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DEPARTMENT OF REVENUE

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

HOWARD 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 Howard 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 Howard 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: Neal Dethlefs, Howard 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.

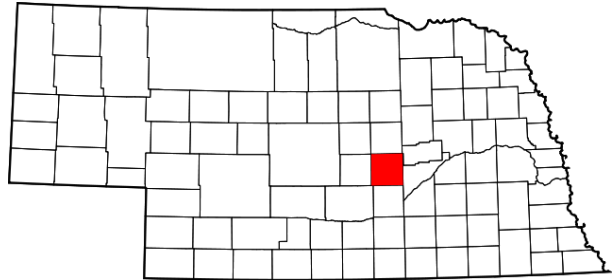
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

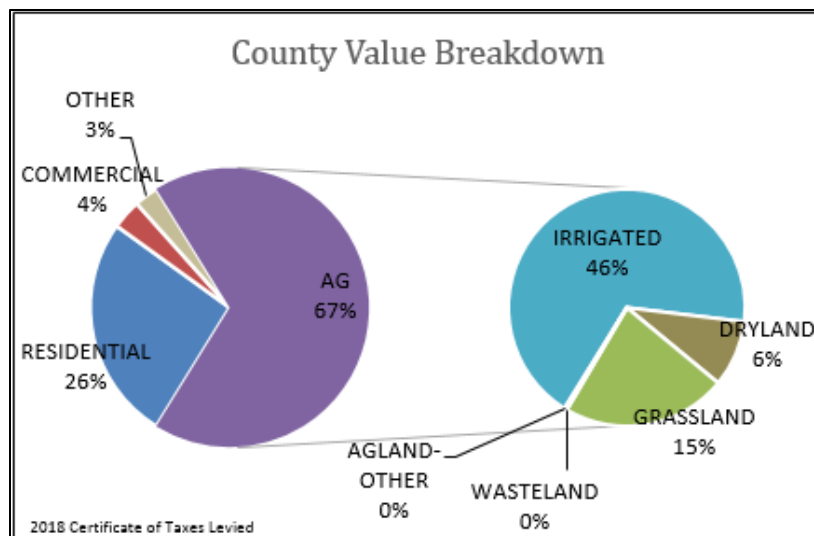
**Further information may be found in Exhibit 94*

County Overview

With a total area of 569 square miles, Howard County had 6,437 residents, per the Census Bureau Quick Facts for 2017, a 3% population increase over the 2010 U.S. Census. Reports indicated that 77% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$113,115 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Howard County are located in and around the county seat of St. Paul. According to the latest information available from the U.S. Census Bureau, there were 170 employer establishments with total employment of 1,068.



Agricultural land contributes the majority of value to the county's overall valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Howard County is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD). In top livestock inventory items, Howard County ranks fourth in sheep and lambs (USDA AgCensus).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BOELUS	221	189	-14.5%
COTESFIELD	66	46	-30.3%
CUSHING	31	32	3.2%
DANNEBROG	352	303	-13.9%
ELBA	243	215	-11.5%
FARWELL	148	122	-17.6%
ST PAUL	2,218	2,299	3.7%

2019 Residential Correlation for Howard County

Assessment Actions

As part of the six-year inspection and review cycle, the county assessor physically reviewed rural residential properties in area 7200. The economic depreciation was adjusted on these properties. The county assessor also reorganized the rural residential valuation groups in order to have a better measure of the different markets within this class of property.

All pick up work was completed and 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. 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. Howard County continues to maintain acceptable sales qualification and verification practices. The usability percentage is below the state average; however, 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 period. The inspection process entails an on-site physical inspection of the property by the county assessor and/or staff. The county conducts all residential inspections in-house. All residential parcels are within the six-year 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, St. Paul, Small Towns, and Rural. The groups have been adequately identified economic areas for the residential property class.

2019 Residential Correlation for Howard County

Lot values were reviewed by analyzing land to building ratios and vacant lot sales. The county has a plan in place to do a lot study for each valuation group as that group is reviewed through the six-year inspection plan.

A comparison of the sold and unsold residential property in Howard County showed no signs of bias in the valuation process. Marshall Swift costing tables for residential are currently dated 2016 for all valuation groups. Depreciation was updated in 2016 for St. Paul, 2018 for small towns and 2015-2018 for rural residential. The Howard County Assessor does not have a written valuation methodology in place.

The Howard County Assessor timely submits all required statutory reports.

2019 Residential Correlation for Howard County

Description of Analysis

Residential sales are stratified into 12 valuation groups that are based on unique characteristics in the county.

Valuation Group	Description
1	St. Paul
2	Small Town
4	Agricultural homes and outbuildings in Area 7100
5	Agricultural homes and outbuildings in Area 7200
6	Agricultural homes and outbuildings in Area 7300
7	Residential property on a single lot in Area 7100
8	Residential property in a Multiple Lot Subdivision in Area 7100
9	Residential property on a single lot in Area 7200
10	Residential property in a Multiple Lot Subdivision in Area 7200
11	Residential property on a single lot in Area 7300
12	Residential property in a Multiple Lot Subdivision in Area 7300
13	Lake of the Woods, a unique subdivision located north of St. Paul

The statistical sampling of 140 residential sales is an adequate and reliable sample for the measurement of the residential property, and supports a level of value within the acceptable range. All three measures of central tendency correlate very closely. The coefficient of dispersion (COD) is within the acceptable range, while the price related differential (PRD) is slightly above, but not unreasonable. With the removal of one outlier sale, the PRD falls into the acceptable range. The two-study year periods show 34 more sales in the newest year and the medians by period would tend to indicate a stable, if not slightly rising residential market.

Of the seven groups, only Valuation Group 1 and Valuation Group 2 have sample sizes large enough for statistical analysis. Valuation Group 7 with nine sales with a median of 86% is not stable enough for measurement. Hypothetically removing the minimum sales ratio moves the median seven points.

The statistical sample and the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report CTL indicate that the population

2019 Residential Correlation for Howard County

changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions.

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 property class adheres to the generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	81	94.87	95.17	94.48	09.52	100.73
2	28	99.84	107.23	97.56	18.37	109.91
7	9	86.27	104.19	89.53	29.69	116.37
8	3	81.49	75.06	80.23	10.48	93.56
9	5	99.01	96.68	95.72	02.88	101.00
10	6	98.43	94.15	93.84	05.67	100.33
13	8	99.07	100.18	99.99	04.19	100.19
<u> ALL </u>	<u>140</u>	96.84	98.03	94.15	12.31	104.12

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Howard County is 97%.

2019 Commercial Correlation for Howard County

Assessment Actions

For 2019, routine maintenance and pick-up work were the only assessment actions 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, 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. This is evaluated to determine if all arm's-length sales are made available for measurement. Howard 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 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 521's are being filed monthly and the AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process entails an on-site physical inspection of the property by the county assessor and/or staff and contracted appraiser when necessary. The inspection date and type of inspection are recorded on the property record card along with new pictures.

The county assessor currently uses three valuation groups for the commercial class which are defined by unique characteristics.

A comparison of the sold and unsold commercial property in Howard County showed no apparent signs of bias in the valuation process. Costing tables are currently 2008 with depreciation also updated in 2008. The commercial property was last reviewed and inspected in 2015. The Howard County Assessor does not have a written valuation methodology in place.

2019 Commercial Correlation for Howard County

Description of Analysis

Currently there are three valuation groups within the commercial class.

Valuation Group	Description
1	St. Paul
2	Small Towns
3	Rural

The commercial statistical profile shows 24 qualified sales with a median just below the acceptable range at 91%. The sales are in two of the three valuation groups, Valuation Group 1 and 2. Further review shows seven of the sales sold for \$11,000 or less. The sale prices range from \$1,500 to \$200,000. With the hypothetical removal of the low dollar sales, only the median measure improves, the quality of assessment improves somewhat, but is still outside the range. Review of the Occupancy Codes shows the 24 sales have 11 different codes.

A historical review of assessment practices and valuation changes supports that the county is within the six-year inspection and review cycle. Further review of the historical movement of the commercial values (excluding growth) over time Howard County exhibits an average change of 2.49% over 10 years. Comparable counties within the same region also demonstrate similar value increases (excluding growth) over this 10-year period. The trend is a reasonable indicator that values have remained equalized with other counties.

Equalization and Quality of Assessment

Although the size of the sample of sales within the commercial class is considered insufficient for measurement, review of the assessment actions and historical value changes support that equalization has been achieved. Based on this information, the commercial class of property in Howard County meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	94.18	86.51	77.70	18.95	111.34
2	13	86.21	95.91	82.85	35.40	115.76
___ALL___	24	91.21	91.60	78.77	27.90	116.29

2019 Commercial Correlation for Howard County

Level of Value

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

2019 Agricultural Correlation for Howard County

Assessor Actions

For assessment year 2019, the county assessor performed a market analysis of the agricultural sales. Through this analysis it was determined a slight decrease would be made to irrigated land values. Dryland and Grassland values remained the same.

Pick-up work was completed and 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. 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. Howard County continues to maintain acceptable sales qualification and verification practices. The county has a thorough verification process in place with the usability percentage of the agricultural class slightly above the range compared to the statewide average.

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 transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

Howard County's six-year inspection and review cycle to systematically review land use is conducted using aerial imagery when new imagery is available. This was last completed in assessment year 2015. The Conservation Reserve Program (CRP) is currently valued as grassland. Agricultural improvements have been physically reviewed from 2014 to 2018. The Marshall & Swift costing is dated 2016 and Computer Assisted Mass Appraisal (CAMA) derived depreciation is dated 2008. Home sites are valued at \$15,000 for the first acre, and farm sites are valued at \$3,000 per acre. This is the same for rural residential sites.

Although the county has identified three market areas within the agricultural class of property, one market area value is applied to the entire county. A sales analysis is studied each year and supports one market area.

The final portion of the review that relates to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The county assessor looks at the current use of the entire parcel as well if there are any

2019 Agricultural Correlation for Howard County

adjoining land under common ownership. It appears there is a consistent and systematic review in place to identify and value agricultural land in the county.

The county assessor does not have a written methodology that explains the agricultural processes.

Description of Analysis

The agricultural land acres in Howard County is made up of 48% grassland, 41% irrigated land and 10% dryland. Although the county assessor has identified three market areas within the agricultural class of property, one valuation model is applied to the entire county. All counties adjoining Howard County are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

The statistical sample for agricultural land is comprised of 39 qualified sales. Analysis of the overall statistics indicates that all three measures of central tendency are within acceptable range, and the largest difference between them is three points. Further, both overall qualitative statistics are within range and the Coefficient of Dispersion (COD) at 14% supports the median measure.

The assessment actions taken to address agricultural land compared to the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) confirms very little change to either the valuations or the land population as a whole.

Equalization and Quality of Assessment

The Howard County Assessor values all dwellings and outbuildings on agricultural land using the same cost index and depreciation table as those for rural residential acreages. Farm home sites carry the same value as rural residential home sites.

Based on the statistics and review of the assessment practices, the values of agricultural land in Howard County is uniform and the quality of assessment of the agricultural land in Howard County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	15	72.43	72.09	74.00	07.61	97.42
7100	15	72.43	72.09	74.00	07.61	97.42
<u>Grass</u>						
County	14	69.31	75.82	69.51	20.23	109.08
7100	14	69.31	75.82	69.51	20.23	109.08
<u>ALL</u>	39	69.67	73.25	73.02	13.91	100.31

2019 Agricultural Correlation for Howard County

Level of Value

Based on all available information, the level of value of agricultural land in Howard County is 70%.

