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DEPARTMENT OF REVENUE

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

GARDEN 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 Garden 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 Garden 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: Janet Shaul, Garden County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

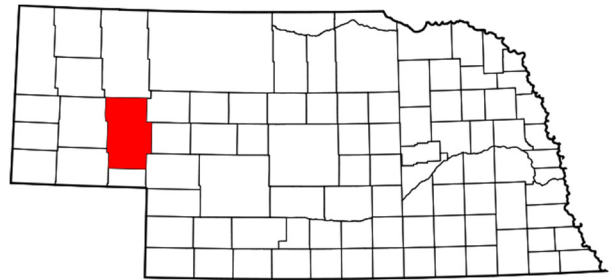
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

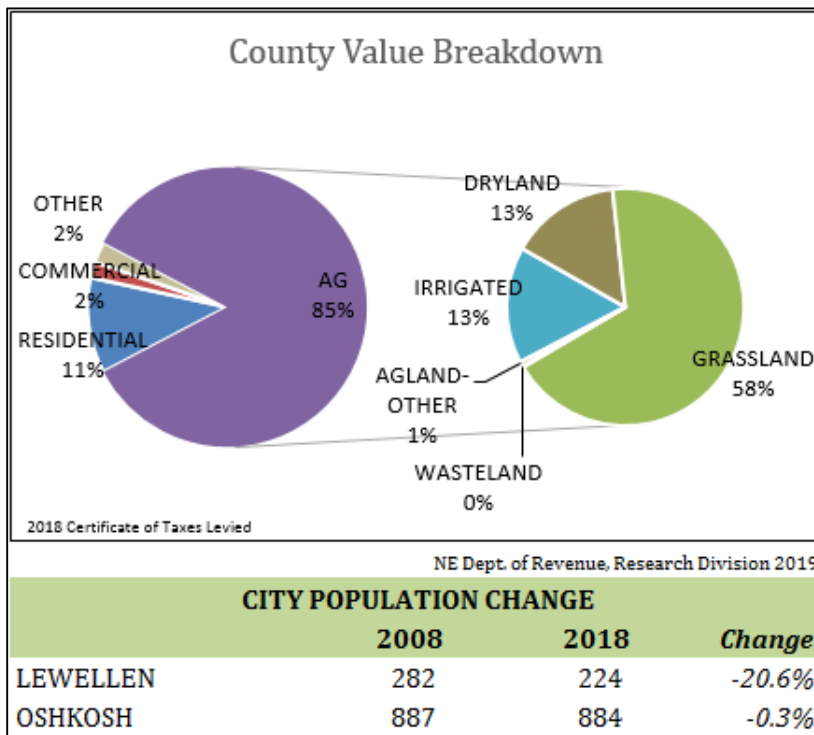
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,918 square miles, Garden County had 1,906 residents, per the Census Bureau Quick Facts for 2017, a 7% population decline from the 2010 U.S. Census. Reports indicated that 80% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$56,578 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Garden County are located in and around the county seat of Oshkosh. According to the latest information available from the U.S. Census Bureau, there were 53 employer establishments with total employment of 249, a 16% decrease in total employment from the previous year.



Agricultural land is the single greatest contributor to the county's valuation base by an overwhelming majority. Grassland makes up a majority of the land in the county. Garden County is included in the North Platte Natural Resources District (NRD).

Crescent Lake National Wildlife Refuge (protected in 1931), covering approximately 45,800 acres of the county, is the largest protected continuous sand dunes in the United States.

2019 Residential Correlation for Garden County

Assessment Actions

The county assessor and staff reappraised rural residential property this year. Properties were physically inspected and depreciation and costing were reviewed as well. Additionally, costing was updated to 2018 in the village of Oshkosh.

Assessment Practice Review

The assessment practice review conducted annually by the Property Assessment Division (Division) focused on qualification, verification, and submission of sales; analysis of sold and unsold property comparisons; and every aspect of the valuation process. The qualification and verification process in the county assessor's office is very thorough and well designed. The county assessor, upon receiving a sale, will mail up to three sales questionnaires to the purchaser of the property, and receives information back on nearly every sale. From this, the county assessor is able to make very accurate qualification decisions. Additionally, the increased information received leads to a slightly lower sale qualification percentage for residential sales, as compared to the rest of the state, due to the additional knowledge obtained about the sale.

In addition to the sales verification questionnaires, the county assessor issues property questionnaires to all property owners during the residential inspection and review cycle. The reappraisal of residential property is currently on a four-year inspection and review cycle, which was completed this year and is compliant with the statutory requirement. Depreciation and costing were all updated this year during the review. Vacant land in Oshkosh was reviewed, but not updated during the review, based on no change in the market data available.

Sold and unsold property were reviewed and compared, and no apparent sales bias was determined to be present in the Division's review. An audit of the county's Assessed Value Update (AVU) records showed no errors. The county assessor maintains a notebook, with costing and depreciation schedules, reappraisal and pick-up work.

Valuation groups for the residential class are distinct based on the individual villages in the county and the rural residential property. Each village has its own market influences and activity, and generally, only Oshkosh has a sample size large enough for analysis.

Description of Analysis

In Garden County, over half of the qualified residential sales occurred in Valuation Group 1. Statistical analysis of individual valuation groups in Garden County is difficult due to the minimal sales that occur in the study period, outside of Valuation Group 1. Preliminary statistics for Valuation Group 1 were well below the acceptable range with a relatively stable median, which prompted the county assessor to update costing tables. The change in value of the sample was slightly higher than the overall population change in the abstract for the Oshkosh Assessor Location; however, this result can be explained based on the detailed sales verification and qualification practices performed by the county assessor. Additionally, based on the assessment

2019 Residential Correlation for Garden County

practice review, attempts are made by the county assessor to update unsold property similarly to the property that sold.

Valuation Group	Description
1	Oshkosh
2	Lewellen
3	Lisco
4	Rural

Equalization and Quality of Assessment

Based on the assessment practice review, residential property values in Garden County are uniformly assessed and adhere to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	32	98.61	100.41	96.93	07.81	103.59
2	18	95.20	98.27	95.02	13.20	103.42
3	2	103.63	103.63	95.85	07.99	108.12
4	5	92.48	95.40	96.12	06.17	99.25
____ ALL ____	57	96.81	99.41	96.38	09.55	103.14

Level of Value

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

2019 Commercial Correlation for Garden County

Assessment Actions

The county assessor completed pick-up work and general maintenance for commercial property for the 2019 assessment year.

Assessment Practice Review

Sales qualification and verification, comparison of sold and unsold property, and all aspects of the valuation process were reviewed for Garden County's commercial property as the basis of the Property Assessment Division's (Division) annual assessment practice review. The review is fundamental to establishing a level of value for commercial property in the county due to the small number of sales and the minimal number of comparable properties. Additionally, this is the reason only one valuation group is needed for the commercial property class in Garden County.

Sales usability rates vary widely from the lack of sales countywide. When sales occur, the county assessor issues questionnaires as many as three times to gather all relevant information possible. Garden County has generally sustained a usability rate around 30%, which is lower than state averages; however, no apparent bias was determined from the Division's analysis.

Sales submissions to the state sales file continue to be filed timely and based on a review of the information provided on Real Estate Transfer Statement's (Form 521), the data continues to be provided accurately. Analysis of the values of properties that sold compared to those that did not sell was also done as part of the assessment practice review. No apparent bias was determined from this analysis. An audit of the county's Assessed Value Update (AVU) records showed no errors.

Reappraisal of commercial property was complete in 2015, after a review over the two years prior. Lore Appraisal assisted the county in developing depreciation tables in 2014, while 2012 costing tables were applied at the same time. Commercial lots were also studied simultaneously. The county assessor, as part of the Regulation 50 valuation methodology requirement, maintains tables and additional documentation.

Description of Analysis

Commercial property in Garden County can be evaluated through one valuation group because of the small number of commercial parcels countywide. With only 11 qualified sales in the three-year study period, meaningful analysis of the statistics is unreliable. Removal of two extreme outlier ratios drops the COD nearly 50 points, while also bringing the mean and PRD closer to more expected and acceptable standards.

Due to the unreliability of the statistical sample, analysis of the assessment practice review will carry greater weight in the determination of the level of value of commercial property in Garden County.

2019 Commercial Correlation for Garden County

Equalization and Quality of Assessment

Based on the assessment practice review, commercial property in Garden County is valued uniformly and in accordance with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	99.48	148.40	100.62	71.31	147.49
____ALL____	11	99.48	148.40	100.62	71.31	147.49

Level of Value

Based on all available information, the level of value of commercial property in Garden County is determined to be at the statutory level of 100% of market value.

2019 Agricultural Correlation for Garden County

Assessment Actions

For assessment year 2019, new aerial images were flown and current land use was compared to prior year imagery, for a comprehensive land use review. Changes to improvements were physically inspected. No adjustments were made to the agricultural land class.

Assessment Practice Review

The Property Assessment Division's (Division) annual assessment practice review provided detailed insight to the methods used by the county assessor when establishing agricultural values. The sales qualification and verification review established sound practices performed by the county assessor. Sales questionnaires are returned to the office on nearly every sale, providing the county assessor with enough information to make a quality determination. Sales usability rates for agricultural land are generally around 60% and are continually higher than the state average. Additionally, sales are submitted to the state sales file frequently and accurately. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The review of the agricultural class is accomplished with aerial imagery, including land use and agricultural improvement reviews, and was done from 2017 to 2018 to remain in compliance with the six-year inspection and review requirements. Agricultural outbuildings are valued using Marshall & Swift costing, and depreciated with Computer Assisted Mass Appraisal (CAMA) tables. Agricultural homes are reviewed and valued in the same manner as rural residential property across the county.

The majority of the land in the county is used for agricultural purposes, but a recreational influence has been identified. Primary use considerations are used when land use classifications are reviewed. Additionally, special valuation has been established along the Platte River, and a methodology regarding how the determination of special value was provided. All but two special value applications have been approved in the county, with the exceptions showing a primary recreational use. When hunting blinds are identified along the river, one acre of site value is assessed at 100% of market value is applied.

Government program lands have been identified throughout the county. The Division's comparison of data provided by the Farm Services Agency (FSA) and United States Department of Agriculture (USDA) confirm a majority of these parcels are identified in the county. The program types include Conservation Reserve Enhancement Program (CREP), Conservation Reserve Program (CRP), and Wetland Reserve Program (WRP) land. The programs are valued by the sales comparison approach, with identified sales throughout the county. CREP land is valued the same as irrigated land, CRP is valued the same as dryland and WRP is valued at market value, with differentiation made between WRP river ground and WRP land without recreational uses.

2019 Agricultural Correlation for Garden County

Description of Analysis

Overall, the agricultural property class in Garden County had 28 qualified sales, with a median of 73%. Year-to-year analysis of the study period, while difficult with a sample of this size shows decreasing market trends, which are typical of the region and the state.

The oldest year median sits at the bottom end of the acceptable range, increasing each year after to the final year of the study period, which is at 81%.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	28	73.43	73.08	68.69	12.76	106.39
____ ALL ____	28	73.43	73.08	68.69	12.76	106.39

Approximately 84% of all agricultural acres in the county are grassland. The grassland acres are also predominantly the lowest productive land capability group's (LCG). The median of the 80% Majority Land Use (MLU) grassland is 73% with 11 sales. Additional comparison of land values to adjoining counties with similar soil compositions shows Garden County's grassland values continue to remain in line with the regional market. The other two 80% MLU grassland samples have medians with the acceptable range as well.

Equalization and Quality of Assessment

Based on analysis of the available information, agricultural land values in Garden County are applied uniformly and in accordance with generally accepted mass appraisal techniques. Additionally, agricultural outbuildings in Garden County exhibit equalized valuation.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	4	74.43	76.71	78.11	29.17	98.21
1	4	74.43	76.71	78.11	29.17	98.21
____ Dry ____						
County	9	74.36	75.68	75.90	11.90	99.71
1	9	74.36	75.68	75.90	11.90	99.71
____ Grass ____						
County	11	73.29	72.92	69.75	06.03	104.54
1	11	73.29	72.92	69.75	06.03	104.54
____ ALL ____	28	73.43	73.08	68.69	12.76	106.39

Level of Value

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

Special Valuation

A review of agricultural land value in Garden County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property

2019 Agricultural Correlation for Garden County

Tax Administrator that the level of value for Special Valuation of agricultural land in Garden County is 73%.

2019 Opinions of the Property Tax Administrator for Garden County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

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

Dated this 5th day of April, 2019.



