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DEPARTMENT OF REVENUE

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

GREELEY 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 Greeley 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 Greeley 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: Joan Goodrich, Greeley 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.

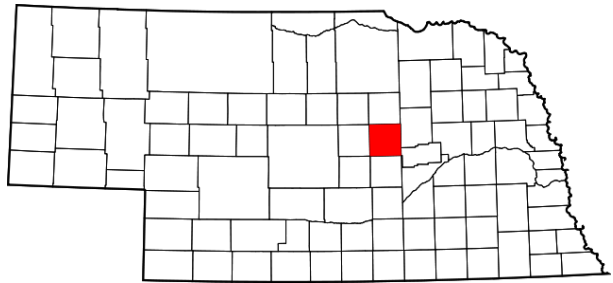
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

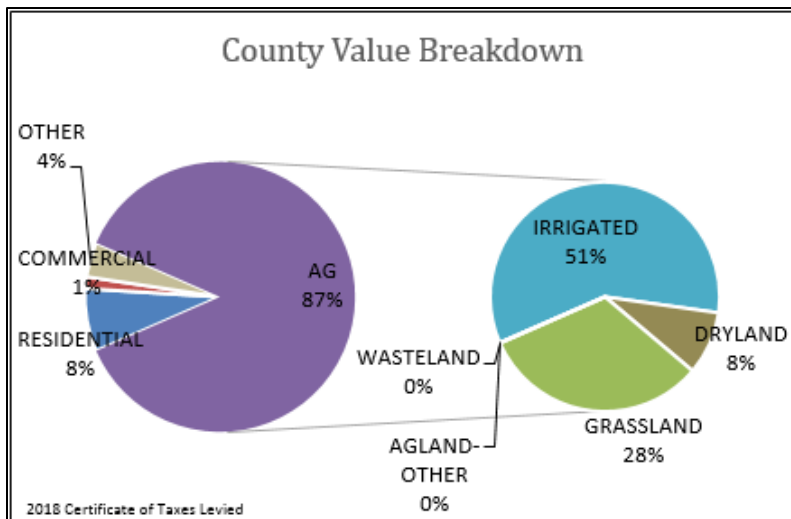
**Further information may be found in Exhibit 94*

County Overview

With a total area of 570 square miles, Greeley County had 2,374 residents, per the Census Bureau Quick Facts for 2017, a 6% population decline from the 2010 U.S. Census. Reports indicated that 80% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$57,026 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Greeley County are located in and around Greeley and Spalding. According to the latest information available from the U.S. Census Bureau, there were 67 employer establishments with total employment of 316.



Agricultural land accounts for the overwhelming majority of the county's valuation base. Grassland makes up a majority of the land in the county. Greeley County is included in the Lower Loup Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
GREELEY	531	466	-12.2%
SCOTIA	308	318	3.2%
SPALDING	537	490	-8.8%
WOLBACH	287	283	-1.4%

2019 Residential Correlation for Greeley County

Assessment Actions

For 2019 as part of the six-year inspection and review plan, the county assessor and deputy assessor physically inspected and reviewed the village of Spalding. All sales were reviewed and pick-up work was completed and put on the assessment roll.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement purposes. Greeley County continues to maintain acceptable sales qualification and verification practices. Even though the usability percentage is below the state average, an inspection of the non-qualified sales was undertaken to ensure that the county assessor has supported and documented the grounds for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property.

The review also looked at the filing of Real Estate Transfer Statements (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The County has done an acceptable job transmitting data timely and accurately. The AVU was also accurate when compared with the property record cards.

The six-year inspection and review cycle is reviewed to identify if the county has reviewed properties within the required time frame. The county assessor conducts all residential inspections in-house. All residential parcels are within the six-year inspection and review timeframe and the county is in compliance with the requirement.

Valuation groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. Currently there are three separate groups all with unique characteristics.

Lot values were reviewed by analyzing land to building ratios and vacant lot sales. The county assessor performed a lot study and implemented new lot values for each of the valuation groups for 2018.

A comparison of the sold and unsold residential property in Greeley County showed no apparent signs of bias in the valuation process. Costing tables for residential are currently 2015 with depreciation updated in 2016.

2019 Residential Correlation for Greeley County

The Greeley County Assessor does have a written valuation methodology in place that describes practices used to set values in the county. The methodology produced by the county assessor not only demonstrates their commitment to transparency, but also describes the quality processes used to establish valuations in the county.

Based on all relevant information, the quality of assessment of the residential class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance. The Greeley County Assessor timely submits all required statutory reports.

Description of Analysis

Residential sales are stratified into 3 valuation groups. Valuation Group 1 is comprised of the residential parcels in three smaller towns. The majority of sales occur within Valuation Group 1.

Valuation Group	Description
1	Greeley/Scotia/Wolbach
3	Spalding
5	Acreage

For the residential property class, a review of Greeley County's statistical analysis profiles 37 qualified residential sales, representing all the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable range. The median measure of central tendency for the residential class of properties is within the acceptable range, the mean is just below and the weighted mean and PRD may be attributed to the higher priced properties.

Analysis of the statistical profile supports a level of value within the acceptable range. Even though only the median measure of central tendency is in range, the assessment actions in Greeley County are applied uniformly. The qualitative statistics are reasonable for a rural county.

A review of the history value chart 2 – Real Property & Growth Valuations percent change from 2008-2018 for Greeley County compared to similar sized towns shows the county has kept up with the market for the residential class of property.

The statistical sample and the 2019 County Abstract of Assessment, Form 45 Compared with the 2018 Certificate Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions.

2019 Residential Correlation for Greeley County

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	94.77	90.68	88.85	14.67	102.06
3	6	92.23	97.47	98.25	10.59	99.21
5	1	55.36	55.36	55.36	00.00	100.00
____ALL____	37	93.65	90.83	87.27	14.83	104.08

Level of Value

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

2019 Commercial Correlation for Greeley County

Assessment Actions

For 2019, only pickup work and sales review was completed in the commercial class of property. The pick-up work was placed on the assessment roll.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county assessor has developed a good procedure for this. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of Real Estate Transfer Statement (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The Form 521's are being filed monthly and the AVU was accurate when compared with the property record cards.

The county assessor's inspection and review cycle for all real property was discussed with the county assessor. A reappraisal was recently done in 2016. With such few sales, ensuring equalization among the commercial properties was a priority. The county is up to date with the six-year inspection and review cycle.

Valuation groups were examined to ensure that the groups defined were equally subject to a set of economic forces that impact the value of properties within that geographic area. The county assessor has one valuation group for the commercial class.

A comparison of the sold and unsold commercial property in Greeley County showed no apparent signs of bias in the valuation process. Costing tables are currently 2015 with depreciation updated in 2016. The Greeley County Assessor does have a written valuation methodology in place.

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

2019 Commercial Correlation for Greeley County

Description of Analysis

Currently there is one valuation group within the commercial class. This consists of three small villages and any rural commercial in the county.

The statistical analysis for the commercial class of real property has 5 qualified sales. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. The profile comprises a diverse group of sales involving 5 different occupancy codes; the sales are scattered throughout the county. The COD is also high at 60 as the 5 sales ratios vary. With the removal of one sale, the median measure moves twenty-five points.

A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated, inspects, and reviews the commercial class within the six-year inspection and review cycle. When comparing to nearby communities in the history reports, it appears the value has increased over the past decade at a similar rate.

Equalization and Quality of Assessment

With the information available it was confirmed that the assessment practices are equalized, reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner and adheres to generally accepted mass appraisal techniques

For measurement purposes, the commercial sample is unreliable and does not represent the commercial class as a whole or by substrata.

Level of Value

Based on analysis of all available information, the level of value for the commercial class of property in Greeley County is determined to be 100%.

2019 Agricultural Correlation for Greeley County

Assessor Actions

For 2019, the county assessor completed a sales analysis. Through the analysis it was determined no changes to the agricultural land values would be made.

As part of the six-year inspection and review cycle, the county assessor reviewed and inspected all improved rural properties in Homestead, Clear Creek, Cedar, and Spalding townships.

Pick up work and sales review were completed.

Assessment Practice Review

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

One area of review is the county assessor's sales qualification and verification processes. This is evaluated to determine if all arm's length sales are made available for measurement. The Greeley County Assessor continues to maintain acceptable sales qualification and verification practices. Even though the usability percentage is below the state average, an inspection of the non-qualified sales was undertaken to ensure that the county assessor has supported and documented the grounds for disqualification. There were 38 disqualified sales to the Department of Roads and between family members, which were explainable. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property.

The review also looked at the filing of Real Estate Transfer Statements (521) as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

Land use is conducted using aerial imagery when new imagery is available. This was last completed from 2015-2017. Greeley County has been working to identify land enrolled in the Conservation Reserve Program (CRP) by sending letters and has received a good response.

All agricultural improvements were physically reviewed in 2013-17. The cost is dated 2015 and depreciation is dated 2016. This was derived by the Computer Assisted Mass Appraisal System (CAMA). Home sites are valued at \$12,000 for the first acre, and farm sites are valued at \$2,000 per acre. This is consistent for all market areas and is the same for rural residential sites.

The county assessor is current with the six-year inspection and review cycle.

2019 Agricultural Correlation for Greeley County

The Greeley County Assessor has identified two unique agricultural market areas. The boundary lines separate distinctly different geographic areas within the county and sales analysis supports that these differences are recognized in the market place.

Another portion of the assessment practices relates to how rural residential land is identified apart from agricultural land within the county. The entire parcel is looked at as well as if the same person owns any adjoining parcels. If there is any type of farming going on, the parcel it will be considered agricultural. If no farming it is considered rural residential.

The county assessor has a written methodology put together that explains the agricultural land valuation process.

Description of Analysis

The agricultural land acres in Greeley County consists of grassland at 60%, irrigated land at 31%, and dry land at 9%. Greeley County is divided into two market areas. Market Area 1 is in the northwest portion of the county that is primarily sand hills. Market Area 2 is the remainder of the county, which consists of heavier, silty soils. The comparable counties of Garfield and Wheeler adjoin Market Area 1. Valley County, Sherman County, Howard County, Nance County, Boone County Market Areas 1 and a small portion of Wheeler County adjoin Market Area 2 of Greeley County.

