

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

KEARNEY 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 Kearney 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 Kearney 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: Jennifer J. Pittner, Kearney County Assessor

Table of Contents

2019 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

[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.

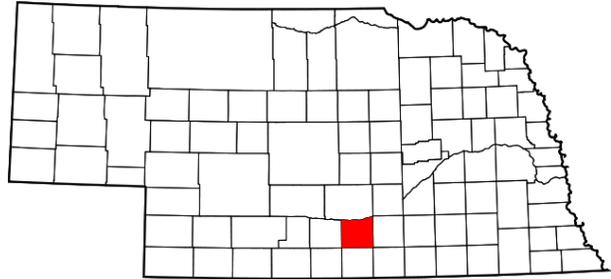
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

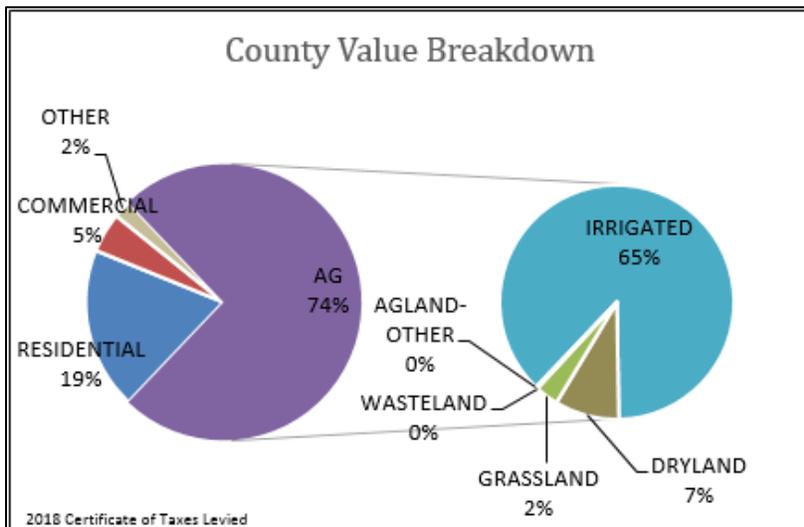
**Further information may be found in Exhibit 94*

County Overview

With a total area of 516 square miles, Kearney County had 6,530 residents, per the Census Bureau Quick Facts for 2017, a slight increase over the 2010 U.S. Census. Reports indicated that 69% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$125,195 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Kearney County are located in and around Minden, the county seat. According to the latest information available from the U.S. Census Bureau, there were 170 employer establishments with total employment of 1,710, a 6% decrease in total employment from the prior year.



Agricultural land is the single largest contributor to the county's valuation base. Irrigated land makes up the majority of the land in the county. Kearney County is included in the Tri Basin Natural Resources District (NRD).

An ethanol plant located in Minden also contributes to the local agricultural economy.

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
AXTELL	696	726	4.3%
HEARTWELL	80	71	-11.3%
MINDEN	2,990	2,923	-2.2%
NORMAN	49	43	-12.2%
WILCOX	360	358	-0.6%

2019 Residential Correlation for Kearney County

Assessment Actions

The Kearney County Assessor inspected and reviewed all residential parcels located in Valuation Group 3. Valuation Group 3 includes the lake properties of Brandt's, El Charman, McConnell's and Summerhaven. The contract appraiser's inspection and review process includes a review of all parcels to record the current condition of all dwellings, additions of new buildings, removal of non-useable buildings. New photos were taken of the residences and buildings that were inspected. Kearney County also completed all residential pick-up work.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. The Property Assessment Division (Division) focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU), and the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, to ensure that the county assessor is meeting all the statutory reporting schedules, lot value studies, valuation methodology and the dates used on their depreciation and costing index tables in their Computer Assisted Mass Appraisal (CAMA) system.

Part of the review is to ensure that sales information sent to the state is accurate and received on a timely matter in which the county completed. Random audits of the Real Estate Transfer Statements (Form 521) revealed the statements were not always submitted within the required timeframe. The sales had minimal errors for the county; the county assessor and field liaison worked together to make sure the county understood the issues and the county assessor has made adjustments. AVU values were reported with no errors.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. During the review, there was no apparent indication of sales bias. Assessment actions also indicated that sold and unsold properties were adjusted similarly.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is up-to-date with the six-year inspection and review cycle. Kearney County uses Tax Valuation, Inc. as their contracted appraiser and they inspect and review all the parcels while the staff enters all the information into their CAMA system. Valuation groups were reviewed and they appear to reflect general economic conditions. Depreciation tables, costing tables and lot values are all updated by the county as an area is inspected and reviewed, thus, all these appear to be current. Deprecation tables range from 2014 through 2017 while the costing index tables array from 2011 through 2016. It is perceived that lot values were inspected and reviewed in 2011.