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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Garden County

Residential Real Property - Current

Number of Sales	57	Median	96.81
Total Sales Price	\$3,292,260	Mean	99.41
Total Adj. Sales Price	\$3,292,260	Wgt. Mean	96.38
Total Assessed Value	\$3,173,130	Average Assessed Value of the Base	\$43,637
Avg. Adj. Sales Price	\$57,759	Avg. Assessed Value	\$55,669

Confidence Interval - Current

95% Median C.I	94.14 to 101.16
95% Wgt. Mean C.I	93.55 to 99.21
95% Mean C.I	96.24 to 102.58
% of Value of the Class of all Real Property Value in the County	7.55
% of Records Sold in the Study Period	5.23
% of Value Sold in the Study Period	6.68

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	54	96	96.22
2017	51	99	99.14
2016	52	97	97.40
2015	53	97	97.27

2019 Commission Summary for Garden County

Commercial Real Property - Current

Number of Sales	11	Median	99.48
Total Sales Price	\$395,000	Mean	148.40
Total Adj. Sales Price	\$395,000	Wgt. Mean	100.62
Total Assessed Value	\$397,441	Average Assessed Value of the Base	\$66,552
Avg. Adj. Sales Price	\$35,909	Avg. Assessed Value	\$36,131

Confidence Interval - Current

95% Median C.I	71.45 to 216.13
95% Wgt. Mean C.I	74.37 to 126.86
95% Mean C.I	50.48 to 246.32
% of Value of the Class of all Real Property Value in the County	1.84
% of Records Sold in the Study Period	6.32
% of Value Sold in the Study Period	3.43

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	8	100	112.65
2017	9	100	94.37
2016	7	100	96.59
2015	10	100	97.23

35 Garden
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 : 57
Total Sales Price : 3,292,260
Total Adj. Sales Price : 3,292,260
Total Assessed Value : 3,173,130
Avg. Adj. Sales Price : 57,759
Avg. Assessed Value : 55,669

MEDIAN : 97
WGT. MEAN : 96
MEAN : 99
COD : 09.55
PRD : 103.14

COV : 12.27
STD : 12.20
Avg. Abs. Dev : 09.25
MAX Sales Ratio : 130.98
MIN Sales Ratio : 72.82

95% Median C.I. : 94.14 to 101.16
95% Wgt. Mean C.I. : 93.55 to 99.21
95% Mean C.I. : 96.24 to 102.58

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	4	106.53	109.76	111.22	08.85	98.69	99.50	126.49	N/A	23,250	25,858	
01-JAN-17 To 31-MAR-17	5	95.76	95.64	91.19	04.08	104.88	85.80	103.90	N/A	51,000	46,505	
01-APR-17 To 30-JUN-17	7	90.09	87.60	90.54	08.14	96.75	72.82	100.18	72.82 to 100.18	44,000	39,836	
01-JUL-17 To 30-SEP-17	10	108.89	105.45	101.88	10.62	103.50	82.24	130.98	83.80 to 116.15	52,405	53,389	
01-OCT-17 To 31-DEC-17	12	96.05	98.77	94.94	08.28	104.03	88.57	127.15	89.58 to 103.83	71,542	67,923	
01-JAN-18 To 31-MAR-18	5	97.72	101.43	99.11	05.14	102.34	95.36	110.84	N/A	44,973	44,572	
01-APR-18 To 30-JUN-18	6	97.94	101.58	99.85	08.33	101.73	90.85	115.51	90.85 to 115.51	77,417	77,303	
01-JUL-18 To 30-SEP-18	8	93.80	97.45	92.62	07.35	105.21	83.99	124.02	83.99 to 124.02	70,544	65,336	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	26	98.30	99.42	97.34	11.39	102.14	72.82	130.98	92.61 to 108.06	45,386	44,180	
01-OCT-17 To 30-SEP-18	31	95.36	99.40	95.84	07.92	103.71	83.99	127.15	93.46 to 101.34	68,136	65,305	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	34	95.71	97.97	95.62	10.24	102.46	72.82	130.98	90.71 to 101.90	57,222	54,716	
<u>ALL</u>	57	96.81	99.41	96.38	09.55	103.14	72.82	130.98	94.14 to 101.16	57,759	55,669	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	32	98.61	100.41	96.93	07.81	103.59	83.99	126.49	94.14 to 103.83	59,450	57,627	
2	18	95.20	98.27	95.02	13.20	103.42	72.82	130.98	83.80 to 108.06	32,422	30,806	
3	2	103.63	103.63	95.85	07.99	108.12	95.35	111.90	N/A	82,500	79,075	
4	5	92.48	95.40	96.12	06.17	99.25	85.80	109.71	N/A	128,250	123,278	
<u>ALL</u>	57	96.81	99.41	96.38	09.55	103.14	72.82	130.98	94.14 to 101.16	57,759	55,669	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	57	96.81	99.41	96.38	09.55	103.14	72.82	130.98	94.14 to 101.16	57,759	55,669	
06												
07												
<u>ALL</u>	57	96.81	99.41	96.38	09.55	103.14	72.82	130.98	94.14 to 101.16	57,759	55,669	

35 Garden
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 : 57
 Total Sales Price : 3,292,260
 Total Adj. Sales Price : 3,292,260
 Total Assessed Value : 3,173,130
 Avg. Adj. Sales Price : 57,759
 Avg. Assessed Value : 55,669

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 99
 COD : 09.55
 PRD : 103.14

COV : 12.27
 STD : 12.20
 Avg. Abs. Dev : 09.25
 MAX Sales Ratio : 130.98
 MIN Sales Ratio : 72.82

95% Median C.I. : 94.14 to 101.16
 95% Wgt. Mean C.I. : 93.55 to 99.21
 95% Mean C.I. : 96.24 to 102.58

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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	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	3,000	2,985	
Less Than 15,000	7	104.68	108.74	109.86	05.74	98.98	99.50	130.98	99.50 to 130.98	6,666	7,323	
Less Than 30,000	15	104.68	105.35	103.54	11.70	101.75	72.82	130.98	95.65 to 116.15	14,211	14,714	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	56	96.29	99.41	96.38	09.73	103.14	72.82	130.98	94.14 to 101.16	58,737	56,610	
Greater Than 14,999	50	95.36	98.10	96.19	09.15	101.99	72.82	127.15	93.46 to 99.86	64,912	62,437	
Greater Than 29,999	42	95.05	97.29	95.89	07.36	101.46	81.45	126.49	93.46 to 97.72	73,312	70,296	
<u>Incremental Ranges</u>												
0 TO 4,999	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	3,000	2,985	
5,000 TO 14,999	6	105.55	110.28	110.57	05.83	99.74	103.83	130.98	103.83 to 130.98	7,277	8,046	
15,000 TO 29,999	8	104.34	102.38	101.77	16.97	100.60	72.82	127.15	72.82 to 127.15	20,813	21,181	
30,000 TO 59,999	18	98.81	100.62	100.62	09.22	100.00	81.45	126.49	93.46 to 110.74	40,139	40,389	
60,000 TO 99,999	15	95.36	96.20	96.01	04.81	100.20	82.24	115.51	94.06 to 99.86	73,000	70,087	
100,000 TO 149,999	5	89.58	88.83	88.52	03.34	100.35	83.99	92.48	N/A	119,470	105,749	
150,000 TO 249,999	4	93.77	96.99	97.16	05.91	99.83	90.71	109.71	N/A	166,063	161,346	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	57	96.81	99.41	96.38	09.55	103.14	72.82	130.98	94.14 to 101.16	57,759	55,669	

35 Garden
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 : 11
Total Sales Price : 395,000
Total Adj. Sales Price : 395,000
Total Assessed Value : 397,441
Avg. Adj. Sales Price : 35,909
Avg. Assessed Value : 36,131

MEDIAN : 99
WGT. MEAN : 101
MEAN : 148
COD : 71.31
PRD : 147.49

COV : 98.22
STD : 145.76
Avg. Abs. Dev : 70.94
MAX Sales Ratio : 566.67
MIN Sales Ratio : 46.48

95% Median C.I. : 71.45 to 216.13
95% Wgt. Mean C.I. : 74.37 to 126.86
95% Mean C.I. : 50.48 to 246.32

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	79.93	79.93	79.93	00.00	100.00	79.93	79.93	N/A	50,000	39,965
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	3	119.94	124.61	111.83	10.13	111.43	108.71	145.17	N/A	31,500	35,227
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	1	46.48	46.48	46.48	00.00	100.00	46.48	46.48	N/A	20,000	9,295
01-APR-17 To 30-JUN-17	1	566.67	566.67	566.67	00.00	100.00	566.67	566.67	N/A	6,000	34,000
01-JUL-17 To 30-SEP-17	2	156.61	156.61	151.20	38.01	103.58	97.09	216.13	N/A	16,500	24,948
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	81.36	81.36	81.36	00.00	100.00	81.36	81.36	N/A	60,000	48,815
01-APR-18 To 30-JUN-18	2	85.47	85.47	83.49	16.40	102.37	71.45	99.48	N/A	65,750	54,895
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	4	114.33	113.44	100.79	16.72	112.55	79.93	145.17	N/A	36,125	36,411
01-OCT-16 To 30-SEP-17	4	156.61	231.59	157.95	102.04	146.62	46.48	566.67	N/A	14,750	23,298
01-OCT-17 To 30-SEP-18	3	81.36	84.10	82.82	11.48	101.55	71.45	99.48	N/A	63,833	52,868
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4	114.33	113.44	100.79	16.72	112.55	79.93	145.17	N/A	36,125	36,411
01-JAN-17 To 31-DEC-17	4	156.61	231.59	157.95	102.04	146.62	46.48	566.67	N/A	14,750	23,298
<u>ALL</u>	11	99.48	148.40	100.62	71.31	147.49	46.48	566.67	71.45 to 216.13	35,909	36,131

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	11	99.48	148.40	100.62	71.31	147.49	46.48	566.67	71.45 to 216.13	35,909	36,131
<u>ALL</u>	11	99.48	148.40	100.62	71.31	147.49	46.48	566.67	71.45 to 216.13	35,909	36,131

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	1	108.71	108.71	108.71	00.00	100.00	108.71	108.71	N/A	75,000	81,535
03	10	98.29	152.37	98.72	78.45	154.35	46.48	566.67	71.45 to 216.13	32,000	31,591
04											
<u>ALL</u>	11	99.48	148.40	100.62	71.31	147.49	46.48	566.67	71.45 to 216.13	35,909	36,131

35 Garden
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 : 11
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Total Adj. Sales Price : 395,000
Total Assessed Value : 397,441
Avg. Adj. Sales Price : 35,909
Avg. Assessed Value : 36,131

MEDIAN : 99
WGT. MEAN : 101
MEAN : 148
COD : 71.31
PRD : 147.49

COV : 98.22
STD : 145.76
Avg. Abs. Dev : 70.94
MAX Sales Ratio : 566.67
MIN Sales Ratio : 46.48

95% Median C.I. : 71.45 to 216.13
95% Wgt. Mean C.I. : 74.37 to 126.86
95% Mean C.I. : 50.48 to 246.32

