	1,770	-4.22%	313.52%
2018	499,110	6,655	75	0.00%	-1.78%	6,225	5	1,245	-4.96%	569.28%	712,999,040	440,392	1,619	-8.51%	278.33%

Rate Annual %chg Average Value/Acre: 14.23%

33  
FURNAS

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

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,959	FURNAS	40,692,854	15,000,666	22,515,330	117,150,025	25,905,290	2,138,860	0	712,966,505	25,968,850	31,531,840	730,360	994,600,580
cnty sector/value % of total value:		4.09%	1.51%	2.26%	11.78%	2.60%	0.22%		71.68%	2.61%	3.17%	0.07%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,026	ARAPAHOE	680,407	1,321,523	625,358	27,826,705	6,473,725	0	0	6,635	0	0	0	36,934,353
20.69%	%sector of county sector	1.67%	8.81%	2.78%	23.75%	24.99%			0.00%				3.71%
	%sector of municipality	1.84%	3.58%	1.69%	75.34%	17.53%			0.02%				100.00%
609	BEAVER CITY	442,062	457,738	70,915	10,872,505	1,564,445	873,715	0	0	0	0	0	14,281,380
12.28%	%sector of county sector	1.09%	3.05%	0.31%	9.28%	6.04%	40.85%						1.44%
	%sector of municipality	3.10%	3.21%	0.50%	76.13%	10.95%	6.12%						100.00%
1,063	CAMBRIDGE	4,697,213	751,263	896,163	32,437,110	5,002,015	154,175	0	0	0	0	0	43,937,939
21.44%	%sector of county sector	11.54%	5.01%	3.98%	27.69%	19.31%	7.21%						4.42%
	%sector of municipality	10.69%	1.71%	2.04%	73.82%	11.38%	0.35%						100.00%
133	EDISON	2,822,974	621,848	704,536	1,331,055	6,723,880	0	0	135,435	0	7,080	0	12,346,808
2.68%	%sector of county sector	6.94%	4.15%	3.13%	1.14%	25.96%			0.02%		0.02%		1.24%
	%sector of municipality	22.86%	5.04%	5.71%	10.78%	54.46%			1.10%		0.06%		100.00%
24	HENDLEY	4,440	33,869	10,556	453,635	54,895	0	0	0	0	0	0	557,395
0.48%	%sector of county sector	0.01%	0.23%	0.05%	0.39%	0.21%							0.06%
	%sector of municipality	0.80%	6.08%	1.89%	81.38%	9.85%							100.00%
207	HOLBROOK	74,663	266,107	354,546	3,255,815	828,565	0	0	0	0	0	0	4,779,696
4.17%	%sector of county sector	0.18%	1.77%	1.57%	2.78%	3.20%							0.48%
	%sector of municipality	1.56%	5.57%	7.42%	68.12%	17.34%							100.00%
779	OXFORD	379,517	530,473	1,043,058	11,995,545	2,552,410	0	0	0	0	0	0	16,501,003
15.71%	%sector of county sector	0.93%	3.54%	4.63%	10.24%	9.85%							1.66%
	%sector of municipality	2.30%	3.21%	6.32%	72.70%	15.47%							100.00%
93	WILSONVILLE	1,668,898	154,753	65,584	1,366,730	87,830	0	0	10,260	0	0	0	3,354,055
1.88%	%sector of county sector	4.10%	1.03%	0.29%	1.17%	0.34%			0.00%				0.34%
	%sector of municipality	49.76%	4.61%	1.96%	40.75%	2.62%			0.31%				100.00%
3,934	Total Municipalities	10,770,174	4,137,574	3,770,716	89,539,100	23,287,765	1,027,890	0	152,330	0	7,080	0	132,692,629
79.33%	%all municip.sectors of cnty	26.47%	27.58%	16.75%	76.43%	89.90%	48.06%		0.02%		0.02%		13.34%