2019 Opinions of the Property Tax Administrator for Howard County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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 Howard County

Residential Real Property - Current

Number of Sales	140	Median	96.84
Total Sales Price	\$19,536,492	Mean	98.03
Total Adj. Sales Price	\$19,536,492	Wgt. Mean	94.15
Total Assessed Value	\$18,394,002	Average Assessed Value of the Base	\$108,893
Avg. Adj. Sales Price	\$139,546	Avg. Assessed Value	\$131,386

Confidence Interval - Current

95% Median C.I	94.51 to 98.71
95% Wgt. Mean C.I	91.93 to 96.37
95% Mean C.I	94.61 to 101.45
% of Value of the Class of all Real Property Value in the County	21.26
% of Records Sold in the Study Period	5.51
% of Value Sold in the Study Period	6.65

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	118	97	97.41
2017	142	99	98.81
2016	154	94	93.52
2015	155	95	95.38

2019 Commission Summary for Howard County

Commercial Real Property - Current

Number of Sales	24	Median	91.21
Total Sales Price	\$1,050,650	Mean	91.60
Total Adj. Sales Price	\$1,050,650	Wgt. Mean	78.77
Total Assessed Value	\$827,634	Average Assessed Value of the Base	\$115,306
Avg. Adj. Sales Price	\$43,777	Avg. Assessed Value	\$34,485

Confidence Interval - Current

95% Median C.I	74.78 to 95.81
95% Wgt. Mean C.I	61.82 to 95.72
95% Mean C.I	74.22 to 108.98
% of Value of the Class of all Real Property Value in the County	3.40
% of Records Sold in the Study Period	6.25
% of Value Sold in the Study Period	1.87

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	15	100	95.81
2017	22	96	96.26
2016	15	100	97.33
2015	18	100	99.84

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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 : 140
 Total Sales Price : 19,536,492
 Total Adj. Sales Price : 19,536,492
 Total Assessed Value : 18,394,002
 Avg. Adj. Sales Price : 139,546
 Avg. Assessed Value : 131,386

MEDIAN : 97
 WGT. MEAN : 94
 MEAN : 98
 COD : 12.31
 PRD : 104.12

COV : 21.05
 STD : 20.64
 Avg. Abs. Dev : 11.92
 MAX Sales Ratio : 211.18
 MIN Sales Ratio : 50.78

95% Median C.I. : 94.51 to 98.71
 95% Wgt. Mean C.I. : 91.93 to 96.37
 95% Mean C.I. : 94.61 to 101.45

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	13	97.53	98.53	99.01	02.98	99.52	94.36	104.84	95.46 to 103.45	141,921	140,514	
01-JAN-17 To 31-MAR-17	9	98.71	97.36	96.65	05.30	100.73	88.43	106.54	89.07 to 102.91	167,722	162,100	
01-APR-17 To 30-JUN-17	12	97.40	95.78	89.59	09.29	106.91	69.99	119.37	86.58 to 104.40	151,200	135,460	
01-JUL-17 To 30-SEP-17	19	97.56	96.57	97.58	04.08	98.96	80.10	106.14	93.87 to 99.90	125,559	122,523	
01-OCT-17 To 31-DEC-17	22	95.98	99.28	92.65	16.50	107.16	59.03	205.92	86.78 to 100.13	138,014	127,869	
01-JAN-18 To 31-MAR-18	11	93.88	95.19	92.04	08.96	103.42	80.39	119.68	81.49 to 103.26	175,318	161,369	
01-APR-18 To 30-JUN-18	28	97.30	101.27	94.41	17.64	107.27	62.51	211.18	85.84 to 100.26	129,825	122,566	
01-JUL-18 To 30-SEP-18	26	89.89	96.75	92.69	19.31	104.38	50.78	152.48	83.17 to 106.17	130,081	120,574	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	53	97.56	97.01	95.82	05.23	101.24	69.99	119.37	95.46 to 99.72	142,538	136,586	
01-OCT-17 To 30-SEP-18	87	94.87	98.65	93.10	16.82	105.96	50.78	211.18	90.73 to 99.29	137,724	128,218	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	62	97.33	97.49	94.05	09.64	103.66	59.03	205.92	94.25 to 99.43	141,062	132,669	
<u>ALL</u>	140	96.84	98.03	94.15	12.31	104.12	50.78	211.18	94.51 to 98.71	139,546	131,386	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	81	94.87	95.17	94.48	09.52	100.73	60.54	139.23	92.36 to 97.53	128,874	121,759	
2	28	99.84	107.23	97.56	18.37	109.91	50.78	211.18	95.46 to 108.50	55,867	54,501	
7	9	86.27	104.19	89.53	29.69	116.37	69.99	205.92	79.27 to 129.32	238,556	213,589	
8	3	81.49	75.06	80.23	10.48	93.56	59.03	84.65	N/A	274,333	220,091	
9	5	99.01	96.68	95.72	02.88	101.00	86.58	100.14	N/A	261,300	250,106	
10	6	98.43	94.15	93.84	05.67	100.33	80.46	100.08	80.46 to 100.08	228,150	214,103	
13	8	99.07	100.18	99.99	04.19	100.19	92.10	107.96	92.10 to 107.96	236,000	235,974	
<u>ALL</u>	140	96.84	98.03	94.15	12.31	104.12	50.78	211.18	94.51 to 98.71	139,546	131,386	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	140	96.84	98.03	94.15	12.31	104.12	50.78	211.18	94.51 to 98.71	139,546	131,386	
06												
07												
<u>ALL</u>	140	96.84	98.03	94.15	12.31	104.12	50.78	211.18	94.51 to 98.71	139,546	131,386	

47 Howard
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 : 140
 Total Sales Price : 19,536,492
 Total Adj. Sales Price : 19,536,492
 Total Assessed Value : 18,394,002
 Avg. Adj. Sales Price : 139,546
 Avg. Assessed Value : 131,386

MEDIAN : 97
 WGT. MEAN : 94
 MEAN : 98
 COD : 12.31
 PRD : 104.12

COV : 21.05
 STD : 20.64
 Avg. Abs. Dev : 11.92
 MAX Sales Ratio : 211.18
 MIN Sales Ratio : 50.78

95% Median C.I. : 94.51 to 98.71
 95% Wgt. Mean C.I. : 91.93 to 96.37
 95% Mean C.I. : 94.61 to 101.45

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SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	109.56	109.56	109.56	00.00	100.00	109.56	109.56	N/A	900	986
Less Than 15,000	6	128.83	141.88	152.07	24.44	93.30	99.43	211.18	99.43 to 211.18	6,144	9,343
Less Than 30,000	10	121.46	127.06	114.68	26.26	110.80	50.78	211.18	95.31 to 173.47	11,606	13,309
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	139	96.81	97.94	94.15	12.31	104.03	50.78	211.18	94.51 to 98.49	140,544	132,324
Greater Than 14,999	134	96.24	96.06	94.04	10.84	102.15	50.78	205.92	94.25 to 98.22	145,520	136,850
Greater Than 29,999	130	96.24	95.79	94.03	10.16	101.87	59.03	205.92	94.07 to 98.22	149,388	140,469
<u>Incremental Ranges</u>											
0 TO 4,999	1	109.56	109.56	109.56	00.00	100.00	109.56	109.56	N/A	900	986
5,000 TO 14,999	5	135.43	148.35	153.14	24.07	96.87	99.43	211.18	N/A	7,192	11,014
15,000 TO 29,999	4	108.01	104.82	97.27	29.41	107.76	50.78	152.48	N/A	19,800	19,260
30,000 TO 59,999	14	99.96	102.11	102.50	09.39	99.62	67.74	139.23	94.73 to 112.06	44,410	45,519
60,000 TO 99,999	32	95.55	98.14	97.73	13.80	100.42	62.51	205.92	89.03 to 100.08	76,876	75,131
100,000 TO 149,999	34	96.04	93.82	94.12	10.06	99.68	59.03	129.32	91.10 to 98.71	122,032	114,856
150,000 TO 249,999	27	96.62	95.50	95.15	07.16	100.37	80.39	109.23	88.43 to 101.68	190,858	181,611
250,000 TO 499,999	23	92.10	91.96	91.11	08.30	100.93	69.99	107.96	86.27 to 99.21	305,930	278,733
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	140	96.84	98.03	94.15	12.31	104.12	50.78	211.18	94.51 to 98.71	139,546	131,386

47 Howard
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 : 24
Total Sales Price : 1,050,650
Total Adj. Sales Price : 1,050,650
Total Assessed Value : 827,634
Avg. Adj. Sales Price : 43,777
Avg. Assessed Value : 34,485

MEDIAN : 91
WGT. MEAN : 79
MEAN : 92
COD : 27.90
PRD : 116.29

COV : 44.92
STD : 41.15
Avg. Abs. Dev : 25.45
MAX Sales Ratio : 221.77
MIN Sales Ratio : 22.64

95% Median C.I. : 74.78 to 95.81
95% Wgt. Mean C.I. : 61.82 to 95.72
95% Mean C.I. : 74.22 to 108.98

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	3	94.18	120.19	96.94	31.43	123.98	88.80	177.60	N/A	13,167	12,764	
01-JAN-16 To 31-MAR-16												
01-APR-16 To 30-JUN-16	1	53.75	53.75	53.75	00.00	100.00	53.75	53.75	N/A	60,000	32,249	
01-JUL-16 To 30-SEP-16	1	49.01	49.01	49.01	00.00	100.00	49.01	49.01	N/A	19,500	9,556	
01-OCT-16 To 31-DEC-16												
01-JAN-17 To 31-MAR-17	1	86.21	86.21	86.21	00.00	100.00	86.21	86.21	N/A	3,850	3,319	
01-APR-17 To 30-JUN-17	1	50.32	50.32	50.32	00.00	100.00	50.32	50.32	N/A	200,000	100,630	
01-JUL-17 To 30-SEP-17	2	88.61	88.61	86.21	08.13	102.78	81.41	95.81	N/A	22,500	19,398	
01-OCT-17 To 31-DEC-17	4	63.19	60.80	57.24	43.19	106.22	22.64	94.17	N/A	48,500	27,759	
01-JAN-18 To 31-MAR-18	2	100.78	100.78	111.32	25.80	90.53	74.78	126.78	N/A	18,500	20,595	
01-APR-18 To 30-JUN-18	5	100.57	119.94	105.65	32.56	113.53	72.10	221.77	N/A	50,260	53,099	
01-JUL-18 To 30-SEP-18	4	94.39	94.23	93.30	03.38	101.00	88.47	99.69	N/A	50,125	46,769	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	5	88.80	92.67	67.31	38.06	137.68	49.01	177.60	N/A	23,800	16,019	
01-OCT-16 To 30-SEP-17	4	83.81	78.44	57.36	15.00	136.75	50.32	95.81	N/A	62,213	35,686	
01-OCT-17 To 30-SEP-18	15	94.17	94.76	88.58	26.28	106.98	22.64	221.77	74.78 to 100.57	45,520	40,320	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	2	51.38	51.38	52.58	04.61	97.72	49.01	53.75	N/A	39,750	20,903	
01-JAN-17 To 31-DEC-17	8	81.71	69.62	57.31	24.39	121.48	22.64	95.81	22.64 to 95.81	55,356	31,723	
<u>ALL</u>	24	91.21	91.60	78.77	27.90	116.29	22.64	221.77	74.78 to 95.81	43,777	34,485	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	11	94.18	86.51	77.70	18.95	111.34	44.37	126.78	50.32 to 109.66	75,636	58,771	
2	13	86.21	95.91	82.85	35.40	115.76	22.64	221.77	72.10 to 100.57	16,819	13,935	
<u>ALL</u>	24	91.21	91.60	78.77	27.90	116.29	22.64	221.77	74.78 to 95.81	43,777	34,485	

**47 Howard
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 : 24
 Total Sales Price : 1,050,650
 Total Adj. Sales Price : 1,050,650
 Total Assessed Value : 827,634
 Avg. Adj. Sales Price : 43,777
 Avg. Assessed Value : 34,485

MEDIAN : 91
 WGT. MEAN : 79
 MEAN : 92
 COD : 27.90
 PRD : 116.29

COV : 44.92
 STD : 41.15
 Avg. Abs. Dev : 25.45
 MAX Sales Ratio : 221.77
 MIN Sales Ratio : 22.64