The statistical sample for agricultural land is comprised of 32 qualified sales. Analysis of the overall statistics indicates that only the median measure of central tendency is within acceptable range. The mean and PRD are affected by outlier sales.

Analyzing by Market Area both have a sufficient sample to provide an adequate sample for separate measurement of that particular area. Review of the counties irrigated land, dryland and grassland values countywide compared to the adjoining counties indicates that Greeley County is equalized with these counties.

The assessment actions taken to address agricultural land (no adjustments to any land class were made), compared to the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report confirms virtually no significant change to either the sales or the land population as a whole.

Equalization and Quality of Assessment

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites.

Further, the subclasses with a sufficient number of sales are within the acceptable range. The agricultural land values in Greeley County are equalized. Quality of assessment for agricultural land complies with generally accepted mass appraisal techniques.

2019 Agricultural Correlation for Greeley County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	5	52.75	61.43	57.66	19.07	106.54
1	1	52.75	52.75	52.75	00.00	100.00
2	4	61.02	63.61	61.79	20.60	102.95
<u>Dry</u>						
County	1	161.66	161.66	161.66	00.00	100.00
1	1	161.66	161.66	161.66	00.00	100.00
<u>Grass</u>						
County	17	72.17	76.02	69.17	18.80	109.90
1	6	72.70	70.25	65.77	05.21	106.81
2	11	70.03	79.17	70.59	26.72	112.15
<u>ALL</u>	32	72.04	75.84	67.19	20.88	112.87

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Greeley County is 72%.

2019 Opinions of the Property Tax Administrator for Greeley County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Greeley County

Residential Real Property - Current

Number of Sales	37	Median	93.65
Total Sales Price	\$1,977,400	Mean	90.83
Total Adj. Sales Price	\$1,977,400	Wgt. Mean	87.27
Total Assessed Value	\$1,725,630	Average Assessed Value of the Base	\$46,143
Avg. Adj. Sales Price	\$53,443	Avg. Assessed Value	\$46,639

Confidence Interval - Current

95% Median C.I	79.86 to 98.65
95% Wgt. Mean C.I	77.83 to 96.71
95% Mean C.I	84.89 to 96.77
% of Value of the Class of all Real Property Value in the County	5.43
% of Records Sold in the Study Period	3.45
% of Value Sold in the Study Period	3.49

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	36	92	91.85
2017	28	92	92.24
2016	34	95	95.26
2015	48	95	94.52

2019 Commission Summary for Greeley County

Commercial Real Property - Current

Number of Sales	5	Median	42.80
Total Sales Price	\$283,000	Mean	58.32
Total Adj. Sales Price	\$283,000	Wgt. Mean	52.80
Total Assessed Value	\$149,420	Average Assessed Value of the Base	\$62,833
Avg. Adj. Sales Price	\$56,600	Avg. Assessed Value	\$29,884

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	16.99 to 99.65
% of Value of the Class of all Real Property Value in the County	1.44
% of Records Sold in the Study Period	2.39
% of Value Sold in the Study Period	1.14

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	7	100	79.01
2017	7	100	90.67
2016	8	100	101.23
2015	8	100	57.74

**39 Greeley
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 : 37
 Total Sales Price : 1,977,400
 Total Adj. Sales Price : 1,977,400
 Total Assessed Value : 1,725,630
 Avg. Adj. Sales Price : 53,443
 Avg. Assessed Value : 46,639

MEDIAN : 94
 WGT. MEAN : 87
 MEAN : 91
 COD : 14.83
 PRD : 104.08

COV : 20.31
 STD : 18.45
 Avg. Abs. Dev : 13.89
 MAX Sales Ratio : 134.19
 MIN Sales Ratio : 44.90

95% Median C.I. : 79.86 to 98.65
 95% Wgt. Mean C.I. : 77.83 to 96.71
 95% Mean C.I. : 84.89 to 96.77

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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-16 To 31-DEC-16	6	86.29	87.05	82.90	10.68	105.01	76.16	97.65	76.16 to 97.65	57,200	47,417
01-JAN-17 To 31-MAR-17	8	94.11	92.23	93.18	08.49	98.98	76.54	105.44	76.54 to 105.44	34,063	31,741
01-APR-17 To 30-JUN-17	3	90.62	90.68	85.99	26.01	105.45	55.36	126.06	N/A	87,667	75,385
01-JUL-17 To 30-SEP-17	4	90.42	90.38	94.39	11.03	95.75	77.97	102.69	N/A	34,500	32,565
01-OCT-17 To 31-DEC-17	6	108.01	97.81	84.50	21.25	115.75	44.90	134.19	44.90 to 134.19	62,500	52,813
01-JAN-18 To 31-MAR-18	3	89.45	87.46	91.78	05.35	95.29	79.27	93.65	N/A	53,333	48,947
01-APR-18 To 30-JUN-18	7	98.65	88.25	86.23	13.51	102.34	53.47	103.76	53.47 to 103.76	60,814	52,439
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	21	92.33	90.18	88.01	11.94	102.47	55.36	126.06	78.41 to 98.00	48,414	42,611
01-OCT-17 To 30-SEP-18	16	96.15	91.68	86.48	18.27	106.01	44.90	134.19	79.27 to 106.91	60,044	51,924
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	21	95.89	93.25	88.43	16.86	105.45	44.90	134.19	77.97 to 105.44	49,929	44,153
<u>ALL</u>	37	93.65	90.83	87.27	14.83	104.08	44.90	134.19	79.86 to 98.65	53,443	46,639

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	30	94.77	90.68	88.85	14.67	102.06	44.90	134.19	79.27 to 99.27	57,213	50,832
3	6	92.23	97.47	98.25	10.59	99.21	82.84	118.98	82.84 to 118.98	21,833	21,452
5	1	55.36	55.36	55.36	00.00	100.00	55.36	55.36	N/A	130,000	71,965
<u>ALL</u>	37	93.65	90.83	87.27	14.83	104.08	44.90	134.19	79.86 to 98.65	53,443	46,639

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	37	93.65	90.83	87.27	14.83	104.08	44.90	134.19	79.86 to 98.65	53,443	46,639
06											
07											
<u>ALL</u>	37	93.65	90.83	87.27	14.83	104.08	44.90	134.19	79.86 to 98.65	53,443	46,639

**39 Greeley
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 : 37
 Total Sales Price : 1,977,400
 Total Adj. Sales Price : 1,977,400
 Total Assessed Value : 1,725,630
 Avg. Adj. Sales Price : 53,443
 Avg. Assessed Value : 46,639

MEDIAN : 94
 WGT. MEAN : 87
 MEAN : 91
 COD : 14.83
 PRD : 104.08

COV : 20.31
 STD : 18.45
 Avg. Abs. Dev : 13.89
 MAX Sales Ratio : 134.19
 MIN Sales Ratio : 44.90

95% Median C.I. : 79.86 to 98.65
 95% Wgt. Mean C.I. : 77.83 to 96.71
 95% Mean C.I. : 84.89 to 96.77

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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	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	12	90.13	91.80	92.51	12.16	99.23	76.54	118.98	78.92 to 103.76	21,917	20,275	
___Ranges Excl. Low \$___												
Greater Than 4,999	37	93.65	90.83	87.27	14.83	104.08	44.90	134.19	79.86 to 98.65	53,443	46,639	
Greater Than 14,999	37	93.65	90.83	87.27	14.83	104.08	44.90	134.19	79.86 to 98.65	53,443	46,639	
Greater Than 29,999	25	95.89	90.36	86.46	15.62	104.51	44.90	134.19	79.55 to 99.27	68,576	59,293	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	12	90.13	91.80	92.51	12.16	99.23	76.54	118.98	78.92 to 103.76	21,917	20,275	
30,000 TO 59,999	14	97.83	98.06	98.58	08.12	99.47	77.29	134.19	90.62 to 102.90	43,586	42,969	
60,000 TO 99,999	6	78.01	85.87	87.90	23.60	97.69	53.47	126.06	53.47 to 126.06	80,500	70,763	
100,000 TO 149,999	5	78.41	74.19	73.44	23.48	101.02	44.90	98.65	N/A	124,240	91,236	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	37	93.65	90.83	87.27	14.83	104.08	44.90	134.19	79.86 to 98.65	53,443	46,639	

39 Greeley
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 : 5
Total Sales Price : 283,000
Total Adj. Sales Price : 283,000
Total Assessed Value : 149,420
Avg. Adj. Sales Price : 56,600
Avg. Assessed Value : 29,884

MEDIAN : 43
WGT. MEAN : 53
MEAN : 58
COD : 60.00
PRD : 110.45

COV : 57.08
STD : 33.29
Avg. Abs. Dev : 25.68
MAX Sales Ratio : 96.25
MIN Sales Ratio : 29.09

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 16.99 to 99.65

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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>Qtrts</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	92.36	92.36	92.36	00.00	100.00	92.36	92.36	N/A	69,000	63,725
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	2	30.10	30.10	30.42	03.36	98.95	29.09	31.10	N/A	67,000	20,383
01-OCT-16 To 31-DEC-16	1	42.80	42.80	42.80	00.00	100.00	42.80	42.80	N/A	60,000	25,680
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	3	31.10	50.85	51.47	67.81	98.80	29.09	92.36	N/A	67,667	34,830
01-OCT-16 To 30-SEP-17	1	42.80	42.80	42.80	00.00	100.00	42.80	42.80	N/A	60,000	25,680
01-OCT-17 To 30-SEP-18	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4	36.95	48.84	49.49	50.72	98.69	29.09	92.36	N/A	65,750	32,543
01-JAN-17 To 31-DEC-17	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250
<u>ALL</u>	5	42.80	58.32	52.80	60.00	110.45	29.09	96.25	N/A	56,600	29,884

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	5	42.80	58.32	52.80	60.00	110.45	29.09	96.25	N/A	56,600	29,884
<u>ALL</u>	5	42.80	58.32	52.80	60.00	110.45	29.09	96.25	N/A	56,600	29,884

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	5	42.80	58.32	52.80	60.00	110.45	29.09	96.25	N/A	56,600	29,884
04											
<u>ALL</u>	5	42.80	58.32	52.80	60.00	110.45	29.09	96.25	N/A	56,600	29,884