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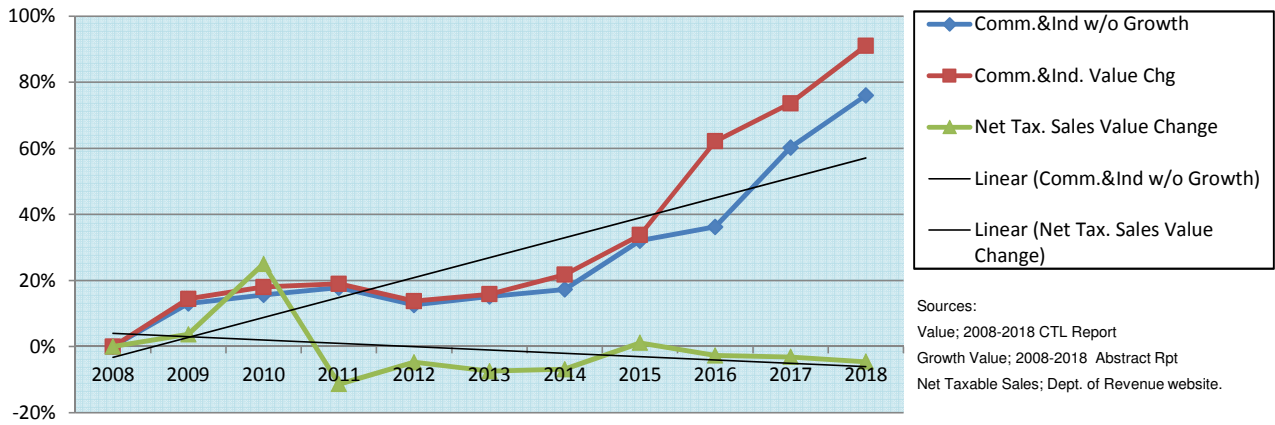
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	145.17	145.17	145.17	00.00	100.00	145.17	145.17	N/A	3,000	4,355
Less Than 15,000	2	355.92	355.92	426.17	59.21	83.52	145.17	566.67	N/A	4,500	19,178
Less Than 30,000	6	132.56	198.58	149.47	83.54	132.86	46.48	566.67	46.48 to 566.67	13,083	19,556
Ranges Excl. Low \$											
Greater Than 4,999	10	98.29	148.72	100.28	74.74	148.30	46.48	566.67	71.45 to 216.13	39,200	39,309
Greater Than 14,999	9	97.09	102.29	93.03	30.33	109.95	46.48	216.13	71.45 to 119.94	42,889	39,898
Greater Than 29,999	5	81.36	88.19	88.50	13.96	99.65	71.45	108.71	N/A	63,300	56,021
Incremental Ranges											
0 TO 4,999	1	145.17	145.17	145.17	00.00	100.00	145.17	145.17	N/A	3,000	4,355
5,000 TO 14,999	1	566.67	566.67	566.67	00.00	100.00	566.67	566.67	N/A	6,000	34,000
15,000 TO 29,999	4	108.52	119.91	113.64	44.35	105.52	46.48	216.13	N/A	17,375	19,745
30,000 TO 59,999	2	89.71	89.71	90.30	10.90	99.35	79.93	99.48	N/A	53,250	48,085
60,000 TO 99,999	3	81.36	87.17	87.59	15.27	99.52	71.45	108.71	N/A	70,000	61,312
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	11	99.48	148.40	100.62	71.31	147.49	46.48	566.67	71.45 to 216.13	35,909	36,131

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
342	1	99.48	99.48	99.48	00.00	100.00	99.48	99.48	N/A	56,500	56,205
344	1	145.17	145.17	145.17	00.00	100.00	145.17	145.17	N/A	3,000	4,355
350	2	76.41	76.41	75.85	06.49	100.74	71.45	81.36	N/A	67,500	51,200
353	1	216.13	216.13	216.13	00.00	100.00	216.13	216.13	N/A	15,000	32,420
406	4	108.52	207.55	133.16	125.10	155.87	46.48	566.67	N/A	15,125	20,140
528	1	79.93	79.93	79.93	00.00	100.00	79.93	79.93	N/A	50,000	39,965
ALL	11	99.48	148.40	100.62	71.31	147.49	46.48	566.67	71.45 to 216.13	35,909	36,131

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	\$ 5,979,079	\$ 16,969		\$ 5,962,110	--	\$ 9,326,157	--
2009	\$ 6,842,213	\$ 84,142	1.23%	\$ 6,758,071	13.03%	\$ 9,671,061	3.70%
2010	\$ 7,058,896	\$ 141,953	2.01%	\$ 6,916,943	1.09%	\$ 11,657,339	20.54%
2011	\$ 7,115,863	\$ 71,051	1.00%	\$ 7,044,812	-0.20%	\$ 8,266,077	-29.09%
2012	\$ 6,803,565	\$ 69,499	1.02%	\$ 6,734,066	-5.37%	\$ 8,885,328	7.49%
2013	\$ 6,926,795	\$ 41,485	0.60%	\$ 6,885,310	1.20%	\$ 8,633,697	-2.83%
2014	\$ 7,279,269	\$ 264,905	3.64%	\$ 7,014,364	1.26%	\$ 8,684,808	0.59%
2015	\$ 7,998,608	\$ 101,537	1.27%	\$ 7,897,071	8.49%	\$ 9,432,644	8.61%
2016	\$ 9,696,292	\$ 1,548,785	15.97%	\$ 8,147,507	1.86%	\$ 9,073,563	-3.81%
2017	\$ 10,380,604	\$ 798,090	7.69%	\$ 9,582,514	-1.17%	\$ 9,035,120	-0.42%
2018	\$ 11,419,787	\$ 895,290	7.84%	\$ 10,524,497	1.39%	\$ 8,898,480	-1.51%
Ann %chg	6.68%			Average	2.16%	-0.47%	0.33%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	13.03%	14.44%	3.70%
2010	15.69%	18.06%	25.00%
2011	17.82%	19.01%	-11.37%
2012	12.63%	13.79%	-4.73%
2013	15.16%	15.85%	-7.42%
2014	17.32%	21.75%	-6.88%
2015	32.08%	33.78%	1.14%
2016	36.27%	62.17%	-2.71%
2017	60.27%	73.62%	-3.12%
2018	76.02%	91.00%	-4.59%

County Number	35
County Name	Garden

35 Garden
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 : 28
Total Sales Price : 40,668,766
Total Adj. Sales Price : 40,668,766
Total Assessed Value : 27,933,926
Avg. Adj. Sales Price : 1,452,456
Avg. Assessed Value : 997,640

MEDIAN : 73
WGT. MEAN : 69
MEAN : 73
COD : 12.76
PRD : 106.39

COV : 17.62
STD : 12.88
Avg. Abs. Dev : 09.37
MAX Sales Ratio : 104.86
MIN Sales Ratio : 49.97

95% Median C.I. : 68.21 to 75.20
95% Wgt. Mean C.I. : 63.57 to 73.80
95% Mean C.I. : 68.09 to 78.07

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	3	66.80	66.62	68.10	06.75	97.83	59.77	73.29	N/A	238,811	162,622	
01-JAN-16 To 31-MAR-16	1	74.27	74.27	74.27	00.00	100.00	74.27	74.27	N/A	159,430	118,407	
01-APR-16 To 30-JUN-16	8	71.84	70.38	63.67	10.47	110.54	56.00	85.89	56.00 to 85.89	963,661	613,537	
01-JUL-16 To 30-SEP-16	3	68.91	75.73	68.99	15.88	109.77	62.73	95.54	N/A	1,822,987	1,257,667	
01-OCT-16 To 31-DEC-16	2	74.19	74.19	74.12	01.37	100.09	73.17	75.20	N/A	375,000	277,952	
01-JAN-17 To 31-MAR-17	1	68.21	68.21	68.21	00.00	100.00	68.21	68.21	N/A	240,000	163,693	
01-APR-17 To 30-JUN-17	1	49.97	49.97	49.97	00.00	100.00	49.97	49.97	N/A	1,230,000	614,574	
01-JUL-17 To 30-SEP-17	1	76.90	76.90	76.90	00.00	100.00	76.90	76.90	N/A	130,000	99,972	
01-OCT-17 To 31-DEC-17	3	74.36	76.94	66.53	12.35	115.65	64.46	91.99	N/A	3,374,333	2,244,811	
01-JAN-18 To 31-MAR-18	2	97.11	97.11	104.00	07.98	93.38	89.36	104.86	N/A	397,198	413,079	
01-APR-18 To 30-JUN-18	3	73.56	71.12	72.31	15.18	98.35	53.14	86.66	N/A	4,449,087	3,217,208	
01-JUL-18 To 30-SEP-18												
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	15	69.32	70.95	66.08	11.01	107.37	56.00	95.54	62.73 to 75.10	936,941	619,171	
01-OCT-16 To 30-SEP-17	5	73.17	68.69	61.03	09.27	112.55	49.97	76.90	N/A	470,000	286,829	
01-OCT-17 To 30-SEP-18	8	80.51	79.80	70.94	16.67	112.49	53.14	104.86	53.14 to 104.86	3,033,082	2,151,527	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	14	73.72	72.35	66.41	09.73	108.94	56.00	95.54	62.73 to 76.24	1,006,263	668,258	
01-JAN-17 To 31-DEC-17	6	71.29	70.98	64.94	14.17	109.30	49.97	91.99	49.97 to 91.99	1,953,833	1,268,779	
<u>ALL</u>	28	73.43	73.08	68.69	12.76	106.39	49.97	104.86	68.21 to 75.20	1,452,456	997,640	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	28	73.43	73.08	68.69	12.76	106.39	49.97	104.86	68.21 to 75.20	1,452,456	997,640	
<u>ALL</u>	28	73.43	73.08	68.69	12.76	106.39	49.97	104.86	68.21 to 75.20	1,452,456	997,640	

35 Garden
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 : 28
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 Total Adj. Sales Price : 40,668,766
 Total Assessed Value : 27,933,926
 Avg. Adj. Sales Price : 1,452,456
 Avg. Assessed Value : 997,640

MEDIAN : 73
 WGT. MEAN : 69
 MEAN : 73
 COD : 12.76
 PRD : 106.39

COV : 17.62
 STD : 12.88
 Avg. Abs. Dev : 09.37
 MAX Sales Ratio : 104.86
 MIN Sales Ratio : 49.97

95% Median C.I. : 68.21 to 75.20
 95% Wgt. Mean C.I. : 63.57 to 73.80
 95% Mean C.I. : 68.09 to 78.07

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	56.86	56.86	56.86	00.00	100.00	56.86	56.86	N/A	300,000	170,582
1	1	56.86	56.86	56.86	00.00	100.00	56.86	56.86	N/A	300,000	170,582
Dry											
County	8	74.32	74.40	71.73	11.45	103.72	59.77	95.54	59.77 to 95.54	155,335	111,417
1	8	74.32	74.40	71.73	11.45	103.72	59.77	95.54	59.77 to 95.54	155,335	111,417
Grass											
County	10	71.31	72.78	69.70	06.66	104.42	64.46	89.36	68.21 to 76.24	3,030,330	2,112,263
1	10	71.31	72.78	69.70	06.66	104.42	64.46	89.36	68.21 to 76.24	3,030,330	2,112,263
ALL	28	73.43	73.08	68.69	12.76	106.39	49.97	104.86	68.21 to 75.20	1,452,456	997,640

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	4	74.43	76.71	78.11	29.17	98.21	53.14	104.86	N/A	648,625	506,616
1	4	74.43	76.71	78.11	29.17	98.21	53.14	104.86	N/A	648,625	506,616
Dry											
County	9	74.36	75.68	75.90	11.90	99.71	59.77	95.54	62.73 to 86.66	195,853	148,660
1	9	74.36	75.68	75.90	11.90	99.71	59.77	95.54	62.73 to 86.66	195,853	148,660
Grass											
County	11	73.29	72.92	69.75	06.03	104.54	64.46	89.36	68.21 to 76.24	2,784,846	1,942,547
1	11	73.29	72.92	69.75	06.03	104.54	64.46	89.36	68.21 to 76.24	2,784,846	1,942,547
ALL	28	73.43	73.08	68.69	12.76	106.39	49.97	104.86	68.21 to 75.20	1,452,456	997,640

Garden County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
Sheridan	1	n/a	1775	1660	1605	1585	1585	1570	1525	1651
Grant	1	n/a	n/a	n/a	n/a	n/a	1500	1500	1500	1500
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Keith	1	n/a	2101	n/a	2100	2100	2100	2100	2100	2100
Keith	2	n/a	3000	n/a	2750	2650	2650	2650	2650	2780
Deuel	1	3030	3026	2945	2952	2973	2701	2695	2309	2936
Cheyenne	3	n/a	2780	2775	2770	2765	2600	2525	2480	2751
Morrill	2	n/a	2000	2000	2000	n/a	2000	2000	2000	2000
Morrill	3	n/a	2185	2185	2185	2080	2080	2080	2080	2134
Morrill	4	n/a	2185	2185	2185	2080	2080	2080	2081	2119