95% Median C.I. : 74.78 to 95.81
 95% Wgt. Mean C.I. : 61.82 to 95.72
 95% Mean C.I. : 74.22 to 108.98

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	24	91.21	91.60	78.77	27.90	116.29	22.64	221.77	74.78 to 95.81	43,777	34,485
04											
<u>ALL</u>	24	91.21	91.60	78.77	27.90	116.29	22.64	221.77	74.78 to 95.81	43,777	34,485

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	5	88.80	103.78	94.86	25.55	109.40	72.10	177.60	N/A	2,890	2,741
Less Than 15,000	7	88.80	116.49	109.18	41.90	106.70	72.10	221.77	72.10 to 221.77	4,379	4,781
Less Than 30,000	12	91.21	100.27	89.41	38.02	112.15	22.64	221.77	72.10 to 126.78	11,138	9,958
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	93.61	88.40	78.55	27.69	112.54	22.64	221.77	53.75 to 99.69	54,537	42,838
Greater Than 14,999	17	93.61	81.35	77.86	21.71	104.48	22.64	126.78	50.32 to 99.69	60,000	46,716
Greater Than 29,999	12	91.33	82.93	77.22	17.75	107.39	44.37	109.66	53.75 to 99.69	76,417	59,012
<u>Incremental Ranges</u>											
0 TO 4,999	5	88.80	103.78	94.86	25.55	109.40	72.10	177.60	N/A	2,890	2,741
5,000 TO 14,999	2	148.28	148.28	121.96	49.57	121.58	74.78	221.77	N/A	8,100	9,879
15,000 TO 29,999	5	93.61	77.57	83.53	32.25	92.86	22.64	126.78	N/A	20,600	17,206
30,000 TO 59,999	4	96.94	93.96	94.65	06.36	99.27	81.41	100.57	N/A	35,125	33,246
60,000 TO 99,999	5	88.47	82.99	83.94	12.43	98.87	53.75	95.58	N/A	69,300	58,174
100,000 TO 149,999	2	77.02	77.02	79.85	42.39	96.46	44.37	109.66	N/A	115,000	91,829
150,000 TO 249,999	1	50.32	50.32	50.32	00.00	100.00	50.32	50.32	N/A	200,000	100,630
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	24	91.21	91.60	78.77	27.90	116.29	22.64	221.77	74.78 to 95.81	43,777	34,485

47 Howard
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 : 24
Total Sales Price : 1,050,650
Total Adj. Sales Price : 1,050,650
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WGT. MEAN : 79
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COD : 27.90
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COV : 44.92
STD : 41.15
Avg. Abs. Dev : 25.45
MAX Sales Ratio : 221.77
MIN Sales Ratio : 22.64

95% Median C.I. : 74.78 to 95.81
95% Wgt. Mean C.I. : 61.82 to 95.72
95% Mean C.I. : 74.22 to 108.98

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
304	2	133.20	133.20	118.40	33.33	112.50	88.80	177.60	N/A	2,250	2,664
311	1	50.32	50.32	50.32	00.00	100.00	50.32	50.32	N/A	200,000	100,630
326	1	44.37	44.37	44.37	00.00	100.00	44.37	44.37	N/A	105,000	46,587
344	3	99.69	106.88	104.86	10.90	101.93	94.18	126.78	N/A	33,000	34,603
350	2	88.91	88.91	84.42	07.76	105.32	82.01	95.81	N/A	43,000	36,300
353	2	137.76	137.76	67.15	60.98	205.15	53.75	221.77	N/A	32,600	21,891
384	1	88.47	88.47	88.47	00.00	100.00	88.47	88.47	N/A	75,000	66,354
406	9	81.41	76.73	92.26	23.49	83.17	22.64	109.66	49.01 to 100.57	27,550	25,418
426	1	95.58	95.58	95.58	00.00	100.00	95.58	95.58	N/A	80,500	76,943
442	1	95.16	95.16	95.16	00.00	100.00	95.16	95.16	N/A	60,000	57,094
491	1	93.61	93.61	93.61	00.00	100.00	93.61	93.61	N/A	27,500	25,744
<u>ALL</u>	<u>24</u>	91.21	91.60	78.77	27.90	116.29	22.64	221.77	74.78 to 95.81	43,777	34,485

47 Howard
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 : 39
Total Sales Price : 26,250,810
Total Adj. Sales Price : 26,250,810
Total Assessed Value : 19,168,434
Avg. Adj. Sales Price : 673,098
Avg. Assessed Value : 491,498

MEDIAN : 70
WGT. MEAN : 73
MEAN : 73
COD : 13.91
PRD : 100.31

COV : 19.65
STD : 14.39
Avg. Abs. Dev : 09.69
MAX Sales Ratio : 119.09
MIN Sales Ratio : 47.55

95% Median C.I. : 66.89 to 74.47
95% Wgt. Mean C.I. : 64.70 to 81.34
95% Mean C.I. : 68.73 to 77.77

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	57.59	57.59	57.59	00.00	100.00	57.59	57.59	N/A	320,000	184,283
01-JAN-16 To 31-MAR-16	5	66.89	66.37	64.88	12.66	102.30	47.55	83.98	N/A	1,021,110	662,495
01-APR-16 To 30-JUN-16	2	66.96	66.96	73.85	13.07	90.67	58.21	75.70	N/A	474,000	350,057
01-JUL-16 To 30-SEP-16	1	68.52	68.52	68.52	00.00	100.00	68.52	68.52	N/A	685,000	469,391
01-OCT-16 To 31-DEC-16	9	72.85	76.75	76.14	19.92	100.80	58.35	102.81	59.18 to 100.03	555,386	422,875
01-JAN-17 To 31-MAR-17	6	73.21	80.74	71.94	14.06	112.23	69.25	119.09	69.25 to 119.09	624,600	449,337
01-APR-17 To 30-JUN-17	3	70.02	70.29	70.25	01.83	100.06	68.51	72.35	N/A	760,284	534,071
01-JUL-17 To 30-SEP-17	1	69.24	69.24	69.24	00.00	100.00	69.24	69.24	N/A	350,000	242,354
01-OCT-17 To 31-DEC-17	6	73.45	76.47	83.79	09.82	91.26	65.96	101.27	65.96 to 101.27	901,887	755,720
01-JAN-18 To 31-MAR-18	2	77.02	77.02	79.25	13.98	97.19	66.25	87.78	N/A	386,613	306,407
01-APR-18 To 30-JUN-18	2	60.09	60.09	60.87	01.73	98.72	59.05	61.12	N/A	765,393	465,917
01-JUL-18 To 30-SEP-18	1	76.74	76.74	76.74	00.00	100.00	76.74	76.74	N/A	100,000	76,743
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	9	66.89	65.76	66.11	11.75	99.47	47.55	83.98	57.59 to 75.70	784,283	518,474
01-OCT-16 To 30-SEP-17	19	72.35	76.59	73.36	14.71	104.40	58.35	119.09	68.51 to 79.98	598,786	439,287
01-OCT-17 To 30-SEP-18	11	72.43	73.61	78.76	11.78	93.46	59.05	101.27	61.12 to 87.78	710,485	559,610
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	17	68.52	72.06	70.61	16.86	102.05	47.55	102.81	59.18 to 83.98	690,413	487,521
01-JAN-17 To 31-DEC-17	16	72.39	76.46	76.97	09.89	99.34	65.96	119.09	69.25 to 75.29	736,861	567,182
<u>ALL</u>	39	69.67	73.25	73.02	13.91	100.31	47.55	119.09	66.89 to 74.47	673,098	491,498

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
7100	39	69.67	73.25	73.02	13.91	100.31	47.55	119.09	66.89 to 74.47	673,098	491,498
<u>ALL</u>	39	69.67	73.25	73.02	13.91	100.31	47.55	119.09	66.89 to 74.47	673,098	491,498

47 Howard
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 : 39
 Total Sales Price : 26,250,810
 Total Adj. Sales Price : 26,250,810
 Total Assessed Value : 19,168,434
 Avg. Adj. Sales Price : 673,098
 Avg. Assessed Value : 491,498

MEDIAN : 70
 WGT. MEAN : 73
 MEAN : 73
 COD : 13.91
 PRD : 100.31

COV : 19.65
 STD : 14.39
 Avg. Abs. Dev : 09.69
 MAX Sales Ratio : 119.09
 MIN Sales Ratio : 47.55

95% Median C.I. : 66.89 to 74.47
 95% Wgt. Mean C.I. : 64.70 to 81.34
 95% Mean C.I. : 68.73 to 77.77

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	70.02	70.46	70.12	02.07	100.48	68.51	72.85	N/A	685,909	480,953
7100	3	70.02	70.46	70.12	02.07	100.48	68.51	72.85	N/A	685,909	480,953
Grass											
County	9	69.37	75.14	70.76	15.76	106.19	57.59	100.03	61.18 to 95.89	274,103	193,965
7100	9	69.37	75.14	70.76	15.76	106.19	57.59	100.03	61.18 to 95.89	274,103	193,965
ALL	39	69.67	73.25	73.02	13.91	100.31	47.55	119.09	66.89 to 74.47	673,098	491,498

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	15	72.43	72.09	74.00	07.61	97.42	47.55	101.27	69.25 to 74.47	927,227	686,163
7100	15	72.43	72.09	74.00	07.61	97.42	47.55	101.27	69.25 to 74.47	927,227	686,163
Grass											
County	14	69.31	75.82	69.51	20.23	109.08	57.59	119.09	59.05 to 95.89	329,978	229,367
7100	14	69.31	75.82	69.51	20.23	109.08	57.59	119.09	59.05 to 95.89	329,978	229,367
ALL	39	69.67	73.25	73.02	13.91	100.31	47.55	119.09	66.89 to 74.47	673,098	491,498