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

2019 Residential Correlation for Kearney County

Description of Analysis

In Kearney County, the 196 sales occur in all valuation groups for the residential class. Valuation Group 1, Minden is the county seat and has the majority of the county's sales. Valuation Group 3 includes lake properties. Valuation Group 4 represents the county's villages while Valuation Group 7 represents the rural residential properties of Kearney County.

Valuation Group	Description
1	Minden
2	Axtell
3	Brandt's , El Charman, McConnell's, Summerhaven
4	Heartwell, Norman, Lowell
5	Wilcox
6	Awarii Dunes, Craneview
7	Rural Residential

All valuation groups with an adequate number of sales are in the acceptable range. All three measures of central tendency are within the acceptable range with a variance of three points; provide support of a level of value within the acceptable range.

The 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificated of Taxes Levied Report (CTL) reflects the reported assessment actions of the county for the residential class. The reported assessment actions affected both the sales file and the abstract similarly.

Equalization and Quality of Assessment

A review of both the statistics and assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	130	93.68	94.08	91.76	15.64	102.53
2	26	97.47	90.99	94.07	18.12	96.73
3	13	95.95	89.75	90.62	12.12	99.04
4	4	69.66	92.12	70.45	66.29	130.76
5	11	91.52	98.35	85.42	25.91	115.14
6	1	103.70	103.70	103.70	00.00	100.00
7	11	100.10	115.18	99.04	31.29	116.30
____ALL____	196	94.26	94.81	92.24	18.23	102.79

2019 Residential Correlation for Kearney County

Level of Value

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

2019 Commercial Correlation for Kearney County

Assessment Actions

The Kearney County Assessor along with the assistance of the county's contract appraiser inspected and reviewed all commercial parcels located in the City of Minden. The inspection and review process includes reviewing all commercial parcels to record the current condition, additions, and demolition of property. New photos were taken as parcels were inspected and the county assessor and staff documented any updates to the Property Record Card (PRC) and the county's Computer Assisted Mass Appraisal (CAMA) system. Kearney County also completed all pick-up and permit work with the commercial class.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the commercial class, the Property Assessment Division (Division) assessment practice review focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU), as well as the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, lot value studies, valuation methodology and the dates used on their depreciation and costing tables in their CAMA system.

Kearney County had no apparent indication of sales bias. No errors were found in the AVU. No errors were found in the Real Estate Transfers (Form 521) analysis. It appears the county has qualified sales with generally no apparent bias as they have a good rate of return of their questionnaires. When sales questionnaires are incomplete, the county assessor researches and contacts individuals by phone calls to follow up on missing or incomplete information. The county assessor submits sales rather timely with minimal errors.

Kearney County has two valuation groups; Valuation Group 1 represents the City of Minden's commercial properties while Valuation Group 2 represents the rest of the county's commercial properties. The county assessor uses depreciation tables from 2015 while the costing index table is from 2012. The county assessor's lot value study was last conducted in 2014. The county's inspection and review cycle for all real property was discussed with county assessor; the inspection and review process is currently up-to-date.

2019 Commercial Correlation for Kearney County

Description of Analysis

Kearney County contains a little less than 300 improved commercial parcels that have been stratified into two valuation groups.

Valuation Group	Description
1	Minden
2	Axtell, Heartwell, Norman, Wilcox, and Rural

There are 30 sales in the statistical profile for the commercial class. Analyses of these sales were used to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as examination of the distribution of those sales. The stratification by valuation group revealed that Valuation Group 2 has very few sales, while Valuation Group 1 has a larger sample, the disparity in the measures of central tendency and the qualitative statistics suggest that there is a lot of dispersion in the ratios.

An analysis of the statistical profile shows that only two of the three measures of central tendency are within the acceptable range for the commercial class; the weighted mean is 14 points well below the acceptable range. The weighted mean is being impacted by the higher dollar sales. The COD and PRD are well above the acceptable range; these two qualitative measurements indicate that the median should not be relied upon as a point estimate of the level of value.

Reviewing the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows commercial properties decreased around 1%, which corresponds with the reported assessment actions of the county in the commercial class. The reported assessment actions affected both the sales file and the abstract similarly.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments with the county are valued within the acceptable parameters and therefore consider equalized. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	20	93.12	88.54	75.91	27.24	116.64
2	10	93.70	118.47	79.99	47.14	148.11
___ ALL ___	30	93.12	98.52	78.22	33.98	125.95

2019 Commercial Correlation for Kearney County

Level of Value

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

2019 Agricultural Correlation for Kearney County

Assessor Actions

The Kearney County Assessor continually verifies sales along with updating land use in the agricultural class of property. A sales analysis was completed and as a result, the county reduced all irrigated land and all dryland land capability groups (LCGs) by around 4% while keeping grassland values the same as last year. All pick-up work was completed in a timely manner.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the agricultural class, the Property Assessment Division's (Division) assessment practice review focuses on the submission and qualification of sales information and its accuracy, the timely submission of sales, the accuracy of values on the Assessed Value Update (AVU), and the stratification of properties into market areas. The Division also reviews the county's six-year inspection cycle on agricultural improvements, land use analysis, and valuation methodology for agricultural outbuildings.