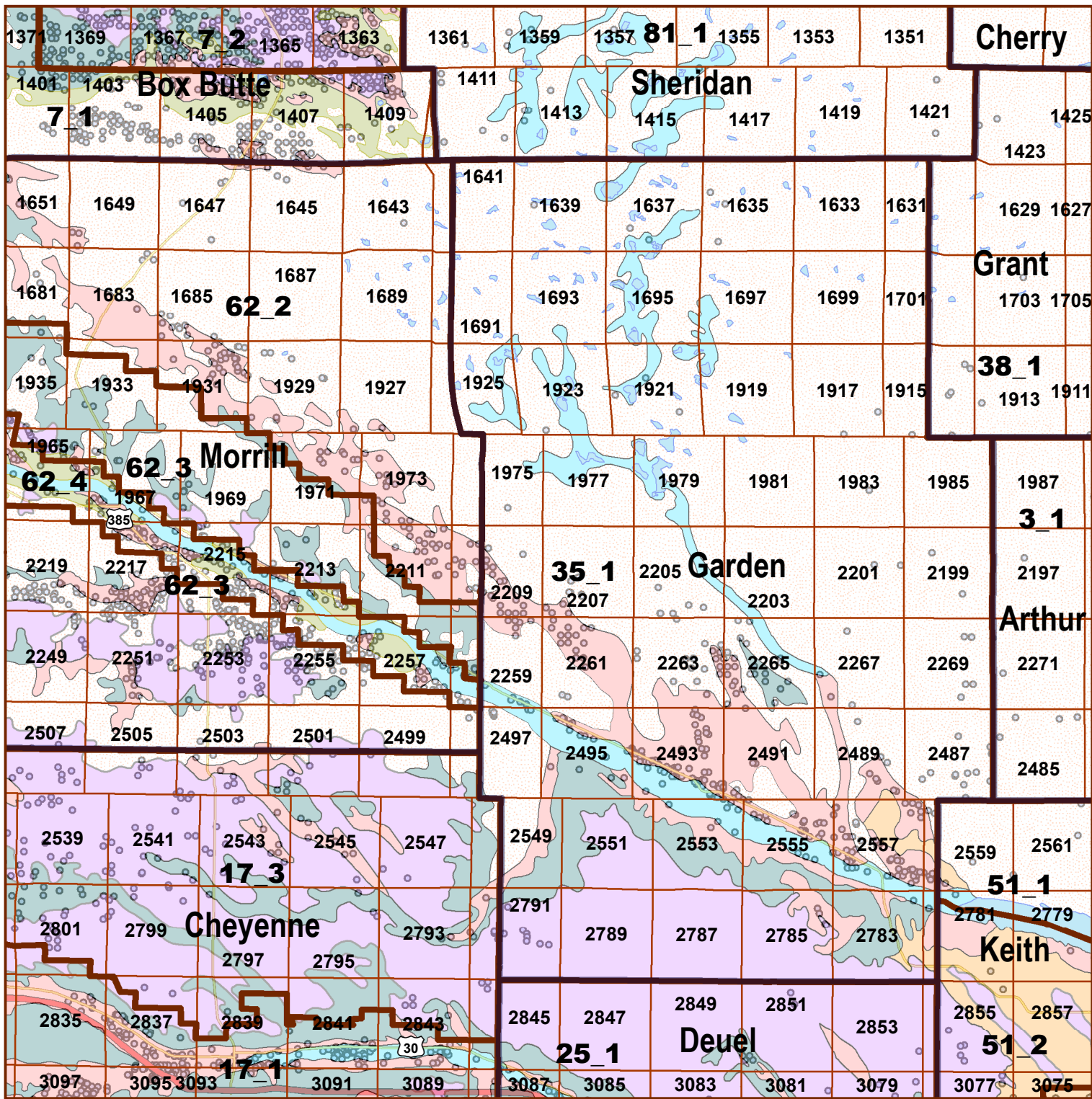
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Garden	1	n/a	755	755	750	750	750	730	730	752
Sheridan	1	n/a	690	620	615	600	570	560	550	615
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Keith	1	n/a	625	n/a	625	600	600	600	600	608
Keith	2	n/a	930	905	905	875	875	875	875	917
Deuel	1	931	745	740	635	635	506	506	497	678
Cheyenne	3	n/a	719	716	685	677	666	654	646	708
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	437
Morrill	3	n/a	525	525	475	475	475	475	475	488
Morrill	4	n/a	555	555	555	n/a	495	495	495	510

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Garden	1	n/a	415	415	415	410	410	405	405	405
Sheridan	1	n/a	520	485	485	476	475	465	405	450
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	404
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
Keith	1	n/a	540	n/a	505	460	460	450	450	450
Keith	2	n/a	545	515	515	485	485	470	470	475
Deuel	1	385	385	385	385	385	385	385	385	385
Cheyenne	3	n/a	636	611	606	600	551	550	325	454
Morrill	2	n/a	385	385	385	n/a	385	385	385	385
Morrill	3	n/a	460	450	410	375	375	375	375	380
Morrill	4	n/a	450	450	432	375	375	380	435	407

County	Mkt Area	CRP	TIMBER	WASTE
Garden	1	745	n/a	50
Sheridan	1	n/a	n/a	55
Grant	1	n/a	n/a	10
Arthur	1	n/a	n/a	10
Keith	1	710	n/a	265
Keith	2	710	n/a	311
Deuel	1	735	n/a	n/a
Cheyenne	3	521	n/a	100
Morrill	2	436	n/a	30
Morrill	3	480	n/a	34
Morrill	4	525	n/a	403

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.



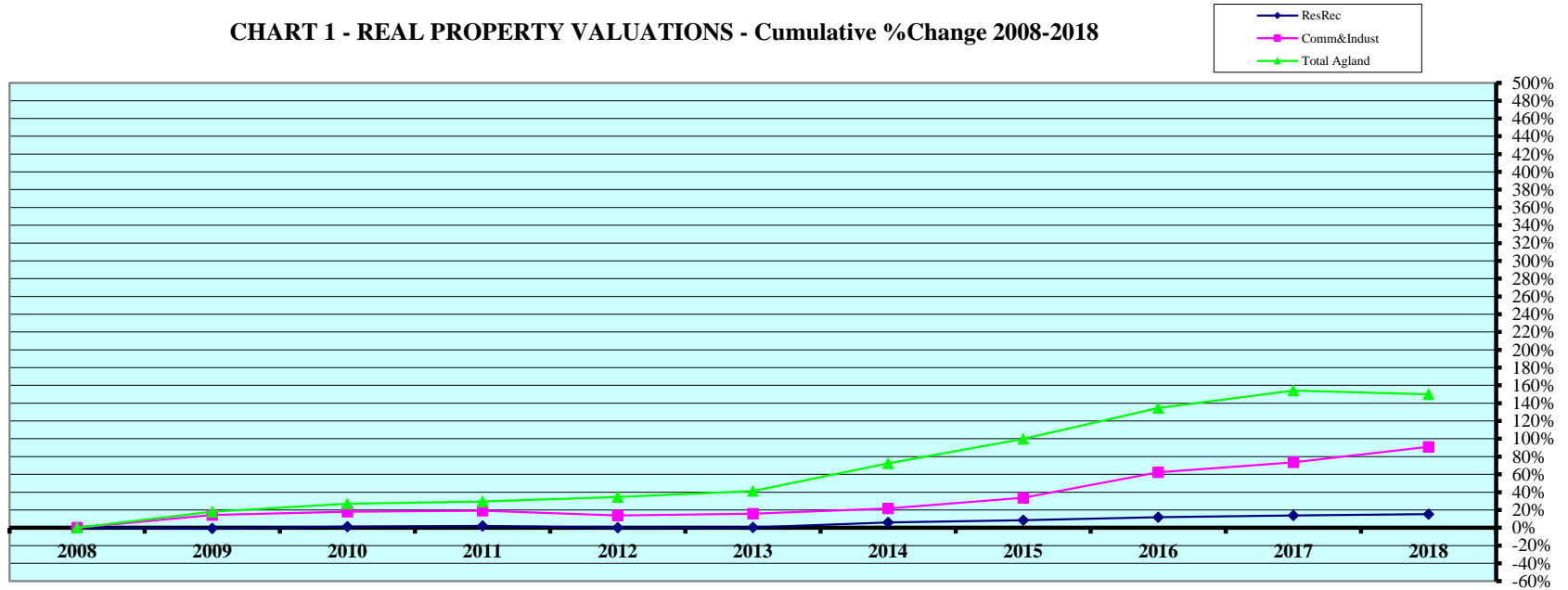
Legend

- 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

Garden County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	37,861,835	--	--	--	5,979,079	--	--	--	210,651,127	--	--	--
2009	37,543,254	-318,581	-0.84%	-0.84%	6,842,213	863,134	14.44%	14.44%	248,301,133	37,650,006	17.87%	17.87%
2010	38,326,921	783,667	2.09%	1.23%	7,058,896	216,683	3.17%	18.06%	267,245,131	18,943,998	7.63%	26.87%
2011	38,632,651	305,730	0.80%	2.04%	7,115,863	56,967	0.81%	19.01%	272,800,252	5,555,121	2.08%	29.50%
2012	37,837,848	-794,803	-2.06%	-0.06%	6,803,565	-312,298	-4.39%	13.79%	283,496,945	10,696,693	3.92%	34.58%
2013	38,019,620	181,772	0.48%	0.42%	6,926,795	123,230	1.81%	15.85%	297,417,528	13,920,583	4.91%	41.19%
2014	40,159,399	2,139,779	5.63%	6.07%	7,279,269	352,474	5.09%	21.75%	363,281,468	65,863,940	22.15%	72.46%
2015	41,090,872	931,473	2.32%	8.53%	7,998,608	719,339	9.88%	33.78%	420,886,780	57,605,312	15.86%	99.80%
2016	42,356,059	1,265,187	3.08%	11.87%	9,696,292	1,697,684	21.22%	62.17%	494,074,921	73,188,141	17.39%	134.55%
2017	43,068,012	711,953	1.68%	13.75%	10,380,604	684,312	7.06%	73.62%	535,360,536	41,285,615	8.36%	154.15%
2018	43,653,598	585,586	1.36%	15.30%	11,419,787	1,039,183	10.01%	91.00%	526,784,989	-8,575,547	-1.60%	150.07%

Rate Annual %chg: Residential & Recreational **1.43%** Commercial & Industrial **6.68%** Agricultural Land **9.60%**