Howard County 2019 Average Acre Value Comparison

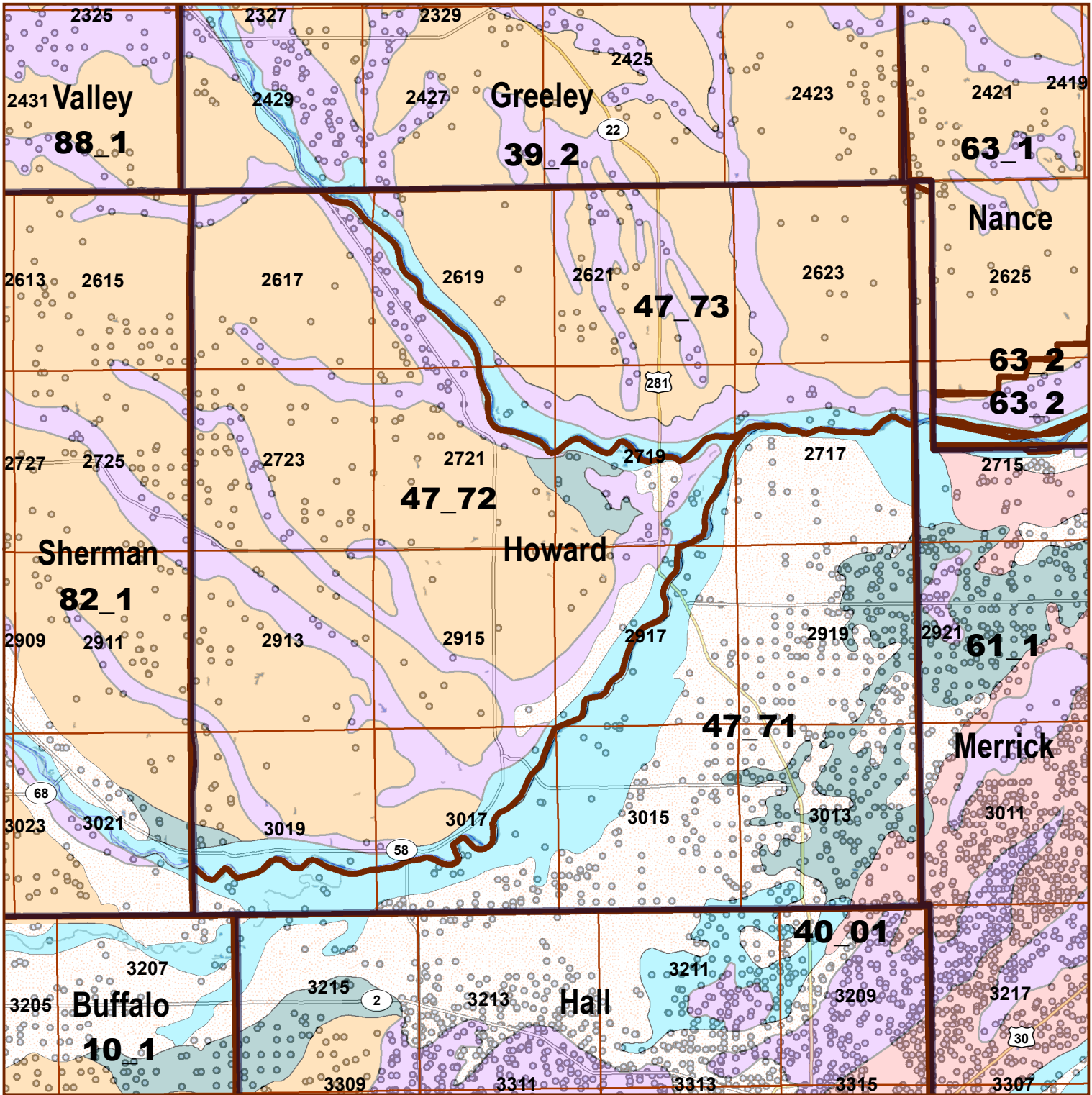
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Howard	7100	4950	4950	4500	4350	3900	3750	3600	3600	3952
Howard	7200	4950	4950	4500	4350	3900	3750	3600	3600	4443
Howard	7300	4950	4950	4500	4350	3900	3750	3600	3600	4460
Valley	1	n/a	4195	4195	3610	3410	3410	3000	3000	3714
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	4465
Sherman	1	n/a	4080	3935	3935	3795	3795	3710	3707	3844
Nance	1	5156	5150	5142	5128	5065	5058	5033	5032	5105
Merrick	1	5515	5290	5065	4890	4500	4300	3935	3370	4672
Hall	1	5975	5975	5281	5279	4204	4204	3988	3977	5417
Buffalo	1	5475	5475	5240	5125	4522	4815	4420	4420	4947

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
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
Valley	1	n/a	1830	1830	1830	1795	1795	1795	1680	1782
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	2299
Sherman	1	n/a	2010	1905	1905	1800	1800	1700	1700	1789
Nance	1	2673	2675	2647	2618	2618	2558	2500	2450	2588
Merrick	1	3010	2675	2460	2325	2130	2305	2000	1940	2290
Hall	1	3073	3073	2719	2719	2328	2328	2052	2052	2694
Buffalo	1	2645	2645	2465	2465	2290	2180	2135	2135	2338

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
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
Valley	1	n/a	1191	1191	1158	1190	1118	1046	1065	1074
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	1275
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	1347
Nance	1	1500	1500	1480	1471	1470	1425	1396	1396	1415
Merrick	1	2302	2150	2003	1853	1704	1578	1477	1276	1566
Hall	1	2220	2220	1835	1835	1410	1410	1410	1410	1527
Buffalo	1	1500	1500	1475	1455	1430	1410	1375	1360	1385

County	Mkt Area	CRP	TIMBER	WASTE
Howard	7100	1261	n/a	750
Howard	7200	1247	n/a	789
Howard	7300	1314	n/a	777
Valley	1	1115	1093	251
Greeley	2	1312	n/a	n/a
Sherman	1	1391	n/a	90
Nance	1	1603	1300	221
Merrick	1	1295	500	300
Hall	1	n/a	n/a	100
Buffalo	1	1397	565	400

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.



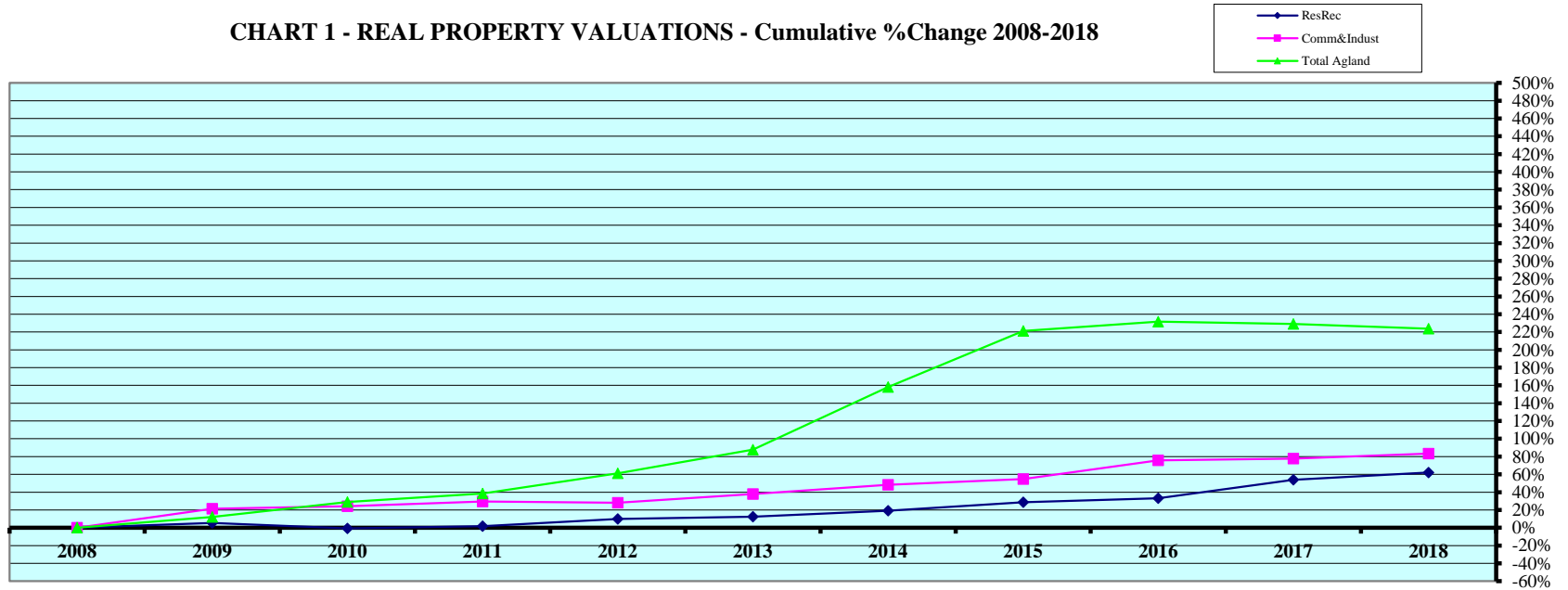
Legend

- 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

Howard 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	158,918,107	--	--	--	24,167,831	--	--	--	269,840,099	--	--	--
2009	167,277,323	8,359,216	5.26%	5.26%	29,357,282	5,189,451	21.47%	21.47%	302,738,114	32,898,015	12.19%	12.19%
2010	157,749,513	-9,527,810	-5.70%	-0.74%	30,042,850	685,568	2.34%	24.31%	347,888,605	45,150,491	14.91%	28.92%
2011	161,901,694	4,152,181	2.63%	1.88%	31,311,062	1,268,212	4.22%	29.56%	374,007,369	26,118,764	7.51%	38.60%
2012	174,424,013	12,522,319	7.73%	9.76%	30,940,991	-370,071	-1.18%	28.03%	435,090,320	61,082,951	16.33%	61.24%
2013	178,579,326	4,155,313	2.38%	12.37%	33,346,953	2,405,962	7.78%	37.98%	507,036,796	71,946,476	16.54%	87.90%
2014	189,176,901	10,597,575	5.93%	19.04%	35,857,594	2,510,641	7.53%	48.37%	696,405,034	189,368,238	37.35%	158.08%
2015	204,444,175	15,267,274	8.07%	28.65%	37,395,066	1,537,472	4.29%	54.73%	866,831,944	170,426,910	24.47%	221.24%
2016	211,522,217	7,078,042	3.46%	33.10%	42,445,569	5,050,503	13.51%	75.63%	894,949,900	28,117,956	3.24%	231.66%
2017	244,532,836	33,010,619	15.61%	53.87%	42,935,611	490,042	1.15%	77.66%	888,295,102	-6,654,798	-0.74%	229.19%
2018	257,600,841	13,068,005	5.34%	62.10%	44,308,548	1,372,937	3.20%	83.34%	873,283,535	-15,011,567	-1.69%	223.63%

Rate Annual %chg: Residential & Recreational **4.95%** Commercial & Industrial **6.25%** Agricultural Land **12.46%**