39 Greeley
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 : 5
Total Sales Price : 283,000
Total Adj. Sales Price : 283,000
Total Assessed Value : 149,420
Avg. Adj. Sales Price : 56,600
Avg. Assessed Value : 29,884

MEDIAN : 43
WGT. MEAN : 53
MEAN : 58
COD : 60.00
PRD : 110.45

COV : 57.08
STD : 33.29
Avg. Abs. Dev : 25.68
MAX Sales Ratio : 96.25
MIN Sales Ratio : 29.09

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 16.99 to 99.65

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	5	42.80	58.32	52.80	60.00	110.45	29.09	96.25	N/A	56,600	29,884	
Greater Than 14,999	5	42.80	58.32	52.80	60.00	110.45	29.09	96.25	N/A	56,600	29,884	
Greater Than 29,999	4	36.95	48.84	49.49	50.72	98.69	29.09	92.36	N/A	65,750	32,543	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250	
30,000 TO 59,999	1	29.09	29.09	29.09	00.00	100.00	29.09	29.09	N/A	45,000	13,090	
60,000 TO 99,999	3	42.80	55.42	53.71	47.71	103.18	31.10	92.36	N/A	72,667	39,027	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	5	42.80	58.32	52.80	60.00	110.45	29.09	96.25	N/A	56,600	29,884	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
306	1	31.10	31.10	31.10	00.00	100.00	31.10	31.10	N/A	89,000	27,675	
339	1	29.09	29.09	29.09	00.00	100.00	29.09	29.09	N/A	45,000	13,090	
353	1	42.80	42.80	42.80	00.00	100.00	42.80	42.80	N/A	60,000	25,680	
406	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250	
420	1	92.36	92.36	92.36	00.00	100.00	92.36	92.36	N/A	69,000	63,725	
<u>ALL</u>	5	42.80	58.32	52.80	60.00	110.45	29.09	96.25	N/A	56,600	29,884	

39 Greeley
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 : 32
Total Sales Price : 22,378,331
Total Adj. Sales Price : 22,378,331
Total Assessed Value : 15,034,975
Avg. Adj. Sales Price : 699,323
Avg. Assessed Value : 469,843

MEDIAN : 72
WGT. MEAN : 67
MEAN : 76
COD : 20.88
PRD : 112.87

COV : 31.32
STD : 23.75
Avg. Abs. Dev : 15.04
MAX Sales Ratio : 161.66
MIN Sales Ratio : 41.88

95% Median C.I. : 66.49 to 78.98
95% Wgt. Mean C.I. : 60.77 to 73.60
95% Mean C.I. : 67.61 to 84.07

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	3	52.02	48.96	50.01	07.11	97.90	41.88	52.99	N/A	782,440	391,277
01-JAN-16 To 31-MAR-16	5	70.03	68.56	67.73	05.45	101.23	56.81	73.78	N/A	626,704	424,442
01-APR-16 To 30-JUN-16	3	60.30	64.10	57.02	14.64	112.42	52.75	79.24	N/A	1,931,011	1,101,060
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	1	66.49	66.49	66.49	00.00	100.00	66.49	66.49	N/A	304,000	202,115
01-JAN-17 To 31-MAR-17	4	66.17	67.56	66.53	12.32	101.55	55.56	82.33	N/A	724,644	482,095
01-APR-17 To 30-JUN-17	2	72.76	72.76	72.91	01.51	99.79	71.66	73.85	N/A	257,528	187,775
01-JUL-17 To 30-SEP-17	2	98.00	98.00	83.36	30.63	117.56	67.98	128.02	N/A	504,225	420,340
01-OCT-17 To 31-DEC-17	2	95.03	95.03	94.14	10.30	100.95	85.24	104.82	N/A	210,405	198,065
01-JAN-18 To 31-MAR-18	8	77.02	89.39	78.23	28.34	114.27	50.05	161.66	50.05 to 161.66	607,295	475,090
01-APR-18 To 30-JUN-18	2	80.71	80.71	81.17	03.32	99.43	78.03	83.38	N/A	549,602	446,090
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	11	60.30	62.00	58.54	16.40	105.91	41.88	79.24	52.02 to 73.78	1,024,898	599,929
01-OCT-16 To 30-SEP-17	9	69.08	75.36	70.81	16.50	106.43	55.56	128.02	63.26 to 82.33	525,120	371,858
01-OCT-17 To 30-SEP-18	12	81.18	88.89	79.79	21.78	111.40	50.05	161.66	73.22 to 104.82	531,531	424,086
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	9	70.02	66.84	60.97	09.34	109.63	52.75	79.24	56.81 to 73.78	1,025,617	625,278
01-JAN-17 To 31-DEC-17	10	72.76	80.18	73.11	20.16	109.67	55.56	128.02	63.26 to 104.82	484,289	354,074
<u>ALL</u>	32	72.04	75.84	67.19	20.88	112.87	41.88	161.66	66.49 to 78.98	699,323	469,843

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	72.70	78.59	65.80	18.95	119.44	52.75	161.66	55.56 to 78.03	808,012	531,679
2	22	70.03	74.59	67.97	22.02	109.74	41.88	128.02	60.30 to 83.38	649,919	441,736
<u>ALL</u>	32	72.04	75.84	67.19	20.88	112.87	41.88	161.66	66.49 to 78.98	699,323	469,843

39 Greeley
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 : 32
 Total Sales Price : 22,378,331
 Total Adj. Sales Price : 22,378,331
 Total Assessed Value : 15,034,975
 Avg. Adj. Sales Price : 699,323
 Avg. Assessed Value : 469,843

MEDIAN : 72
 WGT. MEAN : 67
 MEAN : 76
 COD : 20.88
 PRD : 112.87

COV : 31.32
 STD : 23.75
 Avg. Abs. Dev : 15.04
 MAX Sales Ratio : 161.66
 MIN Sales Ratio : 41.88

95% Median C.I. : 66.49 to 78.98
 95% Wgt. Mean C.I. : 60.77 to 73.60
 95% Mean C.I. : 67.61 to 84.07

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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
____ Grass ____											
County	15	73.22	76.74	69.06	20.62	111.12	41.88	128.02	63.26 to 85.24	427,410	295,186
1	5	73.22	69.87	64.97	05.93	107.54	55.56	75.06	N/A	365,833	237,674
2	10	74.64	80.18	70.70	27.44	113.41	41.88	128.02	56.81 to 105.96	458,198	323,942
____ ALL ____	32	72.04	75.84	67.19	20.88	112.87	41.88	161.66	66.49 to 78.98	699,323	469,843

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	5	52.75	61.43	57.66	19.07	106.54	50.05	82.33	N/A	1,376,703	793,825
1	1	52.75	52.75	52.75	00.00	100.00	52.75	52.75	N/A	3,143,032	1,657,945
2	4	61.02	63.61	61.79	20.60	102.95	50.05	82.33	N/A	935,120	577,795
____ Dry ____											
County	1	161.66	161.66	161.66	00.00	100.00	161.66	161.66	N/A	230,720	372,975
1	1	161.66	161.66	161.66	00.00	100.00	161.66	161.66	N/A	230,720	372,975
____ Grass ____											
County	17	72.17	76.02	69.17	18.80	109.90	41.88	128.02	63.26 to 85.24	409,449	283,204
1	6	72.70	70.25	65.77	05.21	106.81	55.56	75.06	55.56 to 75.06	343,108	225,665
2	11	70.03	79.17	70.59	26.72	112.15	41.88	128.02	56.81 to 105.96	445,635	314,589
____ ALL ____	32	72.04	75.84	67.19	20.88	112.87	41.88	161.66	66.49 to 78.98	699,323	469,843

Greeley County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Greeley	1	n/a	3875	3865	3845	3825	3800	3775	3750	3792
Boone	2	5805	5596	4542	4857	4565	4507	4551	4421	4607
Garfield	1	n/a	3890	3890	3320	3320	2940	2940	2520	3235
Wheeler	1	3760	3680	3570	3480	3390	3310	3235	3140	3264
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	4465
Boone	1	6045	6045	6000	6006	5934	5947	5848	5848	5955
Howard	7100	4950	4950	4500	4350	3900	3750	3600	3600	3952
Howard	7200	4950	4950	4500	4350	3900	3750	3600	3600	4443
Howard	7300	4950	4950	4500	4350	3900	3750	3600	3600	4460
Nance	1	5156	5150	5142	5128	5065	5058	5033	5032	5105
Sherman	1	n/a	4080	3935	3935	3795	3795	3710	3707	3844
Valley	1	n/a	4195	4195	3610	3410	3410	3000	3000	3714