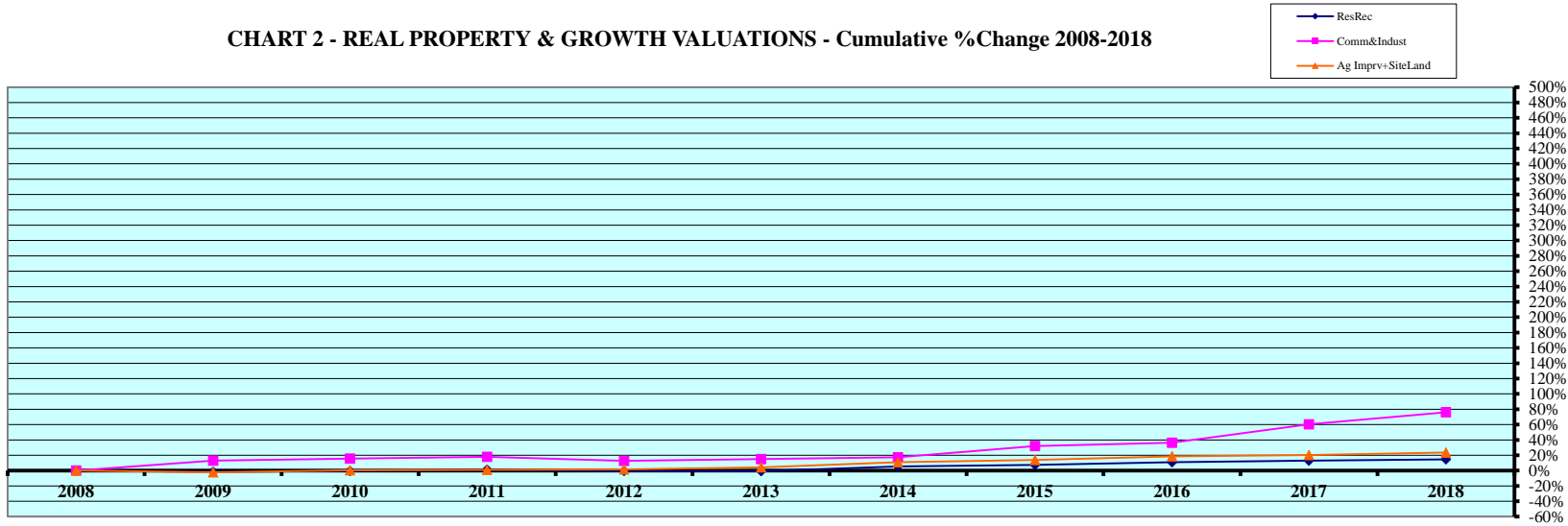
Cnty# **35**
County **GARDEN**

CHART 1

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

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2008	37,861,835	291,165	0.77%	37,570,670	--	--	5,979,079	16,969	0.28%	5,962,110	--	--
2009	37,543,254	298,957	0.80%	37,244,297	-1.63%	-1.63%	6,842,213	84,142	1.23%	6,758,071	13.03%	13.03%
2010	38,326,921	691,016	1.80%	37,635,905	0.25%	-0.60%	7,058,896	141,953	2.01%	6,916,943	1.09%	15.69%
2011	38,632,651	252,158	0.65%	38,380,493	0.14%	1.37%	7,115,863	71,051	1.00%	7,044,812	-0.20%	17.82%
2012	37,837,848	124,546	0.33%	37,713,302	-2.38%	-0.39%	6,803,565	69,499	1.02%	6,734,066	-5.37%	12.63%
2013	38,019,620	468,291	1.23%	37,551,329	-0.76%	-0.82%	6,926,795	41,485	0.60%	6,885,310	1.20%	15.16%
2014	40,159,399	242,720	0.60%	39,916,679	4.99%	5.43%	7,279,269	264,905	3.64%	7,014,364	1.26%	17.32%
2015	41,090,872	399,120	0.97%	40,691,752	1.33%	7.47%	7,998,608	101,537	1.27%	7,897,071	8.49%	32.08%
2016	42,356,059	347,180	0.82%	42,008,879	2.23%	10.95%	9,696,292	1,548,785	15.97%	8,147,507	1.86%	36.27%
2017	43,068,012	338,010	0.78%	42,730,002	0.88%	12.86%	10,380,604	798,090	7.69%	9,582,514	-1.17%	60.27%
2018	43,653,598	255,481	0.59%	43,398,117	0.77%	14.62%	11,419,787	895,290	7.84%	10,524,497	1.39%	76.02%
Rate Ann%chg	1.43%						6.68%					
							C & I w/o growth					
							2.16%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	18,568,535	13,086,629	31,655,164	611,451	1.93%	31,043,713	--	--
2009	19,102,953	12,576,470	31,679,423	729,528	2.30%	30,949,895	-2.23%	-2.23%
2010	19,370,508	12,664,400	32,034,908	278,565	0.87%	31,756,343	0.24%	0.32%
2011	19,596,050	12,819,198	32,415,248	424,919	1.31%	31,990,329	-0.14%	1.06%
2012	19,580,238	12,998,853	32,579,091	394,323	1.21%	32,184,768	-0.71%	1.67%
2013	20,013,313	13,586,014	33,599,327	605,122	1.80%	32,994,205	1.27%	4.23%
2014	23,080,658	13,164,444	36,245,102	1,118,140	3.08%	35,126,962	4.55%	10.97%
2015	23,484,402	13,281,671	36,766,073	753,012	2.05%	36,013,061	-0.64%	13.77%
2016	24,448,197	13,637,014	38,085,211	579,720	1.52%	37,505,491	2.01%	18.48%
2017	24,544,626	14,111,822	38,656,448	543,765	1.41%	38,112,683	0.07%	20.40%
2018	25,253,000	15,067,782	40,320,782	1,203,770	2.99%	39,117,012	1.19%	23.57%
Rate Ann%chg	3.12%	1.42%	2.45%	Ag Imprv+Site w/o growth			0.56%	

(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.

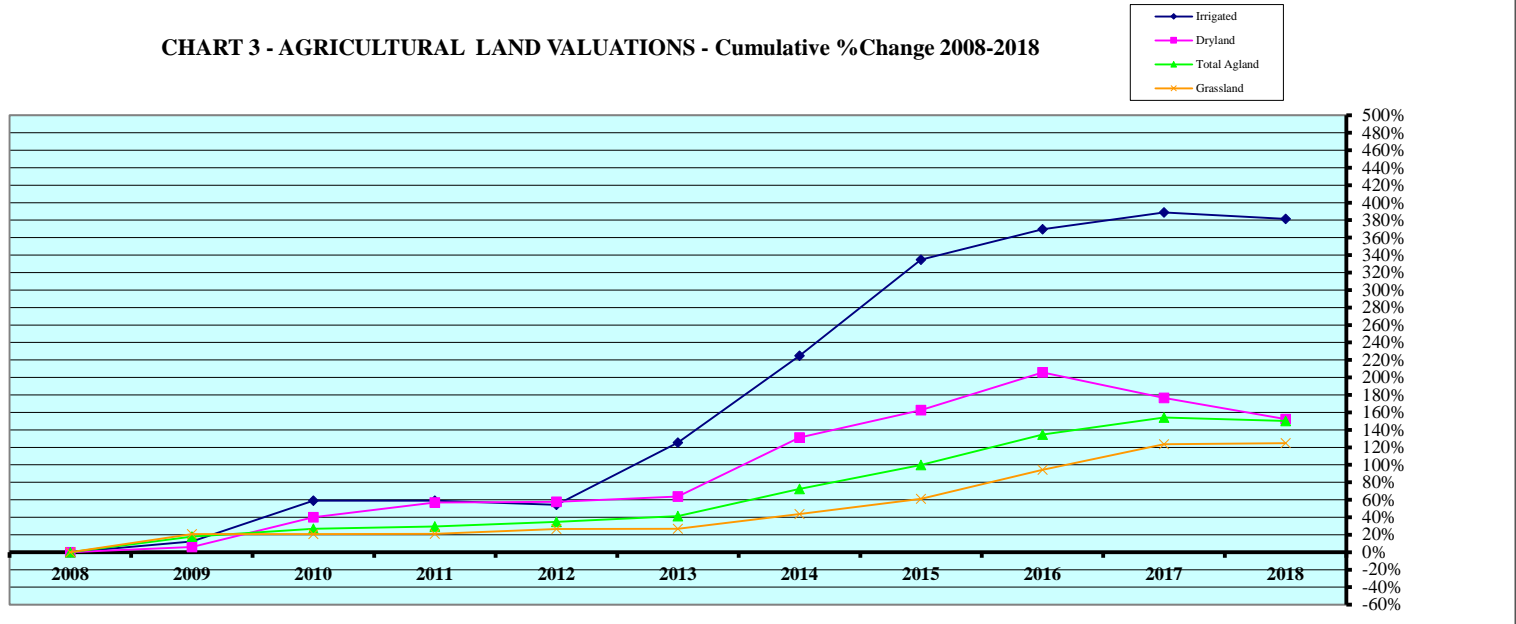
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	35
County	GARDEN

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	17,388,344	--	--	--	31,457,936	--	--	--	160,047,428	--	--	--
2009	19,510,007	2,121,663	12.20%	12.20%	33,334,404	1,876,468	5.97%	5.97%	193,186,528	33,139,100	20.71%	20.71%
2010	27,619,199	8,109,192	41.56%	58.84%	44,043,381	10,708,977	32.13%	40.01%	193,286,488	99,960	0.05%	20.77%
2011	27,622,866	3,667	0.01%	58.86%	49,331,766	5,288,385	12.01%	56.82%	193,546,388	259,900	0.13%	20.93%
2012	26,829,406	-793,460	-2.87%	54.30%	49,610,631	278,865	0.57%	57.70%	202,705,979	9,159,591	4.73%	26.65%
2013	39,185,028	12,355,622	46.05%	125.35%	51,489,832	1,879,201	3.79%	63.68%	202,868,478	162,499	0.08%	26.76%
2014	56,461,302	17,276,274	44.09%	224.71%	72,745,230	21,255,398	41.28%	131.25%	229,843,111	26,974,633	13.30%	43.61%
2015	75,619,377	19,158,075	33.93%	334.89%	82,641,122	9,895,892	13.60%	162.70%	257,694,649	27,851,538	12.12%	61.01%
2016	81,642,928	6,023,551	7.97%	369.53%	96,177,289	13,536,167	16.38%	205.73%	310,893,569	53,198,920	20.64%	94.25%
2017	84,994,241	3,351,313	4.10%	388.80%	86,990,676	-9,186,613	-9.55%	176.53%	357,796,101	46,902,532	15.09%	123.56%
2018	83,696,616	-1,297,625	-1.53%	381.34%	79,347,037	-7,643,639	-8.79%	152.23%	359,721,238	1,925,137	0.54%	124.76%

Rate Ann.%chg: Irrigated **17.02%** Dryland **9.69%** Grassland **8.44%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	156,726	--	--	--	1,600,693	--	--	--	210,651,127	--	--	--
2009	391,929	235,203	150.07%	150.07%	1,878,265	277,572	17.34%	17.34%	248,301,133	37,650,006	17.87%	17.87%
2010	391,928	-1	0.00%	150.07%	1,904,135	25,870	1.38%	18.96%	267,245,131	18,943,998	7.63%	26.87%
2011	391,905	-23	-0.01%	150.06%	1,907,327	3,192	0.17%	19.16%	272,800,252	5,555,121	2.08%	29.50%
2012	448,654	56,749	14.48%	186.27%	3,902,275	1,994,948	104.59%	143.79%	283,496,945	10,696,693	3.92%	34.58%
2013	448,882	228	0.05%	186.41%	3,425,308	-476,967	-12.22%	113.99%	297,417,528	13,920,583	4.91%	41.19%
2014	448,700	-182	-0.04%	186.30%	3,783,125	357,817	10.45%	136.34%	363,281,468	65,863,940	22.15%	72.46%
2015	895,396	446,696	99.55%	471.31%	4,036,236	253,111	6.69%	152.16%	420,886,780	57,605,312	15.86%	99.80%
2016	895,644	248	0.03%	471.47%	4,465,491	429,255	10.64%	178.97%	494,074,921	73,188,141	17.39%	134.55%
2017	895,795	151	0.02%	471.57%	4,683,723	218,232	4.89%	192.61%	535,360,536	41,285,615	8.36%	154.15%
2018	896,170	375	0.04%	471.81%	3,123,928	-1,559,795	-33.30%	95.16%	526,784,989	-8,575,547	-1.60%	150.07%

Cnty# **35**
 County **GARDEN**

Rate Ann.%chg: Total Agric Land **9.60%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	17,388,344	39,078	445			31,681,245	107,460	295			159,867,163	867,253	184		
2009	19,492,579	39,156	498	11.88%	11.88%	33,341,056	106,574	313	6.11%	6.11%	193,225,487	868,049	223	20.76%	20.76%
2010	27,617,898	39,443	700	40.65%	57.36%	44,043,381	106,729	413	31.91%	39.97%	193,288,996	867,622	223	0.08%	20.85%
2011	27,622,866	39,450	700	0.00%	57.36%	49,331,766	106,772	462	11.96%	56.72%	193,569,887	867,590	223	0.15%	21.03%
2012	26,792,504	38,161	702	0.27%	57.79%	49,613,852	106,491	466	0.84%	58.03%	202,630,640	873,897	232	3.93%	25.79%
2013	39,317,508	38,367	1,025	45.96%	130.31%	51,488,551	106,355	484	3.91%	64.21%	202,851,911	874,438	232	0.05%	25.85%
2014	56,446,184	38,268	1,475	43.93%	231.49%	72,752,066	106,357	684	41.29%	132.02%	229,876,400	874,446	263	13.32%	42.61%
2015	75,832,743	38,623	1,963	33.11%	341.25%	82,854,584	105,492	785	14.82%	166.41%	257,798,811	874,961	295	12.08%	59.84%
2016	81,694,063	38,541	2,120	7.96%	376.37%	96,594,727	105,186	918	16.92%	211.49%	310,893,451	875,437	355	20.53%	92.65%
2017	85,119,854	38,610	2,205	4.01%	395.45%	86,467,763	104,738	826	-10.10%	180.02%	358,041,598	875,882	409	15.11%	121.76%
2018	83,709,687	37,969	2,205	0.00%	395.47%	79,347,029	105,542	752	-8.93%	155.01%	359,732,625	882,339	408	-0.26%	121.17%