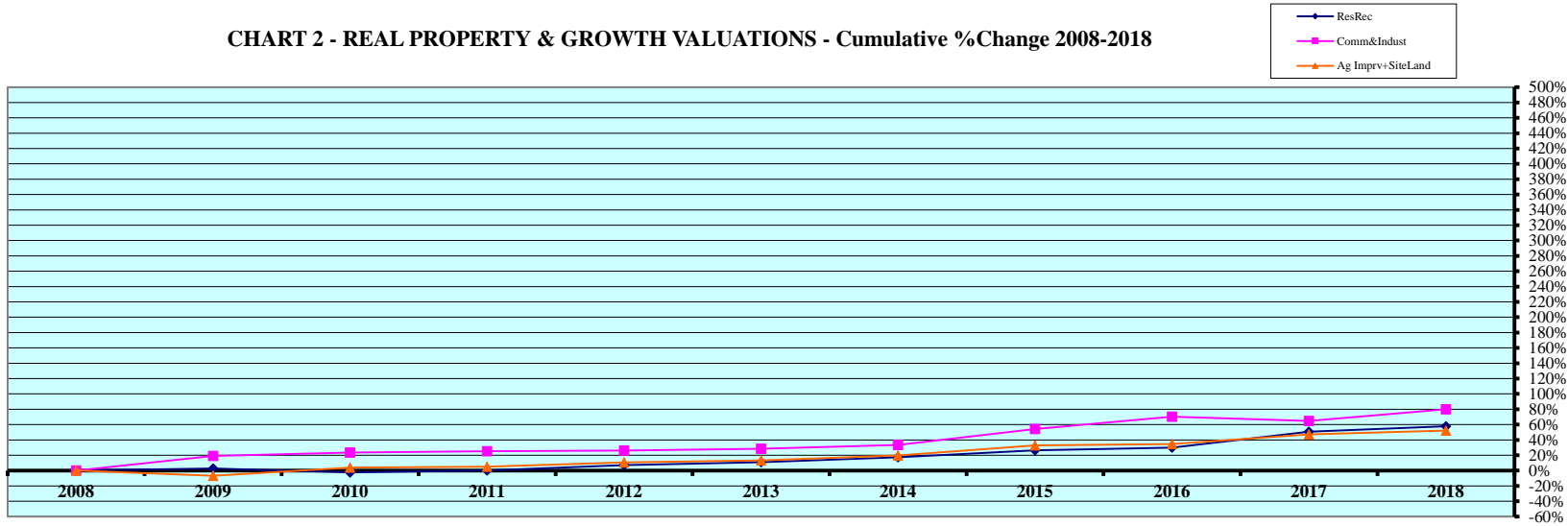
Cnty# **47**
County **HOWARD**

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	158,918,107	4,823,975	3.04%	154,094,132	--	--	24,167,831	495,248	2.05%	23,672,583	--	--			
2009	167,277,323	3,905,506	2.33%	163,371,817	2.80%	2.80%	29,357,282	550,018	1.87%	28,807,264	19.20%	19.20%			
2010	157,749,513	2,599,031	1.65%	155,150,482	-7.25%	-2.37%	30,042,850	184,371	0.61%	29,858,479	1.71%	23.55%			
2011	161,901,694	2,656,395	1.64%	159,245,299	0.95%	0.21%	31,311,062	1,045,208	3.34%	30,265,854	0.74%	25.23%			
2012	174,424,013	4,264,008	2.44%	170,160,005	5.10%	7.07%	30,940,991	478,739	1.55%	30,462,252	-2.71%	26.04%			
2013	178,579,326	2,438,651	1.37%	176,140,675	0.98%	10.84%	33,346,953	2,320,952	6.96%	31,026,001	0.27%	28.38%			
2014	189,176,901	2,833,190	1.50%	186,343,711	4.35%	17.26%	35,857,594	3,594,306	10.02%	32,263,288	-3.25%	33.50%			
2015	204,444,175	3,712,607	1.82%	200,731,568	6.11%	26.31%	37,395,066	148,974	0.40%	37,246,092	3.87%	54.11%			
2016	211,522,217	4,853,424	2.29%	206,668,793	1.09%	30.05%	42,445,569	1,318,709	3.11%	41,126,860	9.98%	70.17%			
2017	244,532,836	4,891,657	2.00%	239,641,179	13.29%	50.80%	42,935,611	3,134,538	7.30%	39,801,073	-6.23%	64.69%			
2018	257,600,841	6,789,868	2.64%	250,810,973	2.57%	57.82%	44,308,548	815,533	1.84%	43,493,015	1.30%	79.96%			
Rate Ann%chg	4.95%						3.00%						6.25%	C & I w/o growth	2.49%

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	54,136,998	20,206,483	74,343,481	2,071,429	2.79%	72,272,052	--	--
2009	50,532,015	21,618,578	72,150,593	2,840,345	3.94%	69,310,248	-6.77%	-6.77%
2010	54,904,083	24,089,259	78,993,342	1,779,800	2.25%	77,213,542	7.02%	3.86%
2011	55,178,876	24,505,190	79,684,066	1,522,615	1.91%	78,161,451	-1.05%	5.14%
2012	55,655,280	28,649,847	84,305,127	1,969,154	2.34%	82,335,973	3.33%	10.75%
2013	56,596,889	29,399,145	85,996,034	1,702,503	1.98%	84,293,531	-0.01%	13.38%
2014	60,422,489	30,612,568	91,035,057	2,080,936	2.29%	88,954,121	3.44%	19.65%
2015	66,436,653	35,119,980	101,556,633	2,837,793	2.79%	98,718,840	8.44%	32.79%
2016	66,531,323	34,967,929	101,499,252	1,392,750	1.37%	100,106,502	-1.43%	34.65%
2017	76,146,290	35,354,794	111,501,084	2,122,806	1.90%	109,378,278	7.76%	47.13%
2018	79,474,142	35,782,607	115,256,749	2,103,044	1.82%	113,153,705	1.48%	52.20%
Rate Ann%chg	3.91%	5.88%	4.48%	Ag Imprv+Site w/o growth			2.22%	

(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.

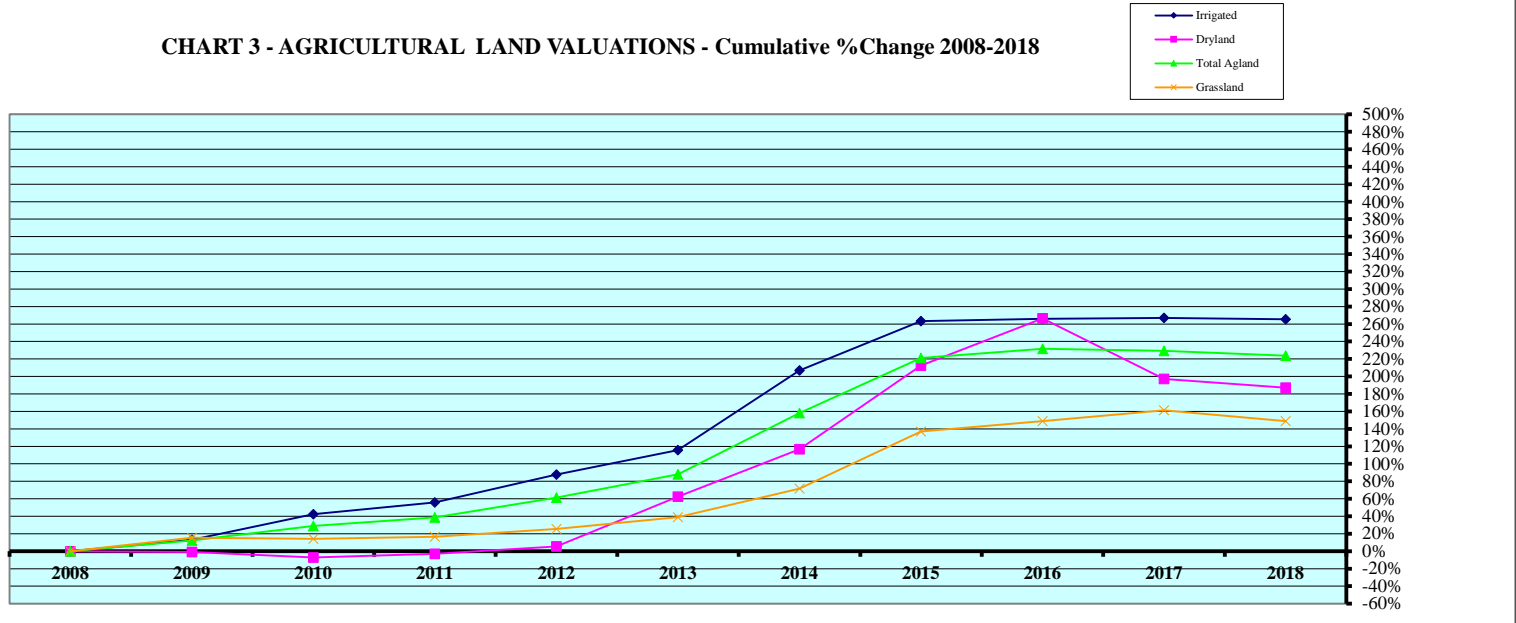
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	47
County	HOWARD

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	162,683,995	--	--	--	27,600,894	--	--	--	78,995,961	--	--	--
2009	183,912,692	21,228,697	13.05%	13.05%	27,357,880	-243,014	-0.88%	-0.88%	91,149,438	12,153,477	15.38%	15.38%
2010	231,574,313	47,661,621	25.92%	42.35%	25,620,027	-1,737,853	-6.35%	-7.18%	90,087,410	-1,062,028	-1.17%	14.04%
2011	253,640,437	22,066,124	9.53%	55.91%	26,757,080	1,137,053	4.44%	-3.06%	92,039,923	1,952,513	2.17%	16.51%
2012	305,191,848	51,551,411	20.32%	87.60%	29,113,903	2,356,823	8.81%	5.48%	99,195,676	7,155,753	7.77%	25.57%
2013	350,969,293	45,777,445	15.00%	115.74%	44,826,167	15,712,264	53.97%	62.41%	109,802,599	10,606,923	10.69%	39.00%
2014	499,243,266	148,273,973	42.25%	206.88%	59,847,264	15,021,097	33.51%	116.83%	135,653,900	25,851,301	23.54%	71.72%
2015	590,929,597	91,686,331	18.37%	263.24%	86,263,975	26,416,711	44.14%	212.54%	187,217,417	51,563,517	38.01%	137.00%
2016	595,421,815	4,492,218	0.76%	266.00%	101,119,138	14,855,163	17.22%	266.36%	196,632,837	9,415,420	5.03%	148.92%
2017	596,946,008	1,524,193	0.26%	266.94%	82,000,812	-19,118,326	-18.91%	197.09%	206,348,232	9,715,395	4.94%	161.21%
2018	594,339,718	-2,606,290	-0.44%	265.33%	79,211,328	-2,789,484	-3.40%	186.99%	196,515,487	-9,832,745	-4.77%	148.77%

Rate Ann.%chg: Irrigated 13.83% Dryland 11.12% Grassland 9.54%

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	493,560	--	--	--	65,689	--	--	--	269,840,099	--	--	--
2009	472,185	-21,375	-4.33%	-4.33%	(154,081)	-219,770	-334.56%	-334.56%	302,738,114	32,898,015	12.19%	12.19%
2010	516,834	44,649	9.46%	4.72%	90,021	244,102		37.04%	347,888,605	45,150,491	14.91%	28.92%
2011	1,387,977	871,143	168.55%	181.22%	181,952	91,931	102.12%	176.99%	374,007,369	26,118,764	7.51%	38.60%
2012	1,405,341	17,364	1.25%	184.74%	183,552	1,600	0.88%	179.43%	435,090,320	61,082,951	16.33%	61.24%
2013	1,260,473	-144,868	-10.31%	155.38%	178,264	-5,288	-2.88%	171.38%	507,036,796	71,946,476	16.54%	87.90%
2014	1,417,850	157,377	12.49%	187.27%	242,754	64,490	36.18%	269.55%	696,405,034	189,368,238	37.35%	158.08%
2015	2,075,534	657,684	46.39%	320.52%	345,421	102,667	42.29%	425.84%	866,831,944	170,426,910	24.47%	221.24%
2016	1,531,119	-544,415	-26.23%	210.22%	244,991	-100,430	-29.07%	272.96%	894,949,900	28,117,956	3.24%	231.66%
2017	1,388,259	-142,860	-9.33%	181.27%	1,611,791	1,366,800	557.90%	2353.67%	888,295,102	-6,654,798	-0.74%	229.19%
2018	1,389,360	1,101	0.08%	181.50%	1,827,642	215,851	13.39%	2682.26%	873,283,535	-15,011,567	-1.69%	223.63%

Cnty# 47
County HOWARD

Rate Ann.%chg: Total Agric Land 12.46%

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	162,423,253	127,949	1,269			27,478,763	41,425	663			79,127,873	163,359	484		
2009	183,840,121	132,986	1,382	8.90%	8.90%	27,306,623	38,458	710	7.04%	7.04%	91,179,353	161,125	566	16.83%	16.83%
2010	231,481,824	133,178	1,738	25.73%	36.92%	25,698,171	38,436	669	-5.84%	0.79%	90,169,996	160,780	561	-0.89%	15.78%
2011	253,537,927	133,712	1,896	9.09%	49.37%	26,759,948	38,032	704	5.24%	6.07%	92,222,342	160,360	575	2.54%	18.73%
2012	305,154,316	133,679	2,283	20.39%	79.82%	29,139,032	37,589	775	10.17%	16.86%	99,216,998	160,622	618	7.41%	27.52%
2013	351,066,456	135,663	2,588	13.36%	103.85%	44,986,700	37,180	1,210	56.08%	82.40%	109,683,503	159,301	689	11.47%	42.15%
2014	499,118,856	136,625	3,653	41.17%	187.78%	59,847,768	36,645	1,633	34.98%	146.20%	135,653,714	159,488	851	23.53%	75.60%
2015	590,882,003	137,029	4,312	18.04%	239.69%	86,822,326	37,766	2,299	40.77%	246.57%	186,797,297	157,772	1,184	39.20%	144.43%
2016	595,399,864	137,603	4,327	0.34%	240.86%	102,324,301	43,620	2,346	2.04%	253.63%	195,869,698	152,711	1,283	8.33%	164.80%
2017	596,812,268	137,979	4,325	-0.04%	240.73%	82,325,258	34,863	2,361	0.66%	255.98%	206,087,066	160,708	1,282	-0.02%	164.74%
2018	594,364,306	138,224	4,300	-0.59%	238.73%	79,193,771	34,462	2,298	-2.68%	246.43%	196,323,368	160,858	1,220	-4.83%	151.97%