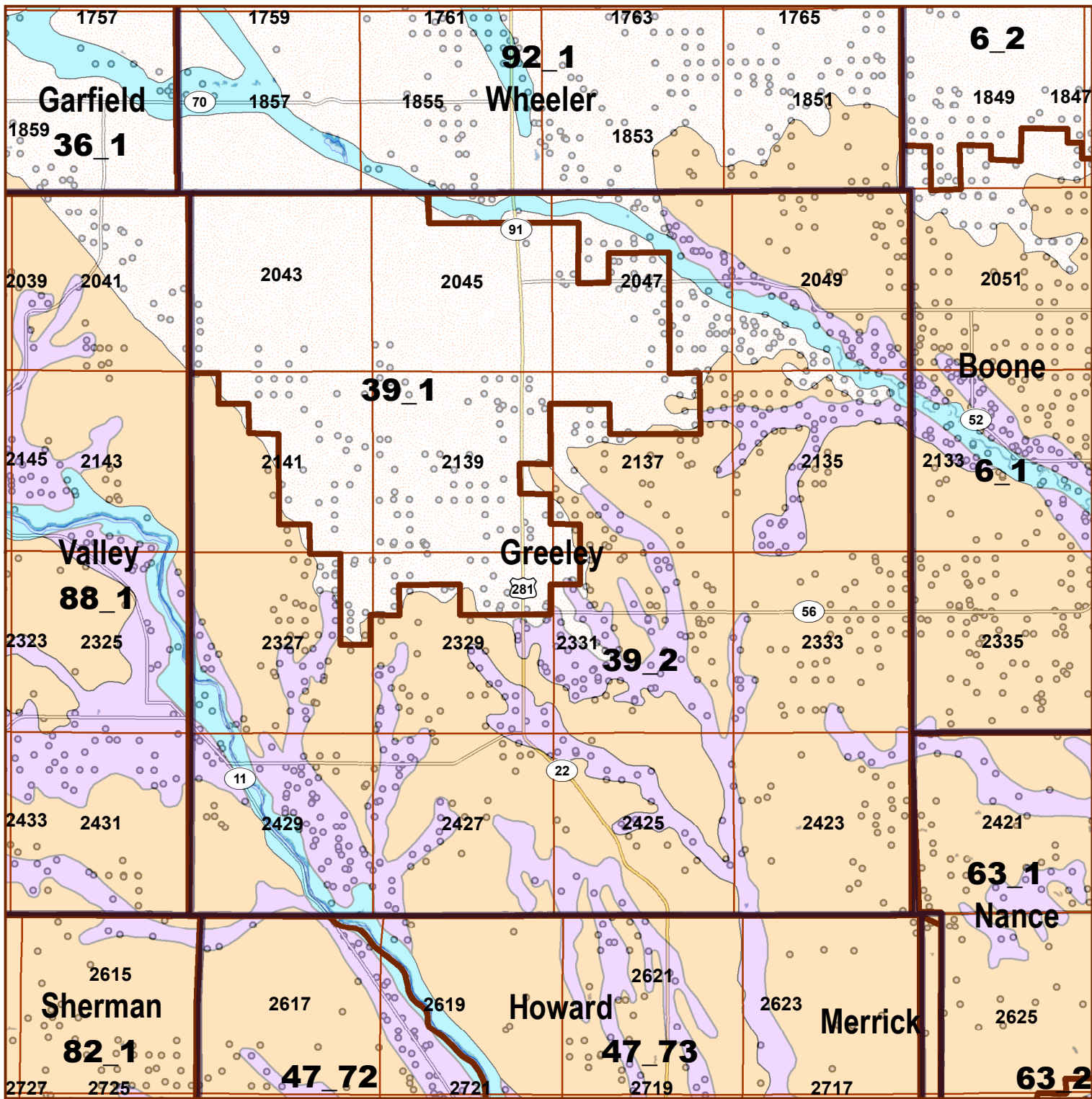
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Greeley	1	n/a	2020	2010	2000	1850	1830	1575	1260	1693
Boone	2	1410	2291	1367	1423	1307	1161	1128	1101	1294
Garfield	1	n/a	1615	1615	1415	1415	1180	1180	1105	1319
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1358
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	2299
Boone	1	4665	4665	4417	4420	4415	4448	4430	4410	4479
Howard	7100	2600	2600	2500	2500	2325	2250	2150	2000	2305
Howard	7200	2600	2600	2500	2500	2325	2250	2150	2000	2268
Howard	7300	2600	2600	2500	2500	2325	2250	2150	2000	2336
Nance	1	2673	2675	2647	2618	2618	2558	2500	2450	2588
Sherman	1	n/a	2010	1905	1905	1800	1800	1700	1700	1789
Valley	1	n/a	1830	1830	1830	1795	1795	1795	1680	1782

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Greeley	1	n/a	1210	1190	1125	1125	1055	1050	1025	1040
Boone	2	1322	1206	1140	985	957	862	868	861	872
Garfield	1	n/a	1040	1040	1040	960	960	802	660	715
Wheeler	1	1375	1295	1220	1150	1070	999	970	878	930
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	1275
Boone	1	1855	1855	1846	1841	1842	1841	1545	1518	1677
Howard	7100	1500	1500	1350	1350	1300	1250	1200	1175	1237
Howard	7200	1500	1499	1350	1350	1300	1250	1200	1175	1223
Howard	7300	1500	1500	1350	1350	1300	1250	1200	1175	1202
Nance	1	1500	1500	1480	1471	1470	1425	1396	1396	1415
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	1347
Valley	1	n/a	1191	1191	1158	1190	1118	1046	1065	1074

County	Mkt Area	CRP	TIMBER	WASTE
Greeley	1	1087	n/a	n/a
Boone	2	1170	370	95
Garfield	1	870	n/a	194
Wheeler	1	1470	n/a	442

Greeley	2	1312	n/a	n/a
Boone	1	2359	680	500
Howard	7100	1261	n/a	750
Howard	7200	1247	n/a	789
Howard	7300	1314	n/a	777
Nance	1	1603	1300	221
Sherman	1	1391	n/a	90
Valley	1	1115	1093	251

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.



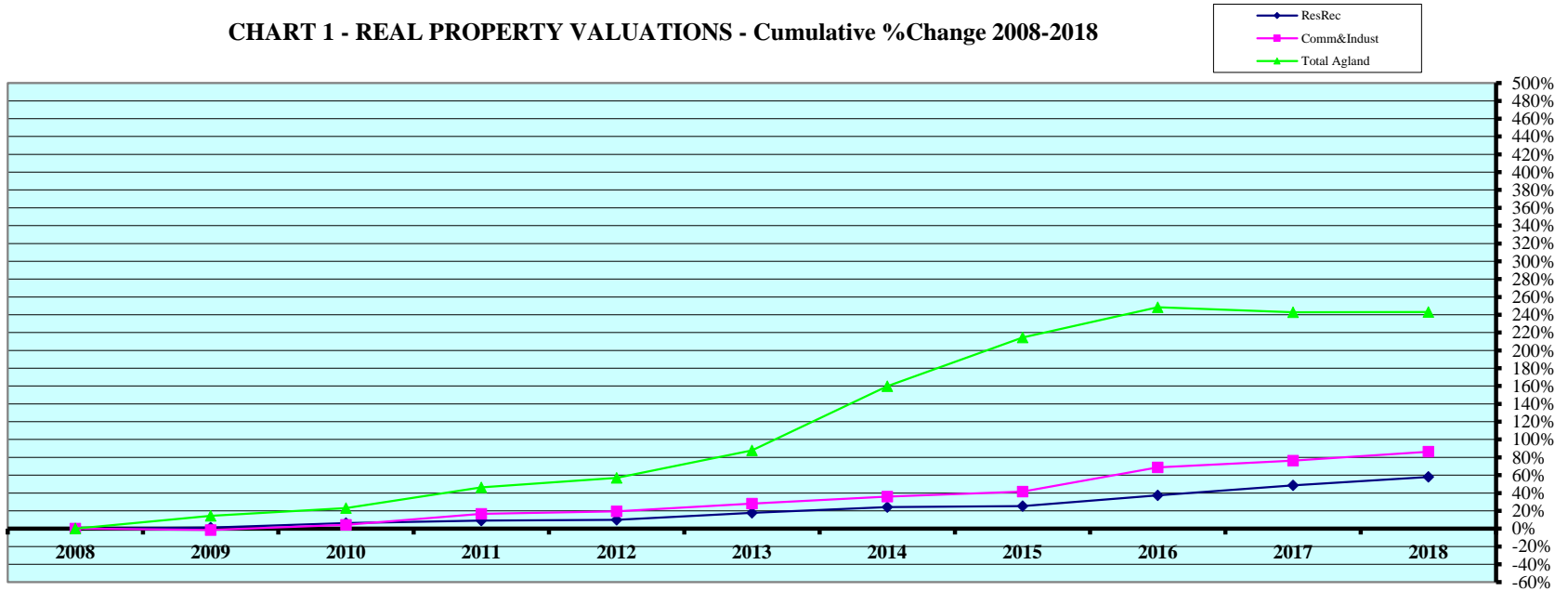
Legend

- 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

Greeley 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	30,364,035	--	--	--	6,874,285	--	--	--	229,516,585	--	--	--
2009	30,755,140	391,105	1.29%	1.29%	6,770,815	-103,470	-1.51%	-1.51%	262,177,265	32,660,680	14.23%	14.23%
2010	32,265,810	1,510,670	4.91%	6.26%	7,171,540	400,725	5.92%	4.32%	282,137,820	19,960,555	7.61%	22.93%
2011	33,095,235	829,425	2.57%	8.99%	8,015,225	843,685	11.76%	16.60%	335,737,450	53,599,630	19.00%	46.28%
2012	33,340,590	245,355	0.74%	9.80%	8,199,665	184,440	2.30%	19.28%	360,151,865	24,414,415	7.27%	56.92%
2013	35,709,785	2,369,195	7.11%	17.61%	8,796,390	596,725	7.28%	27.96%	430,748,585	70,596,720	19.60%	87.68%
2014	37,728,845	2,019,060	5.65%	24.26%	9,351,620	555,230	6.31%	36.04%	596,648,830	165,900,245	38.51%	159.96%
2015	38,081,765	352,920	0.94%	25.42%	9,730,860	379,240	4.06%	41.55%	721,977,390	125,328,560	21.01%	214.56%
2016	41,704,260	3,622,495	9.51%	37.35%	11,598,765	1,867,905	19.20%	68.73%	799,719,560	77,742,170	10.77%	248.44%
2017	45,101,875	3,397,615	8.15%	48.54%	12,111,985	513,220	4.42%	76.19%	786,745,030	-12,974,530	-1.62%	242.78%
2018	47,966,160	2,864,285	6.35%	57.97%	12,805,930	693,945	5.73%	86.29%	787,356,785	611,755	0.08%	243.05%