Rate Annual %chg Average Value/Acre: 17.36%

9.81%

8.26%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	156,726	15,673	10			1,600,693	7,530	213			210,694,171	1,036,995	203		
2009	391,929	15,673	25	150.07%	150.07%	1,878,265	7,529	249	17.36%	17.36%	248,329,316	1,036,982	239	17.86%	17.86%
2010	391,928	15,673	25	0.00%	150.07%	1,901,135	7,529	252	1.22%	18.79%	267,243,338	1,036,996	258	7.62%	26.84%
2011	391,928	15,673	25	0.00%	150.07%	1,904,327	7,529	253	0.17%	18.98%	272,820,774	1,037,015	263	2.09%	29.48%
2012	446,295	17,848	25	0.00%	150.06%	2,258,366	9,528	237	-6.29%	11.50%	281,741,657	1,045,925	269	2.39%	32.58%
2013	448,633	17,942	25	0.00%	150.06%	3,902,421	9,578	407	71.90%	91.68%	298,009,024	1,046,679	285	5.70%	40.13%
2014	448,881	17,952	25	0.00%	150.06%	3,701,741	9,619	385	-5.54%	81.05%	363,225,272	1,046,642	347	21.89%	70.81%
2015	895,396	17,904	50	100.00%	400.13%	4,141,433	9,624	430	11.82%	102.45%	421,522,967	1,046,603	403	16.05%	98.23%
2016	895,644	17,909	50	0.00%	400.13%	4,465,491	9,332	479	11.20%	125.12%	494,543,376	1,046,404	473	17.35%	132.61%
2017	895,796	17,912	50	0.00%	400.13%	4,924,995	9,257	532	11.18%	150.30%	535,450,006	1,046,399	512	8.27%	151.85%
2018	896,170	17,919	50	0.00%	400.13%	3,123,929	2,014	1,551	191.60%	629.88%	526,809,440	1,045,783	504	-1.56%	147.93%

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GARDEN

Rate Annual %chg Average Value/Acre: 9.50%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 4,586	Value : 629,350,997	Growth 1,388,074	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	66	159,404	39	33,529	103	206,854	208	399,787	
02. Res Improve Land	637	1,992,586	72	946,189	160	2,528,753	869	5,467,528	
03. Res Improvements	638	24,871,865	72	4,272,190	171	12,509,220	881	41,653,275	
04. Res Total	704	27,023,855	111	5,251,908	274	15,244,827	1,089	47,520,590	741,024
% of Res Total	64.65	56.87	10.19	11.05	25.16	32.08	23.75	7.55	53.39
05. Com UnImp Land	16	40,157	6	21,046	5	56,824	27	118,027	
06. Com Improve Land	106	428,901	14	268,407	17	865,389	137	1,562,697	
07. Com Improvements	113	4,721,130	14	1,100,105	20	4,078,130	147	9,899,365	
08. Com Total	129	5,190,188	20	1,389,558	25	5,000,343	174	11,580,089	31,310
% of Com Total	74.14	44.82	11.49	12.00	14.37	43.18	3.79	1.84	2.26
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	704	27,023,855	111	5,251,908	274	15,244,827	1,089	47,520,590	741,024
% of Res & Rec Total	64.65	56.87	10.19	11.05	25.16	32.08	23.75	7.55	53.39
Com & Ind Total	129	5,190,188	20	1,389,558	25	5,000,343	174	11,580,089	31,310
% of Com & Ind Total	74.14	44.82	11.49	12.00	14.37	43.18	3.79	1.84	2.26

17. Taxable Total	833	32,214,043	131	6,641,466	299	20,245,170	1,263	59,100,679	772,334
% of Taxable Total	65.95	54.51	10.37	11.24	23.67	34.26	27.54	9.39	55.64

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	30	71,480	30	71,480	0
24. Non-Producing	0	0	0	0	7	41,529	7	41,529	0
25. Total	0	0	0	0	37	113,009	37	113,009	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	68	3	25	96

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	18,602	26	2,708,784	2,738	435,305,997	2,766	438,033,383
28. Ag-Improved Land	0	0	29	3,487,346	481	93,008,405	510	96,495,751
29. Ag Improvements	1	66,190	29	1,973,890	490	33,568,095	520	35,608,175

30. Ag Total					3,286	570,137,309
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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	3	2.99	4,485	
32. HomeSite Improv Land	0	0.00	0	16	17.32	175,515	
33. HomeSite Improvements	0	0.00	0	19	0.00	1,007,645	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	0.25	750	
36. FarmSite Improv Land	0	0.00	0	20	58.61	150,475	
37. FarmSite Improvements	1	0.00	66,190	26	0.00	966,245	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	37	82.23	0	
40. Other- Non Ag Use	0	0.00	0	1	19.47	10,908	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	83	83.01	278,510	86	86.00	282,995	
32. HomeSite Improv Land	303	387.77	3,689,000	319	405.09	3,864,515	
33. HomeSite Improvements	307	0.00	21,984,695	326	0.00	22,992,340	10,075
34. HomeSite Total				412	491.09	27,139,850	
35. FarmSite UnImp Land	55	75.54	140,113	56	75.79	140,863	
36. FarmSite Improv Land	436	1,312.90	3,065,303	456	1,371.51	3,215,778	
37. FarmSite Improvements	472	0.00	11,583,400	499	0.00	12,615,835	605,665
38. FarmSite Total				555	1,447.30	15,972,476	
39. Road & Ditches	1,331	4,593.57	0	1,368	4,675.80	0	
40. Other- Non Ag Use	5	685.06	374,538	6	704.53	385,446	
41. Total Section VI				967	7,318.72	43,497,772	615,740

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	8	1,679.66	846,915
44. Market Value	0	0.00	0	8	1,679.66	3,221,096
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	109	24,794.06	15,871,351	117	26,473.72	16,718,266
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,390.63	8.94%	7,611,967	9.10%	2,245.00
47. 2A1	1,814.29	4.78%	4,073,086	4.87%	2,245.00
48. 2A	4,634.87	12.22%	10,405,287	12.44%	2,245.00
49. 3A1	291.19	0.77%	653,722	0.78%	2,245.00
50. 3A	12,194.75	32.14%	26,706,525	31.93%	2,190.00
51. 4A1	10,767.60	28.38%	23,581,067	28.19%	2,190.00
52. 4A	4,845.80	12.77%	10,612,316	12.69%	2,190.00
53. Total	37,939.13	100.00%	83,643,970	100.00%	2,204.69
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	66,776.60	63.26%	50,416,364	63.52%	755.00
56. 2D1	145.62	0.14%	109,944	0.14%	755.01
57. 2D	20,342.64	19.27%	15,257,146	19.22%	750.01
58. 3D1	231.62	0.22%	173,717	0.22%	750.01
59. 3D	10,833.69	10.26%	8,125,393	10.24%	750.01
60. 4D1	5,309.93	5.03%	3,876,263	4.88%	730.00
61. 4D	1,926.09	1.82%	1,406,059	1.77%	730.01
62. Total	105,566.19	100.00%	79,364,886	100.00%	751.80
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,419.21	0.39%	1,630,327	0.45%	476.81
65. 2G1	526.07	0.06%	218,322	0.06%	415.01
66. 2G	6,635.83	0.75%	2,915,035	0.81%	439.29
67. 3G1	1,824.63	0.21%	768,385	0.21%	421.12
68. 3G	39,547.64	4.48%	17,213,710	4.79%	435.27
69. 4G1	130,166.62	14.75%	53,259,141	14.81%	409.16
70. 4G	700,237.39	79.36%	283,641,747	78.87%	405.07
71. Total	882,357.39	100.00%	359,646,667	100.00%	407.60
Irrigated Total					
	37,939.13	3.63%	83,643,970	15.88%	2,204.69
Dry Total					
	105,566.19	10.09%	79,364,886	15.07%	751.80
Grass Total					
	882,357.39	84.38%	359,646,667	68.29%	407.60
72. Waste	17,919.40	1.71%	896,170	0.17%	50.01
73. Other	1,964.11	0.19%	3,087,844	0.59%	1,572.13
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,045,746.22	100.00%	526,639,537	100.00%	503.60

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	7.99	17,938	1,558.70	3,428,597	36,372.44	80,197,435	37,939.13	83,643,970
77. Dry Land	0.00	0	282.37	211,225	105,283.82	79,153,661	105,566.19	79,364,886
78. Grass	1.64	664	4,529.28	1,848,333	877,826.47	357,797,670	882,357.39	359,646,667
79. Waste	0.00	0	90.95	4,551	17,828.45	891,619	17,919.40	896,170
80. Other	0.00	0	132.36	361,291	1,831.75	2,726,553	1,964.11	3,087,844
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	9.63	18,602	6,593.66	5,853,997	1,039,142.93	520,766,938	1,045,746.22	526,639,537

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	37,939.13	3.63%	83,643,970	15.88%	2,204.69
Dry Land	105,566.19	10.09%	79,364,886	15.07%	751.80
Grass	882,357.39	84.38%	359,646,667	68.29%	407.60
Waste	17,919.40	1.71%	896,170	0.17%	50.01
Other	1,964.11	0.19%	3,087,844	0.59%	1,572.13
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,045,746.22	100.00%	526,639,537	100.00%	503.60

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 Lewellen	23	51,211	189	657,064	189	4,761,200	212	5,469,475	64,325
83.2 Lisco	15	24,358	52	181,557	57	2,519,805	72	2,725,720	6,840
83.3 Oshkosh	43	108,193	447	1,331,032	448	20,068,015	491	21,507,240	249,524
83.4 Rural Residential	127	216,025	181	3,297,875	187	14,304,255	314	17,818,155	420,335
84 Residential Total	208	399,787	869	5,467,528	881	41,653,275	1,089	47,520,590	741,024

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Lewellen	5	6,077	28	95,966	30	727,870	35	829,913	0
85.2	Oshkosh	11	35,645	79	320,860	84	4,133,710	95	4,490,215	31,310
85.3	Rural Commercial	11	76,305	30	1,145,871	33	5,037,785	44	6,259,961	0
86	Commercial Total	27	118,027	137	1,562,697	147	9,899,365	174	11,580,089	31,310

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	2,797.61	0.32%	1,161,022	0.33%	415.00
89. 2G1	526.07	0.06%	218,322	0.06%	415.01
90. 2G	6,154.82	0.70%	2,554,266	0.72%	415.00
91. 3G1	1,764.98	0.20%	723,646	0.20%	410.00
92. 3G	36,609.26	4.18%	15,009,891	4.22%	410.00
93. 4G1	128,500.29	14.66%	52,042,717	14.65%	405.00
94. 4G	700,237.39	79.88%	283,641,747	79.82%	405.07
95. Total	876,590.42	100.00%	355,351,611	100.00%	405.38
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	621.60	10.78%	469,305	10.93%	755.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	481.01	8.34%	360,769	8.40%	750.02
100. 3C1	59.65	1.03%	44,739	1.04%	750.03
101. 3C	2,938.38	50.95%	2,203,819	51.31%	750.01
102. 4C1	1,666.33	28.89%	1,216,424	28.32%	730.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	5,766.97	100.00%	4,295,056	100.00%	744.77
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	876,590.42	99.35%	355,351,611	98.81%	405.38
CRP Total	5,766.97	0.65%	4,295,056	1.19%	744.77
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	882,357.39	100.00%	359,646,667	100.00%	407.60

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

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	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	43,653,598	47,520,590	3,866,992	8.86%	741,024	7.16%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	25,253,000	27,139,850	1,886,850	7.47%	10,075	7.43%
04. Total Residential (sum lines 1-3)	68,906,598	74,660,440	5,753,842	8.35%	751,099	7.26%
05. Commercial	11,419,787	11,580,089	160,302	1.40%	31,310	1.13%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	11,419,787	11,580,089	160,302	1.40%	31,310	1.13%
08. Ag-Farmsite Land, Outbuildings	14,682,336	15,972,476	1,290,140	8.79%	605,665	4.66%
09. Minerals	114,919	113,009	-1,910	-1.66	0	-1.66%
10. Non Ag Use Land	385,446	385,446	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	15,182,701	16,470,931	1,288,230	8.48%	605,665	4.50%
12. Irrigated	83,696,616	83,643,970	-52,646	-0.06%		
13. Dryland	79,347,037	79,364,886	17,849	0.02%		
14. Grassland	359,721,238	359,646,667	-74,571	-0.02%		
15. Wasteland	896,170	896,170	0	0.00%		
16. Other Agland	3,123,928	3,087,844	-36,084	-1.16%		
17. Total Agricultural Land	526,784,989	526,639,537	-145,452	-0.03%		
18. Total Value of all Real Property (Locally Assessed)	622,294,075	629,350,997	7,056,922	1.13%	1,388,074	0.91%

2019 Assessment Survey for Garden County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1 - estimate about three weeks a year
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$128,000
7.	Adopted budget, or granted budget if different from above:
	\$118,348
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$50,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Currently there is \$41,533 in this fund; a levy will no longer be assessed to replenish it. GIS and computer supplies are also purchased out of this fund.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$13,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	\$107,200
13.	Amount of last year's assessor's budget not used:
	\$10,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The county assessor and staff.
5.	Does the county have GIS software?
	Yes – gWorks
6.	Is GIS available to the public? If so, what is the web address?
	Yes - www.garden.gworks.com
7.	Who maintains the GIS software and maps?
	Office staff
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Oshkosh and Lewellen are zoned.
4.	When was zoning implemented?
	1998 - rural

D. Contracted Services

1.	Appraisal Services:
	Lore Appraisal is hired as needed. There are no contracts.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

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

2019 Residential Assessment Survey for Garden County

1.	Valuation data collection done by:												
	The county assessor, staff, and on a short-term basis 1 part-time lister as needed.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
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3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost approach will carry the most weight and the sales will be used in the development of the depreciation.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The county assessor works with a credentialed appraiser on an as needed basis to establish new depreciation tables.												
5.	Are individual depreciation tables developed for each valuation group?												
	No, one depreciation table is developed with economic depreciation adjustments applied to individual villages.												
6.	Describe the methodology used to determine the residential lot values?												
	If possible, a market analysis of vacant lot sales will be done. Another method is to determine the residual value by subtracting the reproduction cost new less depreciation from the sale price. A square foot price has been developed for residential lots and a per acre breakdown has been established for larger parcels.												
7.	How are rural residential site values developed?												
	Rural residential site values are developed from sales and local market information.												
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												

There are no lots being held for development.