Rate Annual %chg Average Value/Acre: 12.98%

13.23%

9.68%

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	505,051	3,367	150			55,826	372	150			269,590,766	336,472	801		
2009	479,430	3,253	147	-1.75%	-1.75%	56,126	374	150	0.00%	0.00%	302,861,653	336,196	901	12.43%	12.43%
2010	507,051	3,475	146	-0.98%	-2.71%	60,324	402	150	0.00%	0.00%	347,917,366	336,271	1,035	14.85%	29.13%
2011	1,427,397	3,553	402	175.27%	167.80%	181,952	455	400	166.65%	166.66%	374,129,566	336,112	1,113	7.58%	38.93%
2012	1,396,451	3,476	402	0.00%	167.80%	179,952	450	400	0.00%	166.66%	435,086,749	335,816	1,296	16.40%	61.70%
2013	1,260,273	3,136	402	0.05%	167.92%	170,608	427	400	0.00%	166.66%	507,167,540	335,706	1,511	16.61%	88.55%
2014	1,441,000	2,865	503	25.14%	235.28%	200,220	400	500	25.00%	233.32%	696,261,558	336,024	2,072	37.15%	158.61%
2015	2,093,722	2,763	758	50.66%	405.14%	289,969	387	750	50.00%	399.99%	866,885,317	335,717	2,582	24.62%	222.28%
2016	1,529,521	1,993	768	1.31%	411.75%	238,241	318	750	0.00%	399.99%	895,361,625	336,244	2,663	3.12%	232.34%
2017	1,390,009	1,808	769	0.17%	412.63%	1,616,291	781	2,070	176.02%	1280.07%	888,230,892	336,139	2,642	-0.77%	229.80%
2018	1,381,112	1,790	772	0.33%	414.34%	1,827,641	757	2,414	16.60%	1509.17%	873,090,198	336,092	2,598	-1.69%	224.22%

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HOWARD

Rate Annual %chg Average Value/Acre: 12.48%

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

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,274	HOWARD	39,938,951	7,318,549	21,258,022	246,802,012	44,308,548	0	10,798,829	873,283,535	79,474,142	35,782,607	0	1,358,965,195
cnty sectorvalue % of total value:		2.94%	0.54%	1.56%	18.16%	3.26%		0.79%	64.26%	5.85%	2.63%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
189	BOELUS	273,073	101,299	5,413	4,359,107	951,445	0	0	0	0	0	0	5,690,337
3.01%	%sector of county sector	0.68%	1.38%	0.03%	1.77%	2.15%							0.42%
	%sector of municipality	4.80%	1.78%	0.10%	76.61%	16.72%							100.00%
46	COTESFIELD	19,069	165,054	571,354	851,834	38,518	0	0	419,864	44,165	18,534	0	2,128,392
0.73%	%sector of county sector	0.05%	2.26%	2.69%	0.35%	0.09%			0.05%	0.06%	0.05%		0.16%
	%sector of municipality	0.90%	7.75%	26.84%	40.02%	1.81%			19.73%	2.08%	0.87%		100.00%
32	CUSHING	301	307	139	675,239	24,671	0	0	390,177	0	0	0	1,090,834
0.51%	%sector of county sector	0.00%	0.00%	0.00%	0.27%	0.06%			0.04%	0.06%			0.08%
	%sector of municipality	0.03%	0.03%	0.01%	61.90%	2.26%			35.77%				100.00%
303	DANNEBROG	331,826	254,571	17,996	8,100,149	1,481,903	0	0	0	0	0	0	10,186,445
4.83%	%sector of county sector	0.83%	3.48%	0.08%	3.28%	3.34%							0.75%
	%sector of municipality	3.26%	2.50%	0.18%	79.52%	14.55%							100.00%
215	ELBA	252,159	189,926	393,872	5,112,780	1,027,974	0	0	222,058	0	13,300	0	7,212,069
3.43%	%sector of county sector	0.63%	2.60%	1.85%	2.07%	2.32%			0.03%		0.04%		0.53%
	%sector of municipality	3.50%	2.63%	5.46%	70.89%	14.25%			3.08%		0.18%		100.00%
122	FARWELL	430,476	50,137	22,602	3,000,236	1,349,564	0	0	0	0	0	0	4,853,015
1.94%	%sector of county sector	1.08%	0.69%	0.11%	1.22%	3.05%							0.36%
	%sector of municipality	8.87%	1.03%	0.47%	61.82%	27.81%							100.00%
2,299	ST PAUL	2,473,887	1,265,691	1,472,252	91,527,269	29,570,757	0	0	18,400	0	0	0	126,328,256
36.64%	%sector of county sector	6.19%	17.29%	6.93%	37.09%	66.74%			0.00%				9.30%
	%sector of municipality	1.96%	1.00%	1.17%	72.45%	23.41%			0.01%				100.00%
3,206	Total Municipalities	3,780,791	2,026,985	2,483,628	113,626,614	34,444,832	0	0	1,050,499	44,165	31,834	0	157,489,348
51.10%	%all municip.sectors of cnty	9.47%	27.70%	11.68%	46.04%	77.74%			0.12%	0.06%	0.09%		11.59%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 5,626	Value : 1,301,453,638	Growth 6,263,141	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	154	1,282,857	0	0	139	3,160,153	293	4,443,010	
02. Res Improve Land	1,317	12,255,732	0	0	812	30,952,875	2,129	43,208,607	
03. Res Improvements	1,333	100,627,665	0	0	871	118,810,106	2,204	219,437,771	
04. Res Total	1,487	114,166,254	0	0	1,010	152,923,134	2,497	267,089,388	4,051,562
% of Res Total	59.55	42.74	0.00	0.00	40.45	57.26	44.38	20.52	64.69
05. Com UnImp Land	52	447,439	0	0	6	95,596	58	543,035	
06. Com Improve Land	280	2,925,557	0	0	34	2,637,001	314	5,562,558	
07. Com Improvements	284	30,663,587	0	0	42	7,508,150	326	38,171,737	
08. Com Total	336	34,036,583	0	0	48	10,240,747	384	44,277,330	271,376
% of Com Total	87.50	76.87	0.00	0.00	12.50	23.13	6.83	3.40	4.33
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	22	3,364,386	22	3,364,386	
14. Rec Improve Land	0	0	0	0	22	2,952,010	22	2,952,010	
15. Rec Improvements	0	0	0	0	22	3,290,984	22	3,290,984	
16. Rec Total	0	0	0	0	44	9,607,380	44	9,607,380	21,704
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.78	0.74	0.35
Res & Rec Total	1,487	114,166,254	0	0	1,054	162,530,514	2,541	276,696,768	4,073,266
% of Res & Rec Total	58.52	41.26	0.00	0.00	41.48	58.74	45.17	21.26	65.04
Com & Ind Total	336	34,036,583	0	0	48	10,240,747	384	44,277,330	271,376
% of Com & Ind Total	87.50	76.87	0.00	0.00	12.50	23.13	6.83	3.40	4.33

17. Taxable Total	1,823	148,202,837	0	0	1,102	172,771,261	2,925	320,974,098	4,344,642
% of Taxable Total	62.32	46.17	0.00	0.00	37.68	53.83	51.99	24.66	69.37

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	9	138,370	1,864,571	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	9	138,370	1,864,571
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	138,370	1,864,571

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	141	0	307	448

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	212,196	0	0	1,694	514,054,903	1,701	514,267,099
28. Ag-Improved Land	0	0	0	0	951	381,848,714	951	381,848,714
29. Ag Improvements	0	0	0	0	1,000	84,363,727	1,000	84,363,727

30. Ag Total					2,701	980,479,540
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	3.80	13,300	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	3	3.00	54,000	3	3.00	54,000	
32. HomeSite Improv Land	627	648.86	11,671,000	627	648.86	11,671,000	
33. HomeSite Improvements	646	633.86	62,551,279	646	633.86	62,551,279	1,918,499
34. HomeSite Total				649	651.86	74,276,279	
35. FarmSite UnImp Land	24	43.62	158,670	25	47.42	171,970	
36. FarmSite Improv Land	862	3,496.54	12,427,495	862	3,496.54	12,427,495	
37. FarmSite Improvements	954	0.00	21,812,448	954	0.00	21,812,448	0
38. FarmSite Total				979	3,543.96	34,411,913	
39. Road & Ditches	0	5,791.44	0	0	5,791.44	0	
40. Other- Non Ag Use	0	260.97	114,459	0	260.97	114,459	
41. Total Section VI				1,628	10,248.23	108,802,651	1,918,499

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	580.00	705,120	3	580.00	705,120

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	9	138.90	267,118	9	138.90	267,118
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	456.30	0.97%	2,258,698	1.22%	4,950.03
46. 1A	3,462.35	7.39%	17,138,694	9.26%	4,950.02
47. 2A1	3,578.66	7.64%	16,103,970	8.70%	4,500.00
48. 2A	2,049.94	4.38%	8,917,288	4.82%	4,350.02
49. 3A1	12,753.68	27.22%	49,739,352	26.86%	3,900.00
50. 3A	17,389.41	37.11%	65,210,439	35.22%	3,750.01
51. 4A1	3,540.93	7.56%	12,747,348	6.88%	3,600.00
52. 4A	3,622.91	7.73%	13,042,480	7.04%	3,600.00
53. Total	46,854.18	100.00%	185,158,269	100.00%	3,951.80
Dry					
54. 1D1	53.44	0.65%	138,944	0.74%	2,600.00
55. 1D	514.23	6.30%	1,336,998	7.10%	2,600.00
56. 2D1	585.13	7.17%	1,462,830	7.77%	2,500.01
57. 2D	624.94	7.66%	1,562,350	8.30%	2,500.00
58. 3D1	2,170.40	26.59%	5,046,241	26.82%	2,325.03
59. 3D	3,086.43	37.81%	6,944,572	36.90%	2,250.03
60. 4D1	462.57	5.67%	994,555	5.29%	2,150.06
61. 4D	665.66	8.15%	1,331,328	7.07%	2,000.01
62. Total	8,162.80	100.00%	18,817,818	100.00%	2,305.31
Grass					
63. 1G1	23.63	0.05%	35,445	0.06%	1,500.00
64. 1G	489.84	1.04%	734,760	1.26%	1,500.00
65. 2G1	764.64	1.63%	1,032,312	1.77%	1,350.06
66. 2G	1,679.19	3.57%	2,266,972	3.89%	1,350.04
67. 3G1	3,743.69	7.96%	4,866,799	8.36%	1,300.00
68. 3G	21,727.78	46.18%	27,159,972	46.66%	1,250.01
69. 4G1	9,322.68	19.82%	11,187,215	19.22%	1,200.00
70. 4G	9,295.31	19.76%	10,922,038	18.76%	1,175.01
71. Total	47,046.76	100.00%	58,205,513	100.00%	1,237.18
Irrigated Total					
	46,854.18	45.40%	185,158,269	70.23%	3,951.80
Dry Total					
	8,162.80	7.91%	18,817,818	7.14%	2,305.31
Grass Total					
	47,046.76	45.58%	58,205,513	22.08%	1,237.18
72. Waste	718.25	0.70%	538,694	0.20%	750.01
73. Other	430.93	0.42%	933,975	0.35%	2,167.35
74. Exempt	379.98	0.37%	0	0.00%	0.00
75. Market Area Total	103,212.92	100.00%	263,654,269	100.00%	2,554.47