33 FURNAS

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,139</b>	<b>Value : 879,548,905</b>	<b>Growth 1,980,170</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	397	1,331,825	15	29,935	23	27,245	435	1,389,005	
<b>02. Res Improve Land</b>	1,886	5,495,020	54	859,505	200	3,649,430	2,140	10,003,955	
<b>03. Res Improvements</b>	1,890	86,548,080	55	7,681,515	207	17,288,525	2,152	111,518,120	
<b>04. Res Total</b>	2,287	93,374,925	70	8,570,955	230	20,965,200	2,587	122,911,080	1,082,710
<b>% of Res Total</b>	88.40	75.97	2.71	6.97	8.89	17.06	42.14	13.97	54.68
<b>05. Com UnImp Land</b>	86	995,440	5	8,875	7	4,895	98	1,009,210	
<b>06. Com Improve Land</b>	298	839,175	8	52,860	8	523,370	314	1,415,405	
<b>07. Com Improvements</b>	310	22,566,565	10	966,935	11	1,001,855	331	24,535,355	
<b>08. Com Total</b>	396	24,401,180	15	1,028,670	18	1,530,120	429	26,959,970	628,570
<b>% of Com Total</b>	92.31	90.51	3.50	3.82	4.20	5.68	6.99	3.07	31.74
<b>09. Ind UnImp Land</b>	5	154,175	0	0	3	122,505	8	276,680	
<b>10. Ind Improve Land</b>	1	10,600	1	6,145	1	303,000	3	319,745	
<b>11. Ind Improvements</b>	1	970,830	1	579,320	1	100,000	3	1,650,150	
<b>12. Ind Total</b>	6	1,135,605	1	585,465	4	525,505	11	2,246,575	0
<b>% of Ind Total</b>	54.55	50.55	9.09	26.06	36.36	23.39	0.18	0.26	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	2,287	93,374,925	70	8,570,955	230	20,965,200	2,587	122,911,080	1,082,710
<b>% of Res &amp; Rec Total</b>	88.40	75.97	2.71	6.97	8.89	17.06	42.14	13.97	54.68
<b>Com &amp; Ind Total</b>	402	25,536,785	16	1,614,135	22	2,055,625	440	29,206,545	628,570
<b>% of Com &amp; Ind Total</b>	91.36	87.44	3.64	5.53	5.00	7.04	7.17	3.32	31.74

<b>17. Taxable Total</b>	2,689	118,911,710	86	10,185,090	252	23,020,825	3,027	152,117,625	1,711,280
<b>% of Taxable Total</b>	88.83	78.17	2.84	6.70	8.33	15.13	49.31	17.29	86.42

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	8	129,045	1,851,420	0	0	0
19. Commercial	7	497,175	5,865,575	0	0	0
20. Industrial	1	145,305	8,799,374	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	8	129,045	1,851,420
19. Commercial	0	0	0	7	497,175	5,865,575
20. Industrial	0	0	0	1	145,305	8,799,374
21. Other	0	0	0	0	0	0
22. Total Sch II				16	771,525	16,516,369

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	10	469,230	10	469,230	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	469,230	10	469,230	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	286	4	341	631

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	113,865	0	0	2,493	530,091,690	2,503	530,205,555
28. Ag-Improved Land	1	12,940	1	71,085	579	145,961,290	581	146,045,315
29. Ag Improvements	1	5,580	1	413,180	597	50,292,420	599	50,711,180