Rate Annual %chg: Residential & Recreational **4.68%**

Commercial & Industrial **6.42%**

Agricultural Land **13.12%**

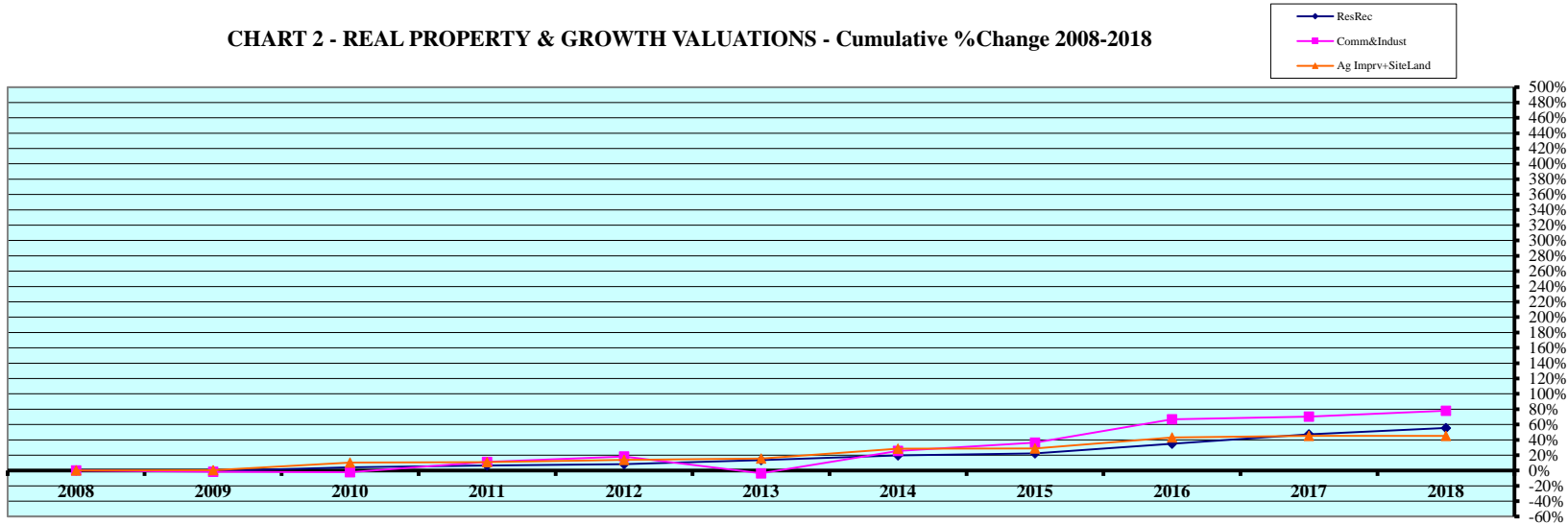
Cnty# **39**
County **GREELEY**

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	30,364,035	307,995	1.01%	30,056,040	--	--	6,874,285	644,315	9.37%	6,229,970	--	--			
2009	30,755,140	625,880	2.04%	30,129,260	-0.77%	-0.77%	6,770,815	0	0.00%	6,770,815	-1.51%	-1.51%			
2010	32,265,810	636,408	1.97%	31,629,402	2.84%	4.17%	7,171,540	455,510	6.35%	6,716,030	-0.81%	-2.30%			
2011	33,095,235	776,565	2.35%	32,318,670	0.16%	6.44%	8,015,225	361,460	4.51%	7,653,765	6.72%	11.34%			
2012	33,340,590	417,370	1.25%	32,923,220	-0.52%	8.43%	8,199,665	81,085	0.99%	8,118,580	1.29%	18.10%			
2013	35,709,785	1,210,245	3.39%	34,499,540	3.48%	13.62%	8,796,390	2,169,420	24.66%	6,626,970	-19.18%	-3.60%			
2014	37,728,845	1,347,256	3.57%	36,381,589	1.88%	19.82%	9,351,620	722,675	7.73%	8,628,945	-1.90%	25.52%			
2015	38,081,765	957,162	2.51%	37,124,603	-1.60%	22.27%	9,730,860	364,510	3.75%	9,366,350	0.16%	36.25%			
2016	41,704,260	702,758	1.69%	41,001,502	7.67%	35.03%	11,598,765	126,840	1.09%	11,471,925	17.89%	66.88%			
2017	45,101,875	406,756	0.90%	44,695,119	7.17%	47.20%	12,111,985	412,555	3.41%	11,699,430	0.87%	70.19%			
2018	47,966,160	747,895	1.56%	47,218,265	4.69%	55.51%	12,805,930	569,125	4.44%	12,236,805	1.03%	78.01%			
Rate Ann%chg	4.68%						2.50%						6.42%	C & I w/o growth	0.46%

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	16,186,590	22,903,190	39,089,780	635,055	1.62%	38,454,725	--	--
2009	16,842,200	22,868,155	39,710,355	437,880	1.10%	39,272,475	0.47%	0.47%
2010	16,776,190	26,904,010	43,680,200	577,690	1.32%	43,102,510	8.54%	10.27%
2011	16,261,660	28,153,390	44,415,050	1,056,240	2.38%	43,358,810	-0.74%	10.92%
2012	26,364,395	19,088,945	45,453,340	923,260	2.03%	44,530,080	0.26%	13.92%
2013	17,547,560	28,538,240	46,085,800	926,865	2.01%	45,158,935	-0.65%	15.53%
2014	18,722,435	32,716,040	51,438,475	1,160,582	2.26%	50,277,893	9.10%	28.62%
2015	18,560,275	33,700,340	52,260,615	1,966,565	3.76%	50,294,050	-2.22%	28.66%
2016	19,801,135	37,667,500	57,468,635	1,520,670	2.65%	55,947,965	7.06%	43.13%
2017	20,097,490	38,213,560	58,311,050	1,538,335	2.64%	56,772,715	-1.21%	45.24%
2018	20,388,450	37,830,905	58,219,355	1,493,560	2.57%	56,725,795	-2.72%	45.12%
Rate Ann%chg	2.33%	5.15%	4.06%	Ag Imprv+Site w/o growth			1.79%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

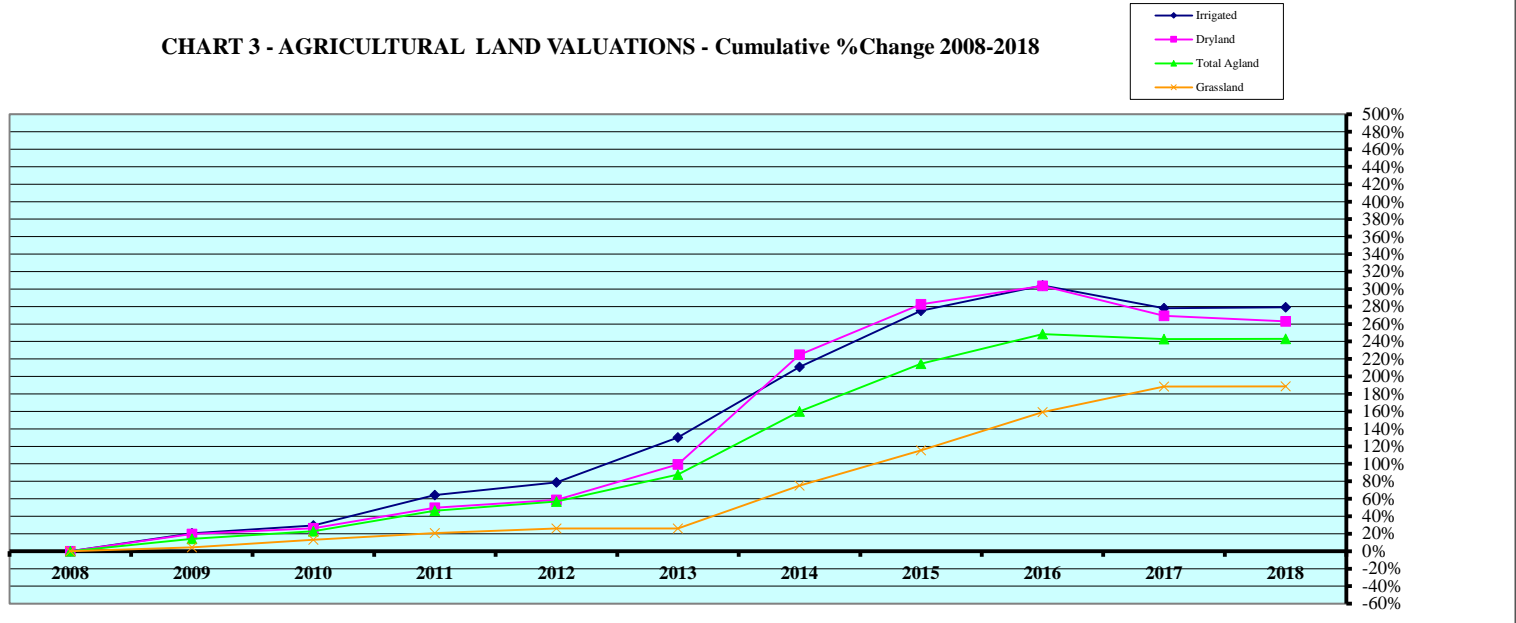
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	39
County	GREELEY

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	122,054,275	--	--	--	19,406,990	--	--	--	87,945,025	--	--	--
2009	147,036,090	24,981,815	20.47%	20.47%	23,215,455	3,808,465	19.62%	19.62%	91,804,055	3,859,030	4.39%	4.39%
2010	158,029,665	10,993,575	7.48%	29.47%	24,516,535	1,301,080	5.60%	26.33%	99,528,220	7,724,165	8.41%	13.17%
2011	200,403,870	42,374,205	26.81%	64.19%	29,043,850	4,527,315	18.47%	49.66%	106,226,280	6,698,060	6.73%	20.79%
2012	218,310,020	17,906,150	8.94%	78.86%	30,790,500	1,746,650	6.01%	58.66%	110,929,395	4,703,115	4.43%	26.13%
2013	280,869,715	62,559,695	28.66%	130.12%	38,689,980	7,899,480	25.66%	99.36%	110,916,340	-13,055	-0.01%	26.12%
2014	379,435,195	98,565,480	35.09%	210.87%	63,035,675	24,345,695	62.93%	224.81%	154,063,680	43,147,340	38.90%	75.18%
2015	458,032,085	78,596,890	20.71%	275.27%	74,235,835	11,200,160	17.77%	282.52%	189,496,190	35,432,510	23.00%	115.47%
2016	493,257,135	35,225,050	7.69%	304.13%	78,333,640	4,097,805	5.52%	303.64%	227,919,350	38,423,160	20.28%	159.16%
2017	461,314,570	-31,942,565	-6.48%	277.96%	71,668,585	-6,665,055	-8.51%	269.29%	253,557,250	25,637,900	11.25%	188.31%
2018	462,896,125	1,581,555	0.34%	279.25%	70,442,420	-1,226,165	-1.71%	262.97%	253,814,060	256,810	0.10%	188.61%