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7200

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,838.15	2.40%	9,098,878	2.67%	4,950.02
46. 1A	41,292.58	53.82%	204,398,696	59.96%	4,950.01
47. 2A1	4,629.30	6.03%	20,831,850	6.11%	4,500.00
48. 2A	1,055.40	1.38%	4,591,007	1.35%	4,350.02
49. 3A1	4,553.54	5.93%	17,758,806	5.21%	3,900.00
50. 3A	632.54	0.82%	2,372,040	0.70%	3,750.02
51. 4A1	16,971.17	22.12%	61,096,219	17.92%	3,600.00
52. 4A	5,754.60	7.50%	20,716,560	6.08%	3,600.00
53. Total	76,727.28	100.00%	340,864,056	100.00%	4,442.54
Dry					
54. 1D1	401.07	2.52%	1,042,782	2.89%	2,600.00
55. 1D	3,156.76	19.83%	8,207,576	22.74%	2,600.00
56. 2D1	1,082.40	6.80%	2,706,000	7.50%	2,500.00
57. 2D	242.39	1.52%	605,975	1.68%	2,500.00
58. 3D1	885.85	5.57%	2,059,624	5.71%	2,325.03
59. 3D	315.67	1.98%	710,267	1.97%	2,250.03
60. 4D1	7,326.59	46.03%	15,752,383	43.64%	2,150.03
61. 4D	2,507.37	15.75%	5,014,740	13.89%	2,000.00
62. Total	15,918.10	100.00%	36,099,347	100.00%	2,267.82
Grass					
63. 1G1	913.50	1.52%	1,370,250	1.87%	1,500.00
64. 1G	4,123.32	6.88%	6,182,640	8.42%	1,499.43
65. 2G1	1,880.58	3.14%	2,538,866	3.46%	1,350.04
66. 2G	1,120.28	1.87%	1,512,412	2.06%	1,350.03
67. 3G1	1,366.05	2.28%	1,775,861	2.42%	1,300.00
68. 3G	1,795.51	2.99%	2,244,437	3.06%	1,250.03
69. 4G1	17,955.89	29.94%	21,547,071	29.36%	1,200.00
70. 4G	30,820.11	51.39%	36,212,949	49.35%	1,174.98
71. Total	59,975.24	100.00%	73,384,486	100.00%	1,223.58
Irrigated Total					
	76,727.28	49.94%	340,864,056	75.48%	4,442.54
Dry Total					
	15,918.10	10.36%	36,099,347	7.99%	2,267.82
Grass Total					
	59,975.24	39.04%	73,384,486	16.25%	1,223.58
72. Waste	750.99	0.49%	592,748	0.13%	789.29
73. Other	262.67	0.17%	675,504	0.15%	2,571.68
74. Exempt	2,695.98	1.75%	0	0.00%	0.00
75. Market Area Total	153,634.28	100.00%	451,616,141	100.00%	2,939.55

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7300

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	564.56	3.71%	2,794,585	4.12%	4,950.02
46. 1A	7,927.12	52.12%	39,239,316	57.85%	4,950.01
47. 2A1	1,184.67	7.79%	5,331,015	7.86%	4,500.00
48. 2A	522.85	3.44%	2,274,414	3.35%	4,350.03
49. 3A1	200.74	1.32%	782,886	1.15%	3,900.00
50. 3A	612.00	4.02%	2,295,013	3.38%	3,750.02
51. 4A1	2,047.62	13.46%	7,371,432	10.87%	3,600.00
52. 4A	2,150.37	14.14%	7,741,332	11.41%	3,600.00
53. Total	15,209.93	100.00%	67,829,993	100.00%	4,459.59
Dry					
54. 1D1	112.16	1.10%	291,616	1.22%	2,600.00
55. 1D	4,229.06	41.41%	10,995,556	46.09%	2,600.00
56. 2D1	416.49	4.08%	1,041,225	4.36%	2,500.00
57. 2D	291.75	2.86%	729,375	3.06%	2,500.00
58. 3D1	156.43	1.53%	363,703	1.52%	2,325.02
59. 3D	99.49	0.97%	223,857	0.94%	2,250.05
60. 4D1	2,659.76	26.05%	5,718,560	23.97%	2,150.03
61. 4D	2,246.53	22.00%	4,493,060	18.83%	2,000.00
62. Total	10,211.67	100.00%	23,856,952	100.00%	2,336.24
Grass					
63. 1G1	175.92	0.33%	263,880	0.41%	1,500.00
64. 1G	2,414.18	4.52%	3,621,278	5.64%	1,500.00
65. 2G1	543.76	1.02%	734,104	1.14%	1,350.05
66. 2G	726.74	1.36%	981,120	1.53%	1,350.03
67. 3G1	189.40	0.35%	246,220	0.38%	1,300.00
68. 3G	496.40	0.93%	620,511	0.97%	1,250.02
69. 4G1	12,688.25	23.74%	15,225,901	23.70%	1,200.00
70. 4G	36,213.60	67.75%	42,551,112	66.23%	1,175.00
71. Total	53,448.25	100.00%	64,244,126	100.00%	1,201.99
Irrigated Total					
	15,209.93	19.19%	67,829,993	43.37%	4,459.59
Dry Total					
	10,211.67	12.88%	23,856,952	15.25%	2,336.24
Grass Total					
	53,448.25	67.43%	64,244,126	41.08%	1,201.99
72. Waste	332.54	0.42%	258,408	0.17%	777.07
73. Other	62.00	0.08%	217,000	0.14%	3,500.00
74. Exempt	657.94	0.83%	0	0.00%	0.00
75. Market Area Total	79,264.39	100.00%	156,406,479	100.00%	1,973.23

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.40	174,731	0.00	0	138,755.99	593,677,587	138,791.39	593,852,318
77. Dry Land	8.25	21,450	0.00	0	34,284.32	78,752,667	34,292.57	78,774,117
78. Grass	4.25	2,715	0.00	0	160,466.00	195,831,410	160,470.25	195,834,125
79. Waste	0.00	0	0.00	0	1,801.78	1,389,850	1,801.78	1,389,850
80. Other	0.00	0	0.00	0	755.60	1,826,479	755.60	1,826,479
81. Exempt	37.60	0	0.00	0	3,696.30	0	3,733.90	0
82. Total	47.90	198,896	0.00	0	336,063.69	871,477,993	336,111.59	871,676,889

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	138,791.39	41.29%	593,852,318	68.13%	4,278.74
Dry Land	34,292.57	10.20%	78,774,117	9.04%	2,297.12
Grass	160,470.25	47.74%	195,834,125	22.47%	1,220.38
Waste	1,801.78	0.54%	1,389,850	0.16%	771.38
Other	755.60	0.22%	1,826,479	0.21%	2,417.26
Exempt	3,733.90	1.11%	0	0.00%	0.00
Total	336,111.59	100.00%	871,676,889	100.00%	2,593.42

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 7100	12	1,383,053	6	1,347,304	10	2,107,501	22	4,837,858	0
83.2 7200	9	1,888,791	3	210,441	5	374,754	14	2,473,986	0
83.3 7300	3	149,437	3	381,875	3	278,258	6	809,570	0
83.4 Lake Of The Woods	33	491,295	74	2,464,500	74	11,683,728	107	14,639,523	416,416
83.5 Multi Lot (7100)	13	473,336	35	1,686,950	35	6,736,764	48	8,897,050	52,978
83.6 Multi Lot (7200)	22	831,685	53	2,171,960	53	11,351,357	75	14,355,002	269,175
83.7 Multi Lot (7300)	2	31,005	2	91,350	2	548,112	4	670,467	37,130
83.8 Rural	0	0	2	214,373	41	971,535	41	1,185,908	0
83.9 Single Lot (7100)	14	423,010	254	11,908,486	257	37,209,345	271	49,540,841	598,618
83.10 Single Lot (7200)	31	671,561	238	10,247,276	245	33,212,588	276	44,131,425	905,959
83.11 Single Lot (7300)	3	39,585	53	2,431,639	57	7,166,988	60	9,638,212	542,405
83.12 Small Town	122	373,861	576	2,537,341	587	29,607,926	709	32,519,128	273,698
83.13 St Paul	51	1,050,777	852	10,467,122	857	81,479,899	908	92,997,798	976,887
84 Residential Total	315	7,807,396	2,151	46,160,617	2,226	222,728,755	2,541	276,696,768	4,073,266

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	7100	0	0	1	1,198,302	1	296,965	1	1,495,267	0
85.2	7200	0	0	1	527,177	1	538,107	1	1,065,284	0
85.3	Rural	5	77,130	20	786,492	24	4,886,202	29	5,749,824	0
85.4	Small Town	28	73,616	128	313,554	134	6,169,674	162	6,556,844	113,136
85.5	St Paul	25	392,289	164	2,737,033	166	26,280,789	191	29,410,111	158,240
86	Commercial Total	58	543,035	314	5,562,558	326	38,171,737	384	44,277,330	271,376

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

Market Area 7100

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	18.11	0.04%	27,165	0.05%	1,500.00
88. 1G	472.84	1.02%	709,260	1.23%	1,500.00
89. 2G1	764.64	1.65%	1,032,312	1.80%	1,350.06
90. 2G	1,668.87	3.59%	2,253,040	3.92%	1,350.04
91. 3G1	3,626.97	7.81%	4,715,063	8.20%	1,300.00
92. 3G	21,384.86	46.02%	26,731,316	46.51%	1,250.01
93. 4G1	9,296.82	20.01%	11,156,183	19.41%	1,200.00
94. 4G	9,234.59	19.87%	10,850,690	18.88%	1,175.01
95. Total	46,467.70	100.00%	57,475,029	100.00%	1,236.88
CRP					
96. 1C1	5.52	0.95%	8,280	1.13%	1,500.00
97. 1C	17.00	2.94%	25,500	3.49%	1,500.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	10.32	1.78%	13,932	1.91%	1,350.00
100. 3C1	116.72	20.16%	151,736	20.77%	1,300.00
101. 3C	342.92	59.22%	428,656	58.68%	1,250.02
102. 4C1	25.86	4.47%	31,032	4.25%	1,200.00
103. 4C	60.72	10.49%	71,348	9.77%	1,175.03
104. Total	579.06	100.00%	730,484	100.00%	1,261.50
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	46,467.70	98.77%	57,475,029	98.74%	1,236.88
CRP Total	579.06	1.23%	730,484	1.26%	1,261.50
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	47,046.76	100.00%	58,205,513	100.00%	1,237.18

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

Market Area 7200

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	913.50	1.53%	1,370,250	1.88%	1,500.00
88. 1G	4,078.00	6.84%	6,114,660	8.39%	1,499.43
89. 2G1	1,854.27	3.11%	2,503,347	3.43%	1,350.04
90. 2G	1,116.54	1.87%	1,507,363	2.07%	1,350.03
91. 3G1	1,335.83	2.24%	1,736,575	2.38%	1,300.00
92. 3G	1,784.98	3.00%	2,231,274	3.06%	1,250.03
93. 4G1	17,801.57	29.88%	21,361,887	29.31%	1,200.00
94. 4G	30,697.06	51.52%	36,068,364	49.48%	1,174.98
95. Total	59,581.75	100.00%	72,893,720	100.00%	1,223.42
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	45.32	11.52%	67,980	13.85%	1,500.00
98. 2C1	26.31	6.69%	35,519	7.24%	1,350.02
99. 2C	3.74	0.95%	5,049	1.03%	1,350.00
100. 3C1	30.22	7.68%	39,286	8.01%	1,300.00
101. 3C	10.53	2.68%	13,163	2.68%	1,250.05
102. 4C1	154.32	39.22%	185,184	37.73%	1,200.00
103. 4C	123.05	31.27%	144,585	29.46%	1,175.01
104. Total	393.49	100.00%	490,766	100.00%	1,247.21
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	59,581.75	99.34%	72,893,720	99.33%	1,223.42
CRP Total					
CRP Total	393.49	0.66%	490,766	0.67%	1,247.21
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	59,975.24	100.00%	73,384,486	100.00%	1,223.58