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	2013	2018	2018	2015-2016
2	2013	2012	2016	2016-2017
3	2013	2012	2016	2016-2017
4	2013	2018	2018	2018
AG	2015	2018	2018	2014

Residential lots values are reviewed when costing and depreciation is updated. There are seldom any sales to make logical changes, typically they will stay the same unless split or combined with another parcel. Depreciation tables were reviewed in 2018 but no changes were made from the previous tables.

For the agricultural houses and outbuildings the 2012 GIS imagery was compared to the 2014 GIS imagery and all changes were noted for on-site inspections. All houses and outbuildings were repriced for 2015. New aerials will be flown on the improvements in the fall of 2016 and a review will be done against prior imagery to detect changes. The new soil conversion was implemented on a parcel by parcel basis. Current review of rural properties is in progress, anticipating to complete next year.

2019 Commercial Assessment Survey for Garden County

1.	Valuation data collection done by:													
	The county assessor and staff.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The cost approach will carry the most weight and the sales will be used in the development of the depreciation. There is not sufficient data to put any reliance on the income approach.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	A contracted appraiser will be hired to assist in the proper valuation of a property considered to be a unique commercial property.													
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?													
	Work with a credentialed appraiser to establish new depreciation tables from the local market information.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	N/A													
6.	Describe the methodology used to determine the commercial lot values.													
	If possible a market analysis of vacant lot sales will be done. An alternative method would be to determine the residual value by subtracting the reproduction cost new from the sale price. A front foot price has been developed for commercial lots and a per acre breakdown has been established depending on the size of the larger parcels and the amenities.													
7.	<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="width: 20%; text-align: center;"><u>Date of Depreciation</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014-15</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2014	2012	2014	2014-15
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1	2014	2012	2014	2014-15										
	Depreciation tables are built with assistance from Susie Lore of Lore Appraisal.													

2019 Agricultural Assessment Survey for Garden County

1.	Valuation data collection done by:	
	The county assessor and staff.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.
		<u>Year Land Use Completed</u>
		2018
	New aerial photos will be taken of the rural improvements in the fall of 2018. They will be compared to past aerials for changes, when discoveries are made they will be flagged for on site inspections. The soil conversion was implemented on a parcel by parcel basis. Land use is annually reviewed for changes with the assistance of the NRD, FSA maps, and taxpayers.	
3.	Describe the process used to determine and monitor market areas.	
	Each year the qualified agricultural sales are plotted on a geocode map of the county to determine if there is a potential need for market areas. The sales do not indicate a benefit for different areas.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Agricultural – the parcel will be used primarily for agricultural purpose. Residential – the primary use will be for residential living. Recreational – blinds will be present and agricultural uses such as grazing may occur, but it is believed the primary use of the acres with blinds would have to be recreational (each blind = 1 acre recreational).	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes - differences have not been recognized from the market.	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	Intensive use was studied and valued by Stanard Appraisal, in addition to several other counties in the Panhandle of Nebraska. A land value of \$1,000 was developed.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	Information is obtained from the North Platte Natural Resource District. In Garden County, there are three parcels in WRP into perpetuity. Copies of the surveys were obtained and drawn onto the parcels. This land is all valued at 100% of market value.	
	<i><u>If your county has special value applications, please answer the following</u></i>	
8a.	How many special valuation applications are on file?	

	117
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Hunting blinds along the river are considered recreational.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	In each three year sales period, we generally have a very small number of land sales along the North Platte River, these sales are primarily for recreational purposes (goose hunting, etc.). Most of the land along the river however, is used for agricultural purposes. In an attempt to fairly and accurately value this land, we have implemented Special Valuation in Garden County. Questionnaires have been sent out to all landowners along the river. Most who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds but that also use the land for agricultural purposes (usually cattle grazing) have completed these forms by considering each blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market per sales. There are two parcels that are at 100% of value on all accretion acres. The remaining land is valued as agricultural, if used as such, and is based on approximately 75% of market.
8d.	Where is the influenced area located within the county?
	Influenced areas in the county are along the North Platte River.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	In the uninfluenced area, the agricultural sales will be reviewed. A model will be built on a spreadsheet to analyze the market trends by class and subclass. Purposed values and estimated final statistics will be evaluated.

2018 Plan of Assessment for Garden County Assessment Years 2019, 2020 and 2021

**Date: June 15, 2018
(Updated October 22, 2018)**

Plan of Assessment Requirements:

Pursuant to Nebraska Law 2005, LB 263, Section 9, (Statute § 77-1311.02) on or before June 15 each year, the Assessor shall prepare a plan of assessment (herein after referred to as the “Plan”), which shall describe 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 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 of Commissioners. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation 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.” Nebraska 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;
- 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 Garden County:

Per the 2018 County Real Estate Abstract, Garden County consists of 4,585 parcels, with the following real property types:

	<u>No. of Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Base of Real Estate</u>
Residential	1,087	23.71	7.00
Commercial	175	3.82	1.83
Agricultural	3,286	71.67	91.16
Mineral	37	.80	.01

Garden County has 1,045,782.90 acres of taxable agricultural land (with GIS acre counts): 3.63% consists of irrigated land, 84.37% is grassland, 10.09% is dryland, and 1.91% is waste, water, etc.

Garden County has a State Game Refuge, which lies 110 yards back from both sides of the river banks of the North Platte River (NE Statute 37-706). Hunting and certain other activities are prohibited on this privately-owned land. In the northern half of the county lies Crescent Lake National Wildlife refuge, which is a Federal Refuge consisting of approximately 46,637 acres.

Current Resources:

A. *Staff/Budget/Training:*

The Assessor's staff consists of the assessor, deputy assessor and one clerk. We submitted a 2018/2019 budget for \$128,000 for the office, which was approved by the County Board. Appraisal work is paid for through a Reappraisal Fund; the unspent money in this fund is carried over each fiscal year. With the 2018-2019 budget we will have \$50,000 in the fund. Our GIS contract expenses also come out of this.

The assessor and deputy obtain the 60 hours of required training necessary to retain assessor's certification.

B. *Cadastral Maps accuracy/condition, other land use maps, aerial photos:*

The Garden County Cadastral Maps were prepared in the 1970's (as closely as we can determine). In 2008, we contracted with GIS Workshop in Lincoln, Nebraska, for a GIS system with the new numerical soil survey, and implementation was completed in 2012. Even though information is kept current on the GIS system, we also keep the ownership and all split outs current in the cadastral books, occasionally referencing the cadastral books for measurements, etc.

C. *Property Record Cards:*

The Garden County Assessor's office property record cards are complete, detailed and current. The record cards contain the following:

- Parcel identification number
- Owner's name and address
- 911 address (situs) if applicable
- Pricing sheets of houses, garages and outbuildings which include all information and notes about each improvement, Replacement Cost New with depreciation applied for current condition, location, etc. Signed questionnaires from improvement owners are also included if applicable, along with aerial photos with land use if applicable. Current values are shown and necessary information showing how the values are derived. Numbered photos depicting each improvement
- Sketches of all buildings
- For cards with ag land the land breakdowns are included, along with aerial photos showing land use if applicable
- Cadastral map page and aerial map number
- Tax district code, which is comprised of all entities to which each parcel owner pays property taxes. These include school, county, community college, Natural Resource District, ESU District, Ag Society, Airport Authority, Fire and Cemetery Districts, and Oshkosh or Lewellen, if applicable.
- Deed information for each time a parcel changes hands, including the seller, buyer, deed book and page, sale date, and consideration if applicable.
- Aerial photo for all rural parcels of land and improvements
- Notes concerning inspections
- A summary sheet with a correlation statement explaining the three approaches to value

D. *Software for CAMA, Assessment Administration:*

The Garden County Assessor's office contracts with MIPS for CAMA pricing and an administrative package. We also contract with GIS Workshop for our GIS system.

Current Assessment Procedures for Real Property:

A. *Discover, List and Inventory all Property:*

Methods of discovering changes in real estate include county zoning permits, city building permits, aerial imagery, information from realtors and appraisers, reports by taxpayers and neighbors, ongoing inspections by staff as we travel throughout the county and a variety of other sources. New pivots listed on Personal Property Schedules occasionally indicate newly irrigated land. We also periodically run reports for various CAMA building codes and occupancy codes (i.e. Quonsets, Farm Utility Buildings, etc.) These are reviewed in an effort to ensure equality throughout.

New Property: For assessment year 2018, several building permits and/or Information Statements and zoning permits were filed for new property construction/additions in the county. The 2018 appraisal maintenance work incorporated these permits, which included newly constructed buildings, removed/deteriorated improvements and updated land use, etc.

B. *Data Collection:*

We perform extensive pick-up work each year. Data and information are collected by two staff members and with occasional guidance from Appraiser Susan Lore if needed. In accordance with Nebraska Statute 77-1311.03, the county reviews all parcels of real property no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market.

C. *Review assessment sales ratio studies before assessment actions:*

We monitor sales of each classification of property; sales studies are ongoing, and are used for valuation updates each year. This information is also used to prepare depreciation tables. We prepare spreadsheets of residential, commercial and agricultural sales each year based on the qualified sales rosters. We also prepare maps with agriculture sales plotted to indicate any potential market areas of value, etc. We run various "what-ifs" to determine the most appropriate percentage increases/ decreases to apply to bring values within the required statistical ranges if needed.

D. *Approaches to Value:*

1) *Market Approach; sales comparisons:*

As mentioned above we perform extensive sales studies, and the market approach is shown by the current adjusted valuations.

2) *Cost Approach; cost manual used and date of manual and latest depreciation study:*

The date of the Marshall & Swift costing used on all residential and commercial improvements is currently 2012. Our records have the Replacement Cost New of improvements with depreciation applied for the current condition, location, etc. This reflects the cost approach. (We are in the process of updating all records to 2018 costs. This will be implemented in 2019.)

3) *Income Approach; income and expense data collection/analysis from the market:*

In a rural county like Garden County, for most properties the income approach is not applicable.

4) *Land valuation studies, establish market areas, special value for agricultural land:*

Again, we do sales studies on all arm's length sales and prepare various spreadsheets of sales. Ag sales are plotted on a geocode map of the county to look for potential areas of market, etc. We also run various "what if's" to determine potential value changes for different classes of land, and to determine the most equitable and appropriate overall increases/decreases in values to achieve the required statistics for levels of values.

E. *Reconciliation of Final Value and Documentation:*

The market is analyzed based on the standard approach to valuation, with the final value based on the most appropriate method.

Our property record cards have all necessary information to show values, how values were determined, etc. On improved parcels we have the Replacement Cost New of improvements and physical, locational and any functional depreciations appropriate for the final values. Each file with improvements contains a correlation section that summarizes the results of each approach to value that has been completed for each parcel. We have appraisal information with depreciation tables, cost tables, etc., easily available for anyone who wishes to view it.

F. Review assessment sales ratio studies after assessment actions:

All assessment actions are taken with the assessment sales ratio studies in mind, to assure that the actions taken result in the proper valuations to meet the required statistics.