30. Ag Total					3,102	726,962,050
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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	1	1.00	10,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	399,565	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	1,500	1	4.00	6,000	
37. FarmSite Improvements	1	0.00	5,580	1	0.00	13,615	
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	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	33	33.05	429,650	33	33.05	429,650	
32. HomeSite Improv Land	314	325.30	4,222,900	315	326.30	4,232,900	
33. HomeSite Improvements	322	0.00	21,192,080	323	0.00	21,591,645	56,635
34. HomeSite Total				<b>356</b>	<b>359.35</b>	<b>26,254,195</b>	
35. FarmSite UnImp Land	25	51.54	77,310	25	51.54	77,310	
36. FarmSite Improv Land	509	1,508.11	2,257,625	511	1,513.11	2,265,125	
37. FarmSite Improvements	586	0.00	29,100,340	588	0.00	29,119,535	212,255
38. FarmSite Total				<b>613</b>	<b>1,564.65</b>	<b>31,461,970</b>	
39. Road & Ditches	2,341	7,483.58	0	2,341	7,483.58	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>969</b>	<b>9,407.58</b>	<b>57,716,165</b>	<b>268,890</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,121.92	6.07%	16,879,275	6.87%	4,095.00
46. 1A	41,560.73	61.22%	170,191,230	69.24%	4,095.00
47. 2A1	4,235.67	6.24%	14,041,255	5.71%	3,315.00
48. 2A	4,931.85	7.26%	15,387,370	6.26%	3,120.00
49. 3A1	2,326.90	3.43%	5,666,000	2.31%	2,435.00
50. 3A	1,164.30	1.71%	2,666,245	1.08%	2,290.00
51. 4A1	4,270.22	6.29%	9,373,140	3.81%	2,195.00
52. 4A	5,277.73	7.77%	11,584,615	4.71%	2,195.00
53. Total	67,889.32	100.00%	245,789,130	100.00%	3,620.44
<b>Dry</b>					
54. 1D1	864.70	0.46%	1,405,150	0.52%	1,625.01
55. 1D	120,781.55	63.96%	196,270,125	72.53%	1,625.00
56. 2D1	8,086.10	4.28%	10,228,915	3.78%	1,265.00
57. 2D	3,494.43	1.85%	4,420,455	1.63%	1,265.00
58. 3D1	17,652.69	9.35%	19,682,755	7.27%	1,115.00
59. 3D	510.94	0.27%	569,700	0.21%	1,115.00
60. 4D1	24,355.97	12.90%	24,721,330	9.14%	1,015.00
61. 4D	13,099.84	6.94%	13,296,355	4.91%	1,015.00
62. Total	188,846.22	100.00%	270,594,785	100.00%	1,432.88
<b>Grass</b>					
63. 1G1	741.72	0.42%	668,700	0.44%	901.55
64. 1G	13,610.70	7.69%	15,401,880	10.11%	1,131.60
65. 2G1	3,861.00	2.18%	3,897,205	2.56%	1,009.38
66. 2G	3,191.65	1.80%	3,018,195	1.98%	945.65
67. 3G1	2,814.43	1.59%	2,486,780	1.63%	883.58
68. 3G	2,057.44	1.16%	1,714,305	1.13%	833.22
69. 4G1	33,692.20	19.04%	28,005,985	18.38%	831.23
70. 4G	117,002.62	66.11%	97,164,905	63.77%	830.45
71. Total	176,971.76	100.00%	152,357,955	100.00%	860.92
<b>Irrigated Total</b>					
	67,889.32	15.42%	245,789,130	36.73%	3,620.44
<b>Dry Total</b>					
	188,846.22	42.88%	270,594,785	40.43%	1,432.88
<b>Grass Total</b>					
	176,971.76	40.19%	152,357,955	22.77%	860.92
72. Waste	6,645.44	1.51%	498,415	0.07%	75.00
73. Other	5.00	0.00%	5,600	0.00%	1,120.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	440,357.74	100.00%	669,245,885	100.00%	1,519.78



Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	11.50	40,760	0.00	0	67,877.82	245,748,370	67,889.32	245,789,130
<b>77. Dry Land</b>	53.74	84,545	37.00	55,085	188,755.48	270,455,155	188,846.22	270,594,785
<b>78. Grass</b>	0.00	0	0.00	0	176,971.76	152,357,955	176,971.76	152,357,955
<b>79. Waste</b>	0.00	0	0.00	0	6,645.44	498,415	6,645.44	498,415
<b>80. Other</b>	0.00	0	0.00	0	5.00	5,600	5.00	5,600
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>65.24</b>	<b>125,305</b>	<b>37.00</b>	<b>55,085</b>	<b>440,255.50</b>	<b>669,065,495</b>	<b>440,357.74</b>	<b>669,245,885</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	67,889.32	15.42%	245,789,130	36.73%	3,620.44
<b>Dry Land</b>	188,846.22	42.88%	270,594,785	40.43%	1,432.88
<b>Grass</b>	176,971.76	40.19%	152,357,955	22.77%	860.92
<b>Waste</b>	6,645.44	1.51%	498,415	0.07%	75.00
<b>Other</b>	5.00	0.00%	5,600	0.00%	1,120.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>440,357.74</b>	<b>100.00%</b>	<b>669,245,885</b>	<b>100.00%</b>	<b>1,519.78</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Arapahoe	77	449,170	454	2,062,655	455	28,005,090	532	30,516,915	457,555
83.2 Beaver City	82	98,505	322	523,770	324	9,654,390	406	10,276,665	900
83.3 Cambridge	70	648,130	471	2,047,720	472	32,206,450	542	34,902,300	166,180
83.4 Edison	28	13,470	91	84,165	91	1,288,325	119	1,385,960	67,445
83.5 Hendley	25	22,110	29	35,330	29	389,480	54	446,920	0
83.6 Holbrook	30	13,705	133	101,925	133	3,011,970	163	3,127,600	0
83.7 Oxford	37	55,880	291	548,880	291	10,749,310	328	11,354,070	37,720
83.8 Rural Residential	37	52,725	254	4,508,935	262	24,970,040	299	29,531,700	352,910
83.9 Suburban	1	4,455	0	0	0	0	1	4,455	0
83.10 Wilsonville	48	30,855	95	90,575	95	1,243,065	143	1,364,495	0
84 Residential Total	435	1,389,005	2,140	10,003,955	2,152	111,518,120	2,587	122,911,080	1,082,710

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	N/a Or Error	1	460	0	0	0	0	1	460	0
85.2	Arapahoe	0	0	4	10,035	4	335,770	4	345,805	0
85.3	Arapahoe Commercial	25	74,405	84	338,650	86	5,733,700	111	6,146,755	59,675
85.4	Beaver City Commercial	11	11,055	43	72,795	46	2,622,610	57	2,706,460	350
85.5	Cambridge	1	181,795	0	0	0	0	1	181,795	0
85.6	Cambridge Commercial	18	826,780	50	220,060	50	4,614,975	68	5,661,815	543,260
85.7	Edison	1	460	0	0	0	0	1	460	0
85.8	Edison Commercial	1	630	18	44,875	19	6,836,005	20	6,881,510	0
85.9	Hendley Commercial	9	4,100	4	2,380	5	36,075	14	42,555	0
85.10	Holbrook Commercial	4	1,775	26	22,260	27	804,530	31	828,565	0
85.11	Oxford	0	0	1	3,440	1	56,565	1	60,005	0
85.12	Oxford Commercial	7	15,390	54	123,890	56	2,429,130	63	2,568,410	25,285
85.13	Rural Commercial	13	134,815	13	860,480	19	1,808,060	32	2,803,355	0
85.14	Rural Residential	1	1,000	0	0	0	0	1	1,000	0
85.15	Suburban Commercial	0	0	5	24,895	5	864,870	5	889,765	0
85.16	Wilsonville	1	2,650	0	0	0	0	1	2,650	0
85.17	Wilsonville Commercial	13	30,575	15	11,390	16	43,215	29	85,180	0
86	Commercial Total	106	1,285,890	317	1,735,150	334	26,185,505	440	29,206,545	628,570