Rate Ann.%chg: Irrigated **14.26%** Dryland **13.76%** Grassland **11.18%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	111,875	--	--	--	(1,580)	--	--	--	229,516,585	--	--	--
2009	121,665	9,790	8.75%	8.75%	0	1,580	--	--	262,177,265	32,660,680	14.23%	14.23%
2010	63,400	-58,265	-47.89%	-43.33%	0	0	--	--	282,137,820	19,960,555	7.61%	22.93%
2011	63,450	50	0.08%	-43.28%	0	0	--	--	335,737,450	53,599,630	19.00%	46.28%
2012	114,800	51,350	80.93%	2.61%	7,150	7,150	--	--	360,151,865	24,414,415	7.27%	56.92%
2013	272,550	157,750	137.41%	143.62%	0	-7,150	-100.00%	--	430,748,585	70,596,720	19.60%	87.68%
2014	114,280	-158,270	-58.07%	2.15%	0	0	--	--	596,648,830	165,900,245	38.51%	159.96%
2015	213,280	99,000	86.63%	90.64%	0	0	--	--	721,977,390	125,328,560	21.01%	214.56%
2016	209,435	-3,845	-1.80%	87.20%	0	0	--	--	799,719,560	77,742,170	10.77%	248.44%
2017	0	-209,435	-100.00%	-100.00%	204,625	204,625	--	--	786,745,030	-12,974,530	-1.62%	242.78%
2018	0	0	--	-100.00%	204,180	-445	-0.22%	--	787,356,785	611,755	0.08%	243.05%

Cnty# **39**
County **GREELEY**

Rate Ann.%chg: Total Agric Land **13.12%**

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	122,072,345	100,956	1,209			19,409,690	34,238	567			87,943,505	215,541	408		
2009	147,123,500	100,657	1,462	20.88%	20.88%	23,308,575	34,331	679	19.76%	19.76%	91,721,710	216,277	424	3.94%	3.94%
2010	157,564,470	101,032	1,560	6.70%	28.98%	24,884,315	34,221	727	7.11%	28.27%	99,378,005	216,778	458	8.10%	12.36%
2011	200,275,025	101,507	1,973	26.51%	63.17%	28,972,330	33,566	863	18.70%	52.26%	106,316,210	216,957	490	6.89%	20.10%
2012	216,709,510	103,286	2,098	6.34%	73.52%	30,865,430	33,495	921	6.76%	62.55%	110,940,780	214,197	518	5.69%	26.94%
2013	280,734,845	105,494	2,661	26.83%	120.08%	38,749,775	33,235	1,166	26.53%	105.67%	110,890,580	213,123	520	0.46%	27.52%
2014	378,679,620	106,013	3,572	34.23%	195.41%	63,118,835	33,620	1,877	61.02%	231.17%	154,161,145	212,248	726	39.59%	78.01%
2015	458,087,455	106,626	4,296	20.27%	255.30%	74,524,215	34,241	2,176	15.93%	283.92%	189,306,320	211,836	894	23.04%	119.02%
2016	493,139,735	106,655	4,624	7.62%	282.39%	78,447,220	33,949	2,311	6.17%	307.60%	227,924,265	211,537	1,077	20.57%	164.08%
2017	461,481,415	106,697	4,325	-6.46%	257.70%	71,657,290	32,701	2,191	-5.17%	286.54%	253,491,840	212,100	1,195	10.92%	192.92%
2018	462,916,100	107,040	4,325	-0.01%	257.66%	70,408,810	31,998	2,200	0.42%	288.15%	253,813,680	212,375	1,195	0.00%	192.91%

Rate Annual %chg Average Value/Acre: 13.59%

14.52%

11.35%

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	111,875	2,030	55			0	0				229,537,415	352,765	651		
2009	122,160	1,526	80	45.22%	45.22%	0	0				262,275,945	352,791	743	14.25%	14.25%
2010	63,385	792	80	-0.02%	45.19%	0	0				281,890,175	352,823	799	7.47%	22.79%
2011	63,450	793	80	0.00%	45.18%	0	0				335,627,015	352,824	951	19.06%	46.19%
2012	79,120	793	100	24.70%	81.04%	0	0				358,594,840	351,771	1,019	7.16%	56.67%
2013	277,150	1,150	241	141.56%	337.31%	7,150	13	550			430,659,500	353,014	1,220	19.67%	87.49%
2014	116,425	1,164	100	-58.51%	81.43%	0	0				596,076,025	353,045	1,688	38.40%	159.48%
2015	213,635	1,068	200	100.02%	262.89%	0	0				722,131,625	353,771	2,041	20.90%	213.71%
2016	208,895	1,044	200	0.00%	262.88%	0	0				799,720,115	353,186	2,264	10.93%	247.99%
2017	202,335	1,012	200	0.00%	262.89%	0	0				786,832,880	352,509	2,232	-1.42%	243.04%
2018	0	0			#VALUE!	204,190	1,021	200			787,342,780	352,433	2,234	0.09%	243.34%

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GREELEY

Rate Annual %chg Average Value/Acre: 13.13%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 3,200	Value : 911,378,190	Growth 3,634,893	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	122	1,094,930	40	350,320	61	687,160	223	2,132,410	
02. Res Improve Land	741	3,398,690	33	388,065	53	647,520	827	4,434,275	
03. Res Improvements	748	33,384,750	36	4,261,685	66	5,298,020	850	42,944,455	
04. Res Total	870	37,878,370	76	5,000,070	127	6,632,700	1,073	49,511,140	1,290,488
% of Res Total	81.08	76.50	7.08	10.10	11.84	13.40	33.53	5.43	35.50
05. Com UnImp Land	27	117,780	4	39,430	1	21,070	32	178,280	
06. Com Improve Land	145	403,250	16	192,220	3	54,910	164	650,380	
07. Com Improvements	152	6,975,945	18	3,264,690	7	2,062,795	177	12,303,430	
08. Com Total	179	7,496,975	22	3,496,340	8	2,138,775	209	13,132,090	311,055
% of Com Total	85.65	57.09	10.53	26.62	3.83	16.29	6.53	1.44	8.56
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	870	37,878,370	76	5,000,070	127	6,632,700	1,073	49,511,140	1,290,488
% of Res & Rec Total	81.08	76.50	7.08	10.10	11.84	13.40	33.53	5.43	35.50
Com & Ind Total	179	7,496,975	22	3,496,340	8	2,138,775	209	13,132,090	311,055
% of Com & Ind Total	85.65	57.09	10.53	26.62	3.83	16.29	6.53	1.44	8.56

17. Taxable Total	1,049	45,375,345	98	8,496,410	135	8,771,475	1,282	62,643,230	1,601,543
% of Taxable Total	81.83	72.43	7.64	13.56	10.53	14.00	40.06	6.87	44.06

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	1	222,140	1,838,060
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	1	222,140	1,838,060
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	222,140	1,838,060

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	143	29	184	356

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	167,795	46	10,284,720	1,282	486,329,980	1,331	496,782,495
28. Ag-Improved Land	1	4,285	33	10,621,020	509	290,148,505	543	300,773,810
29. Ag Improvements	1	1,000	36	2,571,785	550	48,605,870	587	51,178,655

30. Ag Total				1,918	848,734,960
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	17	17.98	207,000	
33. HomeSite Improvements	0	0.00	0	17	0.00	1,640,160	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	5	7.83	10,640	
36. FarmSite Improv Land	1	1.00	1,000	31	100.24	180,970	
37. FarmSite Improvements	1	0.00	1,000	36	0.00	931,625	
38. FarmSite Total							
39. Road & Ditches	1	0.47	0	48	130.78	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	15	15.00	180,000	15	15.00	180,000	
32. HomeSite Improv Land	281	299.61	3,496,890	298	317.59	3,703,890	
33. HomeSite Improvements	289	0.00	15,878,590	306	0.00	17,518,750	748,600
34. HomeSite Total				321	332.59	21,402,640	
35. FarmSite UnImp Land	67	195.44	276,800	72	203.27	287,440	
36. FarmSite Improv Land	484	1,903.61	3,616,550	516	2,004.85	3,798,520	
37. FarmSite Improvements	530	0.00	32,727,280	567	0.00	33,659,905	1,284,750
38. FarmSite Total				639	2,208.12	37,745,865	
39. Road & Ditches	1,284	4,093.36	0	1,333	4,224.61	0	
40. Other- Non Ag Use	12	599.92	963,695	12	599.92	963,695	
41. Total Section VI				960	7,365.24	60,112,200	2,033,350

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	895.46	4.01%	3,469,940	4.09%	3,875.04
47. 2A1	1,961.39	8.78%	7,580,780	8.95%	3,865.00
48. 2A	1,186.77	5.31%	4,563,145	5.38%	3,845.01
49. 3A1	1,658.30	7.42%	6,343,015	7.49%	3,825.01
50. 3A	2,177.00	9.74%	8,272,605	9.76%	3,800.00
51. 4A1	9,804.38	43.87%	37,011,585	43.68%	3,775.01
52. 4A	4,666.69	20.88%	17,500,310	20.65%	3,750.05
53. Total	22,349.99	100.00%	84,741,380	100.00%	3,791.56
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	154.51	2.98%	312,100	3.56%	2,019.93
56. 2D1	617.85	11.92%	1,241,865	14.15%	2,009.98
57. 2D	333.71	6.44%	667,420	7.61%	2,000.00
58. 3D1	714.78	13.79%	1,322,360	15.07%	1,850.02
59. 3D	504.25	9.73%	922,790	10.52%	1,830.02
60. 4D1	2,244.23	43.29%	3,534,665	40.28%	1,575.00
61. 4D	614.41	11.85%	774,180	8.82%	1,260.04
62. Total	5,183.74	100.00%	8,775,380	100.00%	1,692.87
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	153.84	0.21%	186,235	0.25%	1,210.58
65. 2G1	783.86	1.08%	933,225	1.23%	1,190.55
66. 2G	625.93	0.86%	704,855	0.93%	1,126.09
67. 3G1	4,439.68	6.09%	4,995,565	6.59%	1,125.21
68. 3G	1,712.63	2.35%	1,809,500	2.39%	1,056.56
69. 4G1	15,478.87	21.23%	16,258,250	21.43%	1,050.35
70. 4G	49,719.60	68.19%	50,964,555	67.19%	1,025.04
71. Total	72,914.41	100.00%	75,852,185	100.00%	1,040.29
Irrigated Total					
	22,349.99	22.25%	84,741,380	50.03%	3,791.56
Dry Total					
	5,183.74	5.16%	8,775,380	5.18%	1,692.87
Grass Total					
	72,914.41	72.58%	75,852,185	44.78%	1,040.29
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	6.17	0.01%	1,240	0.00%	200.97
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	100,454.31	100.00%	169,370,185	100.00%	1,686.04