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

Market Area 7300

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	175.92	0.33%	263,880	0.41%	1,500.00
88. 1G	2,363.49	4.43%	3,545,243	5.53%	1,500.00
89. 2G1	543.76	1.02%	734,104	1.15%	1,350.05
90. 2G	726.74	1.36%	981,120	1.53%	1,350.03
91. 3G1	189.40	0.36%	246,220	0.38%	1,300.00
92. 3G	496.40	0.93%	620,511	0.97%	1,250.02
93. 4G1	12,634.81	23.70%	15,161,773	23.66%	1,200.00
94. 4G	36,189.35	67.87%	42,522,617	66.36%	1,175.00
95. Total	53,319.87	100.00%	64,075,468	100.00%	1,201.72
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	50.69	39.48%	76,035	45.08%	1,500.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	53.44	41.63%	64,128	38.02%	1,200.00
103. 4C	24.25	18.89%	28,495	16.90%	1,175.05
104. Total	128.38	100.00%	168,658	100.00%	1,313.74
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	53,319.87	99.76%	64,075,468	99.74%	1,201.72
CRP Total	128.38	0.24%	168,658	0.26%	1,313.74
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	53,448.25	100.00%	64,244,126	100.00%	1,201.99

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

47 Howard

	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	246,802,012	267,089,388	20,287,376	8.22%	4,051,562	6.58%
02. Recreational	10,798,829	9,607,380	-1,191,449	-11.03%	21,704	-11.23%
03. Ag-Homesite Land, Ag-Res Dwelling	79,474,142	74,276,279	-5,197,863	-6.54%	1,918,499	-8.95%
04. Total Residential (sum lines 1-3)	337,074,983	350,973,047	13,898,064	4.12%	5,991,765	2.35%
05. Commercial	44,308,548	44,277,330	-31,218	-0.07%	271,376	-0.68%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	44,308,548	44,277,330	-31,218	-0.07%	271,376	-0.68%
08. Ag-Farmsite Land, Outbuildings	35,714,114	34,411,913	-1,302,201	-3.65%	0	-3.65%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	68,493	114,459	45,966	67.11%		
11. Total Non-Agland (sum lines 8-10)	35,782,607	34,526,372	-1,256,235	-3.51%	0	-3.51%
12. Irrigated	594,339,718	593,852,318	-487,400	-0.08%		
13. Dryland	79,211,328	78,774,117	-437,211	-0.55%		
14. Grassland	196,515,487	195,834,125	-681,362	-0.35%		
15. Wasteland	1,389,360	1,389,850	490	0.04%		
16. Other Agland	1,827,642	1,826,479	-1,163	-0.06%		
17. Total Agricultural Land	873,283,535	871,676,889	-1,606,646	-0.18%		
18. Total Value of all Real Property (Locally Assessed)	1,290,449,673	1,301,453,638	11,003,965	0.85%	6,263,141	0.37%

2019 Assessment Survey for Howard County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 - summer help to assist with property reviews
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$146,452
7.	Adopted budget, or granted budget if different from above:
	same as above
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:
	None
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,700
12.	Other miscellaneous funds:
	\$1,500
13.	Amount of last year's assessor's budget not used:
	\$236

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	None
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes howard.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks, assessor, and staff
8.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, adopted 2015
3.	What municipalities in the county are zoned?
	St. Paul, Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell are zoned.
4.	When was zoning implemented?
	1973 for St. Paul and Boelus. 2015 for everything else

D. Contracted Services

1.	Appraisal Services:
	Yes, as needed.
2.	GIS Services:
	gWorks Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Normally no, but for 2015 Stanard Appraisal did some commercial work.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Recommendation of the assessor
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?
	Yes, on the properties they reviewed.

2019 Residential Assessment Survey for Howard County

1.	Valuation data collection done by:																										
	Assessor and 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>St. Paul - City and county seat located on US Highway 281; population of 2,299; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Agricultural homes and outbuildings in Area 7100.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Agricultural homes and outbuildings in Area 7200</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Agricultural homes and outbuildings in Area 7300</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Residential property on a single lot in Area 7100</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Residential property in a Multiple Lot Subdivision in Area 7100</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Residential property on a single lot in Area 7200</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Residential property in a Multiple Lot Subdivision in Area 7200</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Residential property on a single lot in Area 7300</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Residential property in a Multiple Lot Subdivision in Area 7300</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Lake of the Woods, a unique Subdivision located North of St. Paul</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	St. Paul - City and county seat located on US Highway 281; population of 2,299; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.	2	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets	4	Agricultural homes and outbuildings in Area 7100.	5	Agricultural homes and outbuildings in Area 7200	6	Agricultural homes and outbuildings in Area 7300	7	Residential property on a single lot in Area 7100	8	Residential property in a Multiple Lot Subdivision in Area 7100	9	Residential property on a single lot in Area 7200	10	Residential property in a Multiple Lot Subdivision in Area 7200	11	Residential property on a single lot in Area 7300	12	Residential property in a Multiple Lot Subdivision in Area 7300	13	Lake of the Woods, a unique Subdivision located North of St. Paul
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																										
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10	Residential property in a Multiple Lot Subdivision in Area 7200																										
11	Residential property on a single lot in Area 7300																										
12	Residential property in a Multiple Lot Subdivision in Area 7300																										
13	Lake of the Woods, a unique Subdivision located North of St. Paul																										
3.	List and describe the approach(es) used to estimate the market value of residential properties.																										
	Cost and sales comparison approaches are used to value the residential class in the county.																										
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?																										
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information are used.																										
5.	Are individual depreciation tables developed for each valuation group?																										
	Depreciation tables are developed on a county-wide basis and then modified with economic depreciation developed for individual valuation groups.																										
6.	Describe the methodology used to determine the residential lot values?																										
	Sales comparison and availability determine residential lot values.																										

7. How are rural residential site values developed?

A land value is developed with the cost of each of the amenities studied and applied to the land value.

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.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2016	2017	2016
2	2018	2016	2018	2018
4	2015	2016	2015	2014
5	2019	2016	2019	2018
6	2018	2016	2018	2017
7	2015	2016	2015	2014
8	2015	2016	2015	2014
9	2019	2016	2019	2018
10	2019	2016	2019	2018
11	2018	2016	2018	2017
12	2018	2016	2018	2017
13	2019	2016	2019	2018

2019 Commercial Assessment Survey for Howard County

1.	Valuation data collection done by:																							
	Assessor and staff																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	All three approaches to value are used for commercial property: sales comparison, income, and cost approaches.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Physical inspection, joint review with commercial appraiser, and state sales file query.																							
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?																							
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5.	Are individual depreciation tables developed for each valuation grouping?																							
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1	2008	2008	2015	2015																				
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2019 Agricultural Assessment Survey for Howard County

1.	Valuation data collection done by:	
	Assessor and staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	7100	This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).
	7200	This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).
	7300	This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).
	Although separate market areas have been identified, the same value is currently being applied to all areas; will continue to monitor the market for changes	
3.	Describe the process used to determine and monitor market areas.	
	River boundaries, common geographic characteristics, topography, and market characteristics	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Through review of questionnaires and discussions with owner help differentiate agricultural land from recreational and residential 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?	

	Feedlots are valued the same as farm sites based on a sales study that was done involving three feedlot sales that took place in Howard County.
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Through review of questionnaires, discussions with sellers, buyers, and real estate agents. It is now valued as a flat rate, 1500 per acre based on sales outside of the county, but in the surrounding area.
	<i>If your county has special value applications, please answer the following</i>
8a.	How many special valuation applications are on file?
	9 currently, however one will be losing it's status this year.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales review is conducted annually.
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	There are no areas of influence.
8d.	Where is the influenced area located within the county?
	The parcels with applications on file are scattered throughout the county.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Analysis of agricultural sales; parcels are valued as ag land as there is no indication of non-agricultural influence present in the market.

2018 Plan of Assessment for Howard County

Assessment years 2019, 2020, 2021

Date: June 15, 2018

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

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 horticulture land

General Description of Real Property in Howard County

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2489	44%	20%
Commercial	383	7%	3.4%
Agricultural	2741	49%	76.6%

Agricultural land – value for taxable acres for 2018 assessment was \$873,090,198

Agricultural land is 67.7% of the real property valuation base in Howard County and of that 68% is assessed as irrigated, 23% is assessed as grass and 9% is assessed as dry.

For assessment year 2018, an estimated 190 permits were filed for new property construction/additions in the county.

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

Current Resources

There are currently three full time employees on staff including the assessor. Also there is one part-time summer help. The assessor and deputy are certified by the Property Tax Administrator.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will

continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The county started a GIS project in 2005, which was greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on correcting and completing the county map. GIS Workshop completed our land use conversion prior to January 1, 2010 and also put Howard County Assessor data on line. Our website is <http://howard.assessor.gisworkshop.com>. The Howard County Board accepted GIS Workshop's proposal for maintenance for the mapping and the website. With the GIS Workshop completion of the mapping information, maps will be printed in the future when the information is available.

Office Budget for July 1, 2017 – June 30, 2018 was \$134,657. Office Budget for July 1, 2018 – June 30, 2019 is approximately \$146,450.

Terra Scan is the vendor for the assessment administration and CAMA. Howard County has the GIS mapping on a public website, which has the mapping and assessment information available.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4 week turnaround time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires by telephone calls to sellers, buyers and realtors involved in the sale. Physical inspections are performed if deemed necessary to confirm any corrections to the parcel information. Most residential sales are inspected and new photos taken if necessary. Six year cycle review and building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

2016 Marshall & Swift costing was implemented for 2017 for Residential properties.

It is the goal of the office to review at approximately 20 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after September 30 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance with state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Changes are mailed to the property owners on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	97	5.30	101.45
Commercial	100	25.17	82.10
Agricultural Land	70	17.77	104.81

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

Assessment Actions Planned for Assessment Year 2019:

Residential:

A physical review will be completed for all improved parcels in Market Area 7200. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2019. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2019 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2019. Commercial appraisal was done in 2016 by Stanard Appraisal and Assessor's staff.

Agricultural Land:

A market analysis will be conducted for 2019 and agricultural land values will be assessed by the market values. Corrections of listing errors will be done when correct information is obtained. Also with changes to irrigated acres or the transfer of irrigated acres will be corrected when the information is obtained. New land use conversion was implemented for 2016. The use of agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property.

Assessment actions planned for assessment year 2020:

Residential:

A physical review will be completed for all improved parcels in Market Area 7100. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2020. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2020 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2020.

Agricultural:

A market analysis will be conducted for 2020 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will begin a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2021:

Residential:

All residential pick-up work and building permits will be reviewed and completed by March 1, 2021. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when correct information is obtained.

Commercial:

A physical review of all commercial properties in the county will be completed for 2021. The review and market study will be completed for adjusting values for 2021. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2021

Agricultural Land:

A market analysis will be conducted for 2021 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forwarded to the property tax division electronically on a quarterly basis. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package. Assessor's website is updated monthly by GIS Workshop.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update & w/Abstract
 - d. Certification of Value to Political Subdivision

- e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 775 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 approximately 320 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
 7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
 9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 10. Tax Lists – prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 11. Tax List Corrections – prepare tax list correction documents for county board approval.
 12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
 13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
 14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
 15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and work toward an appraiser license. The staff of the assessor’s office with an assessor’s certificate will meet their 60 hours of education in the 4 year period to maintain it.

Conclusion:

The Howard County Assessor’s Office will strive for a uniform and proportionate valuing of property throughout the county.

Neal Dethlefs
Howard County Assessor
(308)754-4261

February 16, 2019

Re: Special Value for 2019

I have reviewed the Special Valuation parcels for Howard County for the 2019 tax year. We currently have nine parcels.

The highest and best use for these parcels is agricultural. They are not suburban in nature and are not within any town or village's zoning jurisdiction. There are not any residential or commercial influences in regard to value. They are all currently used for agriculture.

They are being valued as agland, based on land use and soil type, which is derived from the three year agland sales file.

The income approach to value does not apply at this time.

Sincerely,

Neal Dethlefs
Howard County Assessor