## 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	183.00	0.11%	204,960	0.14%	1,120.00
88. 1G	13,148.74	7.74%	14,718,740	10.08%	1,119.40
89. 2G1	2,979.04	1.75%	3,157,785	2.16%	1,060.00
90. 2G	1,585.95	0.93%	1,681,110	1.15%	1,060.00
91. 3G1	2,713.80	1.60%	2,374,580	1.63%	875.00
92. 3G	147.22	0.09%	128,820	0.09%	875.02
93. 4G1	32,889.04	19.36%	27,297,900	18.69%	830.00
94. 4G	116,256.56	68.43%	96,492,970	66.07%	830.00
95. Total	169,903.35	100.00%	146,056,865	100.00%	859.65
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	377.00	37.19%	612,625	48.03%	1,625.00
98. 2C1	17.00	1.68%	21,505	1.69%	1,265.00
99. 2C	10.00	0.99%	12,650	0.99%	1,265.00
100. 3C1	100.63	9.93%	112,200	8.80%	1,114.98
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	224.10	22.11%	227,465	17.83%	1,015.02
103. 4C	284.87	28.10%	289,145	22.67%	1,015.01
104. Total	1,013.60	100.00%	1,275,590	100.00%	1,258.47
<b>Timber</b>					
105. 1T1	558.72	9.23%	463,740	9.23%	830.00
106. 1T	84.96	1.40%	70,515	1.40%	829.98
107. 2T1	864.96	14.29%	717,915	14.29%	830.00
108. 2T	1,595.70	26.35%	1,324,435	26.35%	830.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	1,910.22	31.55%	1,585,485	31.55%	830.00
111. 4T1	579.06	9.56%	480,620	9.56%	830.00
112. 4T	461.19	7.62%	382,790	7.62%	830.00
113. Total	6,054.81	100.00%	5,025,500	100.00%	830.00
<b>Grass Total</b>					
	169,903.35	96.01%	146,056,865	95.86%	859.65
<b>CRP Total</b>					
	1,013.60	0.57%	1,275,590	0.84%	1,258.47
<b>Timber Total</b>					
	6,054.81	3.42%	5,025,500	3.30%	830.00
114. Market Area Total	176,971.76	100.00%	152,357,955	100.00%	860.92

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

33 Furnas

	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	117,150,025	122,911,080	5,761,055	4.92%	1,082,710	3.99%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	25,968,850	26,254,195	285,345	1.10%	56,635	0.88%
<b>04. Total Residential (sum lines 1-3)</b>	<b>143,118,875</b>	<b>149,165,275</b>	<b>6,046,400</b>	<b>4.22%</b>	<b>1,139,345</b>	<b>3.43%</b>
05. Commercial	25,905,290	26,959,970	1,054,680	4.07%	628,570	1.64%
06. Industrial	2,138,860	2,246,575	107,715	5.04%	0	5.04%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>28,044,150</b>	<b>29,206,545</b>	<b>1,162,395</b>	<b>4.14%</b>	<b>628,570</b>	<b>1.90%</b>
08. Ag-Farmsite Land, Outbuildings	31,531,840	31,461,970	-69,870	-0.22%	212,255	-0.89%
09. Minerals	730,360	469,230	-261,130	-35.75	0	-35.75%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>32,262,200</b>	<b>31,931,200</b>	<b>-331,000</b>	<b>-1.03%</b>	<b>212,255</b>	<b>-1.68%</b>
12. Irrigated	258,693,595	245,789,130	-12,904,465	-4.99%		
13. Dryland	284,835,440	270,594,785	-14,240,655	-5.00%		
14. Grassland	168,932,080	152,357,955	-16,574,125	-9.81%		
15. Wasteland	499,165	498,415	-750	-0.15%		
16. Other Agland	6,225	5,600	-625	-10.04%		
<b>17. Total Agricultural Land</b>	<b>712,966,505</b>	<b>669,245,885</b>	<b>-43,720,620</b>	<b>-6.13%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>916,391,730</b>	<b>879,548,905</b>	<b>-36,842,825</b>	<b>-4.02%</b>	<b>1,980,170</b>	<b>-4.24%</b>