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	21,162.96	24.85%	107,719,485	28.33%	5,090.00
47. 2A1	15,308.55	17.98%	75,088,525	19.75%	4,905.01
48. 2A	3,551.19	4.17%	15,998,130	4.21%	4,505.01
49. 3A1	3,883.69	4.56%	17,107,650	4.50%	4,405.00
50. 3A	2,674.87	3.14%	11,394,930	3.00%	4,259.99
51. 4A1	18,043.56	21.19%	75,963,435	19.98%	4,210.00
52. 4A	20,535.07	24.11%	77,007,840	20.25%	3,750.06
53. Total	85,159.89	100.00%	380,279,995	100.00%	4,465.48
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,859.88	18.27%	12,708,625	20.77%	2,615.01
56. 2D1	5,311.93	19.96%	13,359,555	21.84%	2,515.01
57. 2D	807.11	3.03%	2,029,855	3.32%	2,514.97
58. 3D1	1,188.21	4.47%	2,869,515	4.69%	2,414.99
59. 3D	408.27	1.53%	945,150	1.54%	2,315.01
60. 4D1	6,600.66	24.81%	14,290,465	23.36%	2,165.01
61. 4D	7,430.96	27.93%	14,973,350	24.48%	2,015.00
62. Total	26,607.02	100.00%	61,176,515	100.00%	2,299.26
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4,009.84	2.88%	5,617,645	3.16%	1,400.96
65. 2G1	4,218.26	3.03%	5,614,335	3.16%	1,330.96
66. 2G	1,397.41	1.00%	1,859,080	1.05%	1,330.38
67. 3G1	1,211.89	0.87%	1,599,980	0.90%	1,320.24
68. 3G	1,458.99	1.05%	1,892,735	1.07%	1,297.29
69. 4G1	31,485.21	22.62%	40,532,830	22.82%	1,287.36
70. 4G	95,394.42	68.54%	120,476,865	67.84%	1,262.93
71. Total	139,176.02	100.00%	177,593,470	100.00%	1,276.03
Irrigated Total					
	85,159.89	33.80%	380,279,995	61.41%	4,465.48
Dry Total					
	26,607.02	10.56%	61,176,515	9.88%	2,299.26
Grass Total					
	139,176.02	55.24%	177,593,470	28.68%	1,276.03
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	1,012.96	0.40%	202,595	0.03%	200.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	251,955.89	100.00%	619,252,575	100.00%	2,457.78

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.80	154,525	2,997.78	13,386,805	104,476.30	451,480,045	107,509.88	465,021,375
77. Dry Land	1.09	2,835	740.16	1,595,965	31,049.51	68,353,095	31,790.76	69,951,895
78. Grass	11.62	13,720	4,537.77	5,498,795	207,541.04	247,933,140	212,090.43	253,445,655
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	127.83	25,565	891.30	178,270	1,019.13	203,835
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	48.51	171,080	8,403.54	20,507,130	343,958.15	767,944,550	352,410.20	788,622,760

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	107,509.88	30.51%	465,021,375	58.97%	4,325.38
Dry Land	31,790.76	9.02%	69,951,895	8.87%	2,200.38
Grass	212,090.43	60.18%	253,445,655	32.14%	1,194.99
Waste	0.00	0.00%	0	0.00%	0.00
Other	1,019.13	0.29%	203,835	0.03%	200.01
Exempt	0.00	0.00%	0	0.00%	0.00
Total	352,410.20	100.00%	788,622,760	100.00%	2,237.80

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 Greeley Residential	38	267,270	216	698,990	218	8,849,870	256	9,816,130	114,120
83.2 Market Area 2	6	186,190	2	24,000	11	572,160	17	782,350	279,555
83.3 Rural Res	35	339,830	31	380,280	34	3,236,040	69	3,956,150	0
83.4 Rural Res	61	600,740	51	622,740	56	5,569,325	117	6,792,805	389,903
83.5 Scotia Residential	25	141,390	157	772,310	158	7,542,790	183	8,456,490	93,185
83.6 Spalding Residential	33	174,590	229	1,571,140	230	12,324,625	263	14,070,355	384,665
83.7 Wolbach Res	25	422,400	141	364,815	143	4,849,645	168	5,636,860	29,060
84 Residential Total	223	2,132,410	827	4,434,275	850	42,944,455	1,073	49,511,140	1,290,488

Schedule XII : Commercial 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>	
85.1	Greeley Commercial	8	32,380	45	176,915	45	2,228,490	53	2,437,785	0
85.2	Greeley Residential	0	0	1	3,430	1	93,855	1	97,285	0
85.3	Market Area 2	0	0	0	0	2	115,170	2	115,170	0
85.4	Rural Commercial	5	60,500	17	212,415	21	4,928,255	26	5,201,170	0
85.5	Scotia Commercial	2	975	21	23,500	24	1,260,315	26	1,284,790	0
85.6	Spalding Commercial	10	72,985	48	185,440	52	2,969,895	62	3,228,320	311,055
85.7	Wolbach Commercial	7	11,440	32	48,680	32	707,450	39	767,570	0
86	Commercial Total	32	178,280	164	650,380	177	12,303,430	209	13,132,090	311,055

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	150.16	0.21%	181,690	0.24%	1,209.98
89. 2G1	762.62	1.05%	907,520	1.21%	1,190.00
90. 2G	594.20	0.82%	668,525	0.89%	1,125.08
91. 3G1	4,400.96	6.08%	4,951,230	6.58%	1,125.03
92. 3G	1,604.63	2.22%	1,692,865	2.25%	1,054.99
93. 4G1	15,264.32	21.08%	16,027,610	21.29%	1,050.00
94. 4G	49,621.65	68.54%	50,862,195	67.55%	1,025.00
95. Total	72,398.54	100.00%	75,291,635	100.00%	1,039.96
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	3.68	0.71%	4,545	0.81%	1,235.05
98. 2C1	21.24	4.12%	25,705	4.59%	1,210.22
99. 2C	31.73	6.15%	36,330	6.48%	1,144.97
100. 3C1	38.72	7.51%	44,335	7.91%	1,145.02
101. 3C	108.00	20.94%	116,635	20.81%	1,079.95
102. 4C1	214.55	41.59%	230,640	41.15%	1,074.99
103. 4C	97.95	18.99%	102,360	18.26%	1,045.02
104. Total	515.87	100.00%	560,550	100.00%	1,086.61
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	72,398.54	99.29%	75,291,635	99.26%	1,039.96
CRP Total	515.87	0.71%	560,550	0.74%	1,086.61
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	72,914.41	100.00%	75,852,185	100.00%	1,040.29

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,853.58	2.81%	5,394,975	3.09%	1,399.99
89. 2G1	4,022.73	2.94%	5,350,355	3.06%	1,330.03
90. 2G	1,373.24	1.00%	1,826,445	1.05%	1,330.03
91. 3G1	1,194.42	0.87%	1,576,570	0.90%	1,319.95
92. 3G	1,448.96	1.06%	1,879,500	1.08%	1,297.14
93. 4G1	30,785.13	22.47%	39,612,225	22.67%	1,286.73
94. 4G	94,328.30	68.85%	119,106,905	68.16%	1,262.68
95. Total	137,006.36	100.00%	174,746,975	100.00%	1,275.47
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	156.26	7.20%	222,670	7.82%	1,425.00
98. 2C1	195.53	9.01%	263,980	9.27%	1,350.07
99. 2C	24.17	1.11%	32,635	1.15%	1,350.23
100. 3C1	17.47	0.81%	23,410	0.82%	1,340.01
101. 3C	10.03	0.46%	13,235	0.46%	1,319.54
102. 4C1	700.08	32.27%	920,605	32.34%	1,315.00
103. 4C	1,066.12	49.14%	1,369,960	48.13%	1,285.00
104. Total	2,169.66	100.00%	2,846,495	100.00%	1,311.95
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
Grass Total					
Grass Total	137,006.36	98.44%	174,746,975	98.40%	1,275.47
CRP Total					
CRP Total	2,169.66	1.56%	2,846,495	1.60%	1,311.95
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	139,176.02	100.00%	177,593,470	100.00%	1,276.03

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

39 Greeley

	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	47,966,160	49,511,140	1,544,980	3.22%	1,290,488	0.53%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	20,388,450	21,402,640	1,014,190	4.97%	748,600	1.30%
04. Total Residential (sum lines 1-3)	68,354,610	70,913,780	2,559,170	3.74%	2,039,088	0.76%
05. Commercial	12,805,930	13,132,090	326,160	2.55%	311,055	0.12%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	12,805,930	13,132,090	326,160	2.55%	311,055	0.12%
08. Ag-Farmsite Land, Outbuildings	36,867,210	37,745,865	878,655	2.38%	1,284,750	-1.10%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	963,695	963,695	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	37,830,905	38,709,560	878,655	2.32%	1,284,750	-1.07%
12. Irrigated	462,896,125	465,021,375	2,125,250	0.46%		
13. Dryland	70,442,420	69,951,895	-490,525	-0.70%		
14. Grassland	253,814,060	253,445,655	-368,405	-0.15%		
15. Wasteland	0	0	0			
16. Other Agland	204,180	203,835	-345	-0.17%		
17. Total Agricultural Land	787,356,785	788,622,760	1,265,975	0.16%		
18. Total Value of all Real Property (Locally Assessed)	906,348,230	911,378,190	5,029,960	0.55%	3,634,893	0.15%

2019 Assessment Survey for Greeley County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	-
3.	Other full-time employees:
	-
4.	Other part-time employees:
	1
5.	Number of shared employees:
	-
6.	Assessor's requested budget for current fiscal year:
	\$129,100
7.	Adopted budget, or granted budget if different from above:
	\$122,930
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$19,380
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,600
12.	Other miscellaneous funds:
	\$7,730
13.	Amount of last year's assessor's budget not used:
	None