G. Notices and Public Relations:

The Garden County Assessor and staff strive to create an inviting and welcoming office environment for the public. We believe in open communication and public education on the duties of our office and the laws that affect the public. Notice of Valuation Changes are mailed to property owners on or before June 1st of each year, along with a letter explaining all value changes, statistics, etc. These are mailed to the owners of record as of May 20th and to the last known addresses of property owners. After notices have been mailed, the assessor and staff are available to answer any questions or concerns from the taxpayers. Articles are put in the paper about homestead exemptions, personal property filing deadlines, etc.

TERC certified Level of Value, Quality, and Uniformity per for assessment year 2018:

<u>Property Class</u>	<u>Median</u>
Residential	96
Commercial	100
Agricultural	69

For more information regarding statistical measures, see the 2018 Nebraska Department of Revenue, Property Assessment Division Reports and Opinions for Garden County.

Assessment Actions Taken:

Residential:

Each year residential sales are monitored for accuracy and for any adjustments/changes that should be done. Such adjustments are in turn applied to all sold and unsold parcels in each classification.

Residential properties will continue to be monitored for any changes, and all appraisal maintenance will be completed. This includes an ongoing review of records for accuracy in the computer and on the hard copy records.

Garden County contracted with GIS Workshop to take aerial pictures of all rural improvements for use in our 2018-2019 rural review. The photos were flown in December of 2017 and January, of 2018. After we received them in mid-January pictures were printed for all rural imp. Several weeks were spent comparing the pictures, parcel by parcel, with the previous photos. All changes were noted for review. In mid-February we started physical review of the properties with changes. We also reviewed several residential changes listed on building and zoning permits, along with other sources. In total, approximately 305 residential, commercial and ag pickup items were reviewed and/or inspected and updated. Due to

time constraints we were unable to address all the minor changes found in the aerials, but we will continue to work on these for 2019.

Commercial:

Commercial sales and statistical information were reviewed. Statistical measures are difficult to determine due to the low number of qualified sales and the variety of occupancy codes.

A commercial review was implemented in 2015. Therefore, commercial appraisal maintenance was limited mainly to pickup work on new or altered structures.

Agricultural Land:

During the fall of 2016 the new soil survey was implemented. Garden County had a large number of changes which involved substantial alterations. Thirty-five parcels on the north and upper west borders of the county had changes in total acre count. Per GIS Workshop this was to correct soil types that extended into Sheridan and Morrill Counties which had been previously missed.

The 2018 Garden County ag land valuations were determined by using the statistics and information received from the PAD of 39 in-county ag sales (including all MLU categories) deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold and the median market value of each classification (at approximately 75%). All qualified ag sales were plotted on a geocode map of Garden County to check for a need for market areas. None were indicated. Therefore, because the sales do not indicate any specific market areas, the value for each class (i.e. 3G1, 3G, etc.) will remain the same per class throughout the county.

Preliminary stats on the arm's length transactions of ag land in Garden County indicated, at 80% MLU, grass with a median of 73.29% (based on 11 sales), dryland at 81.10% (using 9 sales) and irrigated (with 5 sales) at 59.946%. Therefore, grass values will not be adjusted, dryland and CRP values will be decreased by 7 to 10% for a median of 74.32%, and irrigated land values remain the same. Five irrigated sales are insufficient to determine and achieve a median within the acceptable range.) Final stats show an overall median of 69% for agricultural land.

Special Value:

As with agricultural land, sales were monitored. Because we have so few sales of river land in each three-year sales period, any changes in value are hard to determine and/or justify. In 2015, with input from PAD, we used sales of accretion from the last 5 years to set values for recreational acres. These values have been carried forward due to lack of sales of river land property.

Assessment Actions Planned for Assessment Year 2019:

Marshall & Swift Cost Tables for all improvements will be updated to 2018 costing. This will affect Residential, Rural Residential and Buildings and Commercial improvements. Considerable time will be spent double checking to verify that all info rolled over correctly, etc.

- **Residential:** Residences in Oshkosh, Lewellen and Lisco will continue to be monitored for any changes, and appraisal maintenance will be completed. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Each year we run various spreadsheet reports (i.e. on mobile homes, modulars, equipment storage buildings, carports, storage units, etc.) to ensure equality in each type.

- **Rural improvements:** We will continue inspecting/reviewing changes found from the 2017-2018 photos of rural improvements flown by GIS. Detailed questionnaires will be mailed to all rural residential and improvement owners as the second step of our Six Year rural review. Questions on the form include last update of kitchens, bathrooms or other remodeling, roofs replacements and type of roof, floor coverings, type of heat/ac, basement info including wall height and finish, and any other changes to houses or outbuildings, etc. The property owners also sign and date these for verification. All changes/updates will be implemented and updated in our records for 2019. Appraisal maintenance is all going in all areas. Market analysis will be continued. This will be the final step in the Six Year Review of Rural Improvements.
- **Commercial:** A complete commercial reappraisal was implemented in 2015, and since that time all pickup work, etc. has been done to ensure our records are current. Appraisal maintenance and market analysis will be continued.
- **Agricultural land:** If new aerial land imagery has been received from GIS Workshop, we will begin the process of comparison, parcel by parcel, to current records to insure land use, etc. is current and will implement changes. Appraisal maintenance and market analysis will be continued.
- We also prepare statistical analysis, spreadsheets, etc. each year on all three classes of real estate to ensure our values are within the required measurements.

Assessment Actions Planned for Assessment Year 2020:

- **Residential:** Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc.
- **Ag improvements:** Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc.
- **Commercial:** Plans are to begin a commercial review of all commercial parcels, for implementation in 2021. Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc.
- **Agricultural land:** We will continue monitoring land use, etc. Appraisal maintenance and market analysis will be continued.
- We also prepare statistical analysis, spreadsheets, etc. each year on all three classes of real estate to ensure our values are within the required measurements.

Assessment Actions Planned for Assessment Year 2021:

- **Residential:** Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc.

- **Ag improvements:** Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc.
- **Commercial:** A complete updated commercial review will be implemented. Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc.
- **Agricultural land:** We will continue monitoring land use, etc. Appraisal maintenance and market analysis will be continued.
- We also do statistical analysis, spreadsheets, etc. each year on all three classes of real estate to ensure our values are within the required measurements.

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

1. Record maintenance, mapping updates, and ownership change.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Real Estate Abstract
 - b. Assessed Value Update with the current value of real estate in the sales file
 - c. Assessor Survey
 - d. Report Sales information for PA&T rosters
 - e. School District Taxable Value Report
 - f. Certification of Values to political entities
 - g. Homestead Exemption Tax Loss Report
 - h. Certificate of Taxes Levied Report
 - i. Report of current values for properties owned by Board of Education Land & Funds
 - j. Annual Plan of Assessment Report for the next three years
 - k. Average Residential Value for Homestead Exemption purposes
3. Personal Property: administer annual filing of approximately 430 schedules, prepare subsequent notice for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: 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 140 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Send "Notice of Valuation Change" letters for all properties on which values changed on or before June 1st.
8. Centrally Assessed: review and implementation of the valuations of centrally assessed entities as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.

9. Certify total valuations of real estate, minerals and oil and gas records, personal property, centrally assessed companies to all taxing entities on or before August 20th, along with growth when applicable.
10. Annual Inventory: update report designating personal property of the Assessor's office by August 25th each year.
11. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax, if applicable. Garden County currently has no TIF.
12. 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.
13. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
14. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.
15. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
16. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
17. Education: Assessor and/or Deputy Assessor: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Anyone currently holding an assessor's certificate is required to obtain a minimum of 60 hours every four years.
18. Garden County Procedures Manual: Prepare, maintain and annually update.
19. Tax List Corrections: prepare tax list correction documents for approval of the County Board of Equalization when necessary.
20. Process Real Estate Transfers: The appropriate paperwork for Transfers (Form 521s) is completed as soon as possible after they are brought to our office by the County Clerk's personnel. All sales are deemed to be qualified sales until shown otherwise. Ownership changes, etc. are completed in our administrative and CAMA systems, on the property record card and folder, in the real estate books, in the cadastral map books, on index cards, on a tablet of changes for the Treasurer's office, and in GIS if applicable. Transfer Statements (Form 521s) and the attached paperwork are forwarded to PAD in a timely manner. We also prepare keep sales books for each class of property, which list pertinent information for realtors, appraisers, property owners and other interested parties. We maintain a spreadsheet/list of all property owners along with other names of owners, in such a fashion that we can search for ownership using any names on the deeds.

The Garden County Assessor and staff maintain real estate parcel record information on <http://garden.gisworkshop.com>. This assists property owners, realtors, appraisers, lending companies, etc.

Conclusion

The main goal for Garden County is equalization and uniformity of valuation of all property in the county. The first step is to assure good record keeping and constant analysis of sales information.

The Garden County Assessor and staff strive very diligently to complete all duties and responsibilities required of the office, while doing so within the budget we are allowed.

We run an efficient, user-friendly office which both serves the public and follows the Nebraska Statutes, Regulations and Directives that we are obligated to follow. I believe we do so in a very effective, congenial manner.

Respectfully submitted:

Janet L. Shaul, Garden County Assessor

July 23, 2018
Date

VG	Area	Parcel Count	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	OSHKOSH	776	X				X				X						X				
	LEWELLEN & LISCO	776 incl above	X					X				X						X			
	RURAL OUTBLDGS	316	X						X				X	X					X		
	RURAL HOUSES	316 incl above	X						X				X	X					X		
	COMMERCIAL	171		X						X					X	X					X
	AG LAND	3292					X			X		X		X		X		X		X	
	MINERAL / OIL & GAS	37	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	TOTAL	4592																			
VG	Area	Parcel Count	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
	OSHKOSH	776																			
	LEWELLEN & LISCO	776 incl above																			
	RURAL OUTBLDGS	316																			
	RURAL HOUSES	316 incl above																			
	COMMERCIAL	171																			
	AG LAND	3292																			
	MINERAL / OIL & GAS	37																			
	TOTAL	4592																			

Janet L. Shaul
Garden County Assessor
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Oshkosh, NE 69154
308-772-4464
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February 26, 2019

Ruth Sorensen
Property Tax Administrator
DOR, Property Assessment Division
P O Box 98919
Lincoln NE 68509-8919

Dear Ms. Sorensen;

Below please find information regarding the procedures and methodologies used in Garden County to implement Special Valuation on qualified parcels of agricultural and horticultural land (pursuant to PAT Regulation 11-005.04).

1. Methodology for determining special valuation of agricultural land (uninfluenced value).

The 2019 Garden County ag land valuations were determined by using the compilation and statistics received from the PAT of all ag sales deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold, and the median market value of each classification (at approximately 75%). Because the sales do not indicate any specific market areas, the value for each class (i.e. 3G1, 3G, etc.) will remain the same per class throughout the county.

The acceptable level of assessment for agricultural land is from 69% to 75%. The 29 qualified ag sales in Garden County in the three-year sales period show an overall median of 73%. Under the 80% majority land use, eleven grass sales showed a median of 73.29%, nine dryland sales reflected a median of 74.36% and four irrigated sales had a median of 74.27%. Borrowed sales will not be used to set values, but rather to confirm the values our sales indicate. Based on preliminary stats irrigated, dry and grass values will not change for 2019. We strive for not only in-county equalized values but also across county-line similarities.

2. Methodology for determining recapture valuation of agricultural land (market value).

In 2010 the Garden County Board passed a resolution in which the owners of deeded land along the river are assessed on all accretion land and water to the thread (center) of the main channel of the North Platte River. For the purposes of determining the party obligated for the real estate taxes on accretion land, the county determined that the riparian rule shall apply that when the North Platte River runs between two deeded landowners (patented property), each owner owns from his or her parcel to the center of the river's main channel. Deeds recorded on these sales generally include all land "accreted thereto," to the thread of the main channel. This was implemented, and in 2012 Garden County began assessing all accretion land. It is now assessed per soil type and use, the same as all other ag land *if used as such*.

In each three year sales period, we generally have a very small number of land sales along the North Platte River. These sales are primarily for recreational purposes (goose hunting, etc.). Much of the land along the river, however, is used primarily for agricultural purposes. In an attempt to fairly and accurately value this land, we implemented Special Valuation in Garden County. Taxpayers who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds but also use the land for ag purposes (usually cattle grazing) have completed these forms by considering each blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market based on sales. The remaining land is valued as agricultural, *if used as such*, and is based on approximately 75% of market.

Above are the methods Garden County uses to determine valuations for ag properties and recreational properties. The methods were decided on with the assistance of the County Attorney, and after much market analysis, deliberation and thought. We feel it is the most equitable and uniform method of dealing with the above addressed land.

Sincerely,

Janet L. Shaul
Garden County Assessor