## 2019 Assessment Survey for Furnas County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$114,715
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$1,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$2,200 for the rental of computers, the budget for the CAMA system is maintained in the county general fund.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS PC System V3
2.	<b>CAMA software:</b>
	MIPS PC System V3
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	the Assessor
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	furnas.gworks.com
7.	<b>Who maintains the GIS software and maps?</b>
	gWorks
8.	<b>Personal Property software:</b>
	MIPS PC System V3

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Arapahoe, Beaver City, Cambridge, and Oxford are zoned.
4.	<b>When was zoning implemented?</b>
	1999

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott are contracted with annually for the appraisal of oil and gas mineral interests.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county does not specify requirements or qualifications. Pritchard & Abbott are widely considered to be experts in the field of oil and mineral valuations.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes



## 2019 Residential Assessment Survey for Furnas County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	The assessor and staff												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Arapahoe &amp; Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Beaver City &amp; Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Edison, Hendley, Holbrook &amp; Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural Improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.	2	Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.	4	Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.	5	Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.	AG	Agricultural Improvements throughout the county
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Arapahoe & Cambridge - these are the largest communities in the county, each have a school system as well as basic medical services and active commercial districts. Each community offers job opportunities that are not found in the rest of the county as well as easy commuting to larger communities. The market for residential property is active and growth is stable.												
2	Beaver City & Oxford - smaller communities with a few basic services; however, there are fewer job opportunities and both communities share a consolidated school system located equal distance between them. The residential real estate market is softer here than it is in group one.												
4	Edison, Hendley, Holbrook & Wilsonville - these are very small communities with little to no services or amenities. The market for residential property is slow and unorganized. There is very little growth annually.												
5	Rural - all parcels not located within the political boundaries of a town. Rural housing continues to be desirable in Furnas County making these properties incomparable to properties within the Villages.												
AG	Agricultural Improvements throughout the county												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Only the cost approach is used to determine market value in the residential class.												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Yes, depreciation tables are developed using local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	The front foot method is used to establish residential lot values in all of Furnas County, except for properties located at Cross Creek Golf Course and Harvest Meadows Subdivison, both in Cambridge. These lots can be irregularly shaped and have been valued using a price per square foot.												
<b>7.</b>	<b>How are rural residential site values developed?</b>												

Rural residential site values are based on sales of improved parcels. They were increased \$3,000 an acre for 2019 to recognize the increase in demand for the rural residential market.

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

N/A

**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	2018	2015	2014	2017
2	2013	2015	2015	2015-2018
4	2016	2015	2015	2012-2018
5	2017	2015	2015	2013-2018
AG	2017	2015	2015	2013-2018

The county assessor reviews 3-4 precincts yearly (1/6th of the county). The county reviews all residential, commercial, and agricultural parcels including towns when they are within that precinct.

## 2019 Commercial Assessment Survey for Furnas County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The assessor and staff			
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	There are no valuation groupings within the commercial class; there are too few sales in a typical study period to warrant stratifying them by location.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	Only the cost approach is used, except for the Section 42 housing which is valued using the income approach.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	The county previously contracted with the Department of Revenue to conduct an appraisal of the Cambridge Ethanol Plant as well as a new truck stop being constructed in Cambridge. All other commercial property is valued using the cost approach.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Yes, depreciation tables are developed using local market information.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	N/A			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	All commercial lot values are established using the front foot method.			
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2010	2016	2014-2015
	<u>Date of Last Inspection</u>			
	2013-2018			
	The assessor reviews 1/6 of the county every year. All commercial parcels are reviewed with the scheduled precincts that they are located in.			