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?
	Assessor staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes https://greeley.gworks.com/
7.	Who maintains the GIS software and maps?
	Assessor staff and gWorks
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?
	Scotia, Spalding, Greeley, and Wolbach are zoned
4.	When was zoning implemented?
	Spalding - 1998; Scotia and Greeley - 1999; Wolbach - 2008

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Inc
2.	GIS Services:
	gWorks
3.	Other services:
	-

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No, established by the assessor

2019 Residential Assessment Survey for Greeley County

1.	Valuation data collection done by:										
	Assessor staff										
2.	List the valuation group recognized by the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Greeley/Scotia/Wolbach - Villages ranging in population from 283 to 466 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Spalding - Largest village in the county; population of about 490; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Acreage - All rural residential properties located outside the villages.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Greeley/Scotia/Wolbach - Villages ranging in population from 283 to 466 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.	3	Spalding - Largest village in the county; population of about 490; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes	5	Acreage - All rural residential properties located outside the villages.	Ag	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
1	Greeley/Scotia/Wolbach - Villages ranging in population from 283 to 466 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.										
3	Spalding - Largest village in the county; population of about 490; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes										
5	Acreage - All rural residential properties located outside the villages.										
Ag	Agricultural homes and outbuildings										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	The cost approach is applied using local depreciation derived from local market sales. The sales comparison approach is also utilized through unit of comparison studies.										
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?										
	Depreciation tables are developed based on local market information.										
5.	Are individual depreciation tables developed for each valuation group?										
	Yes										
6.	Describe the methodology used to determine the residential lot values?										
	Sales comparison; lots are analyzed by the square foot.										
7.	How are rural residential site values developed?										
	This was based on the cost to install the well, septic and electric at the time.										
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?										
	All lots are treated the same; no applications to combine lots have been received.										

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	2015	2018	2013-2017
	3	2018	2015	2018	2018
	5	2018	2015	2018	2014-2018
	Ag	2018	2015	2018	2013-2018

The depreciation tables were adjusted for the 2018 assessment year.

2019 Commercial Assessment Survey for Greeley County

1.	Valuation data collection done by:													
	Stanard Appraisal													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial parcels within Greeley County</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All commercial parcels within Greeley County						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	All commercial parcels within Greeley County													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The cost approach is applied using Marshall & Swift with depreciation tables supplied by the CAMA vendor, adjusted as needed. The sales comparison approach is also utilized through unit of comparison studies.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Utilization of the state sales file query function and work through the liaisons.													
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?													
	Tables provided by the CAMA vendor are utilized and are adjusted as needed.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	No, one depreciation table is done for entire commercial class.													
6.	Describe the methodology used to determine the commercial lot values.													
	Sales comparison; lots are analyzed by the square foot.													
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;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</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	2016	2015	2016	2016
<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	2016	2015	2016	2016										

2019 Agricultural Assessment Survey for Greeley County

1.	Valuation data collection done by:	
	Assessor 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>
		<u>Year Land Use Completed</u>
	01	This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.
	02	This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.
3.	Describe the process used to determine and monitor market areas.	
	The market areas are developed by topography, similar soil characteristics, and geographic characteristics.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Rural residential/recreational land is identified by size of parcel, residence, and non-agricultural influences in the market. Questionnaires from buyers/owners are also used to determine the purpose of their land. Value is then based upon selling prices of vacant land.	
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	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	The only intensive use in the county is feedlots. This was set by the previous assessor.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	Non-agricultural influences are identified by monitoring and reviewing sales; however, Greeley County has had little, if any, non-agricultural influence, with the understanding that recreation is an incidental use on all classes of property.	
	<i><u>If your county has special value applications, please answer the following</u></i>	
8a.	How many special valuation applications are on file?	

	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<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.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2018 PLAN OF ASSESSMENT FOR GREELEY COUNTY
Assessment Years 2019, 2020 and 2021

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property 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 any changes are made by either the appraiser or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Reference, Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Greeley County:

Per the 2018 County Abstract, Greeley County consists of 3,175 parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1,061	33.42%	5.30%
Commercial	208	6.55%	1.41%
Industrial	NA	NA	NA
Recreational	NA	NA	NA
Agricultural	1,906	60.03%	93.29%
Special Value	NA	NA	NA

Agricultural land - taxable acres: 352,433.08

Other pertinent facts: Approximately 94% acres of the county is agricultural land and of that 60% is grassland, 30% is irrigated cropland and 10% consists of dry cropland and waste.

Current Resources:

- A. Staff –one Assessor, one Deputy Assessor, and one Staff Assistant. The assessor is required to obtain 60 hours of continuing education every 4 years. The Deputy is also required to meet the same required education. Both attend workshops and meetings to further their knowledge of the assessment field.

The Assessor is also licensed with the Nebraska Real Property Appraiser Board and is required to obtain 28 hours of continuing education every two years.

- B. Cadastral Maps –
The Greeley County cadastral maps were originally done in 1969. The assessment staff maintains the cadastral maps. All changes such as annexation and parcel splits are kept up to date, as well as ownership transfers.
- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc.
Greeley County Assessor Office went on-line June, 2006 with the property record information.
- D. Software for CAMA, Assessment Administration.
Greeley County uses the MIPS software for CAMA and Assessment Administration. Greeley County does have a GIS system.
- E. Web based – property record information access – Property record information is available at: <http://greeley.gisworkshop.com> and www.nebraskaassessorsonline.us

- F. GIS software is used to measure rural parcels to aid the conversion from old alpha soil symbols to new numeric symbols in tax year 2010. A new soil survey was implemented for 2017 tax year per State requirement. This software program is also beneficial in processing splits of property.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews the sales, takes new pictures, and checks the accuracy of the data we currently are using, and visits with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to the property are entered in the computer for later review.
- B. Data Collection – In accordance with Neb. Statute 77-1311.03 the county is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions with each Assessor Location. These are onsite inspections. The market areas are reviewed annually and compared for equity between like classes of property as well as other classes. If necessary, a market boundary will be adjusted to more accurately reflect the market activity. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

The permit and sales review system offer opportunity for individual property reviews annually. Working with agricultural property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed with trends in the market. This information is reviewed several times throughout the year. For each assessor location and market area consideration is given to the number of sales in the study and the time frames of the parcel data. Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.
- D. Approaches to Value
- 1) Market Approach; sales comparisons – Similar properties are studied to determine if and what actions will be necessary for the upcoming year

- 2) Cost Approach; cost manual used & date of manual and latest depreciation study—

The MIPS CAMA system is used for costing and applying market depreciation. Marshall & Swift cost manuals are updated when appropriate to revaluing and introducing updated depreciation tables. The latest depreciation study varies by assessor location and property class.

- 3) Income Approach; income and expense data collection/analysis from the market –

Gather income information as available on commercial properties. Rental income has been requested from residential rental property owners. The income approach generally is not used since income/expense data is not readily available.

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

Sales are plotted on a map indicate to the land use at 80% of each class i.e. irrigation, grassland, or dry cropland with the selling price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: Number of sales, time frame of sales, and number of acres sold. Further review is completed in an attempt to make note of any difference in price paid per acre to be classed as special value.

- E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to value with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions - Sales assessment ratios are reviewed after final values are applied to the sales base within all sub-classes and classes of properties and then applied to the entire population of properties within the sub-classes and classes within the county. Finally, a unit of comparison analysis is completed to insure uniformity with the class or sub-class.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st of each year. These are mailed to the last known address of property owner of record as of May 20th. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed the office also sends out a letter informing the owner of what area of the county will be reviewed, and a reminder of the zoning requirements and removal of buildings. This notice is on a bright colored paper as to attract their attention.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	92%	0	0
Commercial	100%	0	0
Agricultural Land	69%	0	0
Special Value Agland	N/A	N\A	N\A

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

Assessment Actions Planned for Assessment Year 2019:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Spalding Village is to be reviewed for the six-year cycle, which is approximately 350 parcels. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. And last but not least correct data on the CAMA system to correct errors or omissions and review all data on file.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. And last but not least correct data on the CAMA system to correct errors or omission and review all data on file.

Agricultural Land (and/or subclass): Update sales to the current study period for the current assessment year. Review statistics for any needed changes to remain in compliance for the year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. Continue the six-year review cycle which the office intends to do the precincts of Spalding Precinct-Cedar Precinct-Clear Creek Precinct and Homestead Precinct which is approximately 170 parcels. We will also be applying and checking the Soil Maps and land use information sheets as received from owners and NRD office. And last but not least correct data on the CAMA system to correct errors or omissions and review all data on file.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. If so determine special value area and steps to implement. We have none in Greeley County at this time.

Assessment Actions Planned for Assessment Year 2020:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle review which will include the Village of Scotia to begin for the coming year which is approximately 254 parcels. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. When we do the reviews, we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. We intend to keep up to date with market study on areas of each town to determine proper assessment figures.

Commercial (and/or subclasses): Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. Dates and new photos and current information are listed in the computer system.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle of the rural review of Greeley County which we intend to review Parnell-Mount Pleasant-Freeman Valley and Leo Valley Precincts which is approximately 156 parcels. This includes onsite inspections and new photos of the houses and outbuildings for current assessment year. When we do the reviews, we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. If so determine special value area and steps to implement. We have none at this time in Greeley County

Assessment Actions Planned for Assessment Year 2021:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle review process for Greeley County. When we do the reviews, we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle of the rural review of Greeley County. When we do the reviews, we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agricultural – Review sales within the current study period for a use other than agricultural. If so determine special value area and steps to implement. We have none at this time in Greeley County.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract of Real Property
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of schedules; prepare subsequent notices 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 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. 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.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.

10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. Tax Equalization and Review Commission Appeals – appraiser prepares information and attends taxpayer appeal hearings before the Commission, defend valuation.
13. Tax Equalization and Review Commission Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the Commission.
14. Education: Assessor/ Deputy Assessor and/or Appraiser Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the Assessor and Deputy Assessor Certification requires 60 hours of approved continuing education every four years. Retention of the Appraiser license requires 28 hours of continuing education every two years.

Conclusion:

With all the entities of county government that utilize the assessment records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Joan M Goodrich
Assessor
For Greeley County