## 2019 Agricultural Assessment Survey for Furnas County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The assessor and staff							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2017	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no market areas within Furnas County as there is no discernible difference in the market throughout the county.	2017						
	The county assessor reviews the land use physically when they are reviewing the precincts that are schedule for that year; land use is also periodically reviewed using GIS.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	N/A							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	The assessor physically inspects all agricultural parcels for use during the routine inspection cycle. The sales verification process also helps the assessor to identify agricultural land that has been purchased for non-agricultural uses.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes, farm home sites and rural residential home sites are valued the same.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	improvements are based on the cost approach and land is tied to the agricultural use. For example, ground under a feedlot is valued the same as grass.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	N/A							
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>							
<b>8a.</b>	<b>How many special valuation applications are on file?</b>							
	204							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	A sales analysis and verification of sales are done annually to examine if non-agricultural influences exist within the county. Timber along the river are still classified separately. Currently, with the rise in the agricultural market, timber acres are selling similiarly to grass away from the river.							

	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	0
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

2018 Plan of Assessment for Furnas County  
Assessment Years 2019, 2020 and 2021  
Date: June 15, 2018

Plan of Assessment Requirements:

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

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

General Description of Real Property in Furnas County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Minerals	10	.16	.08
Residential	2574	42.07	12.79
Commercial	429	7.01	2.90
Industrial	11	.18	.23
Recreational	0	0	0
Agricultural	3094	50.52	84.00
Special Value	0	0	0

Agricultural land – 440,418.03 taxable acres. 15.39% irrigated, 42.97% dry, 40.12% grassland (including timber), 1.51% waste.

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

Current Resources

A. Assessor’s Office staff includes:

- Melody Crawford, Assessor
- Sherry Thooft, Deputy Assessor
- Rachel Hargett, Office Clerk

The Assessor and Deputy hold Assessor’s Certificate and will attend necessary training to obtain hours needed to keep certificates current. The high cost of approved training is a budgetary concern for Furnas County

Appraisal budget was combined with the regular Assessor budget for 2012-2013. Assessor and staff have taken over review work.

Beginning July 1, 2012 Assessor and staff are responsible for gathering information on any new improvements and additions or alterations to existing improvements from Building Permits, County-wide zoning permits and any Assessor notes. Rotating review work involves looking at all improvements on each parcel , checking as to measurements of buildings, quality of construction, depreciation percentage and all information shown in Assessor’s records for accuracy. Inspection of the interior of houses is done whenever possible. Will also physically inspect all ag land to check for proper land use classification

B Cadastral Maps and aerial photos are in need of replacement, as they are both nearing 40 years old. For 2018, the Assessor’s office using GIS Workshop and work on this

project is nearing completion. C  
 Property Record Cards contain Cama pricing sheets and pictures, Lot size drawing, MIPS county solutions yearly values.

D We are on the new MIPS PC based system for both the Administration usage and the CAMA pricing for the 2018 tax year. This system is more efficient with all information for each parcel in one place, on one computer system. We have purchased laptops to take into the field for review work with the Mobile Assessment Checkout feature offered by MIPS.

E Furnas County is on line with parcel and tax information with Nebraska Assessors Online. We feel this is very beneficial for taxpayers, realtors, appraisers, etc., to have 24 hour access to our information. GIS is nearing completion, and this is even more beneficial to those needing our property information.

### Current Assessment Procedures for Real Property

- A Both Assessor and Deputy handle transfers each month.  
A verification form is mailed out.
- B. Office pulls property record cards for review of information.
- C. All sales are entered in Property Assessment Division's sales file. Reports and sales studies are developed from this information
- D. Approaches to Value
  - 1) Market Approach: Sales comparison,
  - 2) Cost Approach: Marshall Swift manual - Commercial 2015, Residential 2015.
  - 3) Land valuation studies are used to establish market areas and agricultural land. Based on studies, special value, market areas and greenbelt along the Republican River was eliminated for 2010.
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

### Level of value, Quality, and Uniformity of assessment year 2018:

Property Class	Median	Cod*	PRD*
Residential	96	35.31	116.40
Commercial	100	33.83	114.67
Agricultural Land	70	17.25	102.64

\*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2018 Reports and Opinions



## Assessment actions Planned for Assessment year 2019

### **2019 Assessment year Assessor & Office Staff**

#### **Residential**

1. Complete pickup work by March 1, 2019.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### **Commercial**

1. Complete pickup work by March 1, 2019
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### **Agricultural**

1. Complete pickup work by March 1, 2019
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, using review of three rural precincts for land use.

### **Review By Assessor & Staff**

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Edison, Oxford, rural improvements in 4-22, 4-21, 3-21. New pictures are taken when needed. Ag land use will be reviewed in the areas of the County where improvements are scheduled for review.
3. Review all property protests with the Commissioner
4. Attend Board of Equalization hearings

## Assessment actions planned for Assessment year 2020

### **2020 Assessment year Assessor & Office Staff**

#### **Residential**

1. Complete pickup work by March 1, 2020.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### **Commercial**

1. Complete pickup work by March 1, 2020.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Get the review work ready for the next year.

#### **Agricultural**

1. Complete pickup work by March 1, 2020.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update any land use changes, using review of four rural precincts for land use.

#### **Review By Assessor & Staff**

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of all improvements in four rural precincts (3-22, 3-23, 3-24, 3-25) and take digital pictures of improvements as needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings.

## Assessment actions Planned for Assessment year 2021

### **2021 Assessment year Assessor & Office Staff**

#### Residential

1. Complete pickup work by March 1, 2021.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from review work such as date of inspection.
4. Review residential lot values.
5. Get the review work ready for the next year.

#### Commercial

1. Complete pickup work by March 1, 2021
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from review work such as date of inspection.
4. Review lot values.
5. Get the review work ready for the next year.

#### Agricultural

1. Complete pickup work by March 1, 2021
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update land use, as well as review of three rural precincts for land use.

### **Review By Assessor & Staff**

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Wilsonville, Hendley, and rural improvements in 3 rural precincts (2-25, 2-24, 2-23). New pictures are taken when needed. Ag land use will be reviewed in the areas of the county where improvements are scheduled for review.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Other functions preformed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare the following Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PAD rosters & annual Assessed value update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report.
  - f. Homestead Exemption Tax Loss Report ( in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of approximately 500 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemption: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 230 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections- prepare tax list correction documents for county board approval

12. County Board of Equalization – attend county board of equalization meetings for valuation protests-assemble and provide information
13. TERC Appeals- prepare information attend taxpayer appeal hearings before TERC, defend valuation
14. TERC Statewide Equalization- attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain 60 hours of continuing education to maintain assessor certification

Respectfully submitted:

Assessor: Melody L. Crawford      Date: June 15, 2018

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## **2019 METHODOLOGY FOR FURNAS COUNTY SPECIAL VALUE**

Furnas County no longer implements greenbelt for properties within one mile of, and including the Republican River. Originally, when Special Value was implemented, there were several sales of smaller parcels of timber along the Republican River, to be used recreationally for hunting, with many of these sales being to out of county/state buyers. There have been no recent sales indicating that there is a non-agricultural influence impacting the agricultural land market. Currently, any sales of these timber acres are to local farmers. The primary use of these parcels is agricultural, with occasional leasing for hunting purposes. Therefore, these market areas have been eliminated, and one schedule of values is applied to all parcels of land primarily used for agricultural or horticultural purposes in Furnas County. Timber along the river is still classified separately from grass and values are determined based on timber sales being comparable to grass throughout the rest of Furnas County. Parcels are reviewed on a periodic basis to determine if the land is still being used for agricultural or horticultural purposes.