Kearney County continues to maintain acceptable sales qualification and verification practices. No apparent bias exists in the qualification determination. The review also looked at the filing of Real Estate Transfer Statement (Form 521) as well as checking the values reported on the AVU. No accuracy issues were found and monthly transfers were done most every month.

Land use is conducted using aerial imagery every year, certification from Farm Services Agency (FSA) maps, and questionnaires. Physical inspections are completed when additional information is needed. In order to determine the primary use of a parcel, the county assessor and staff look for evidence of agricultural use on the parcel or adjacent parcels under common ownership.

The home site acres are at \$25,000 for the first acre while the excess acres are valued at \$2,000. Agricultural improvements are priced according to the Marshall & Swift manual and reviewed by an appraiser. Straight-line depreciation and costing are in use in conjunction with the six-year inspection cycle. These are updated during inspection and review cycle.

Kearney County has determined that there is only one agricultural market area and currently has no sale evidence that would indicate the existence of an additional market area.

Description of Analysis

Review of the statistical profile indicates that there are 52 sales in the agricultural sample. All three measures of central tendency are within the acceptable range and the COD is low enough to support the use of the median as an indicator of the level of value. The date of sale by study

2019 Agricultural Correlation for Kearney County

period substratum indicates that agricultural land is steadily decreasing in the county by a rate of three to four percentage points per year. This trend mirrors the county assessor's current year assessment actions of a 4% decrease to irrigated and dry cropland.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-15 To 30-SEP-16	19	69.19	67.85	66.63	13.01	101.83
01-OCT-16 To 30-SEP-17	18	73.85	74.60	68.99	14.16	108.13
01-OCT-17 To 30-SEP-18	15	77.09	80.89	78.93	14.00	102.48

Review of the 80% Majority Land Use (MLU) substratum indicates that that only irrigated land has a sufficient sample of sales; however, the median for both irrigated land and dryland are within the acceptable range. Grassland is statistically low with a very small sample of sales. Grassland values are in the middle of the array when compared to surrounding county values, the county assessor's decision to not adjust grassland values is consistent with changes in the region. Based on the analysis, all agricultural land values are believed to be within the acceptable range.

Equalization and Quality of Assessment

Agricultural improvements are valued using the same process that is used for rural residential properties, and are uniformly appraised.

Although there are insufficient sales of dryland and grassland, the county assessor's actions were consistent with general economic trends, and the analysis supports that agricultural land values have been assessed at uniform portions of market value. The quality of assessment of the agricultural class of property adheres to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	38	72.23	73.74	70.66	14.19	104.36
1	38	72.23	73.74	70.66	14.19	104.36
<u>Dry</u>						
County	5	71.17	71.14	69.75	07.77	101.99
1	5	71.17	71.14	69.75	07.77	101.99
<u>Grass</u>						
County	3	63.39	65.35	64.36	03.94	101.54
1	3	63.39	65.35	64.36	03.94	101.54
<u>ALL</u>	52	71.35	73.95	70.56	15.21	104.80

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Kearney County is 71%.

2019 Opinions of the Property Tax Administrator for Kearney County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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 Kearney County

Residential Real Property - Current

Number of Sales	196	Median	94.26
Total Sales Price	\$26,701,300	Mean	94.81
Total Adj. Sales Price	\$26,701,300	Wgt. Mean	92.24
Total Assessed Value	\$24,628,695	Average Assessed Value of the Base	\$99,465
Avg. Adj. Sales Price	\$136,231	Avg. Assessed Value	\$125,657

Confidence Interval - Current

95% Median C.I	91.48 to 96.58
95% Wgt. Mean C.I	89.65 to 94.82
95% Mean C.I	90.91 to 98.71
% of Value of the Class of all Real Property Value in the County	17.48
% of Records Sold in the Study Period	6.00
% of Value Sold in the Study Period	7.58

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	200	96	95.75
2017	192	93	92.73
2016	204	93	92.79
2015	196	93	92.92

2019 Commission Summary for Kearney County

Commercial Real Property - Current

Number of Sales	30	Median	93.12
Total Sales Price	\$10,712,527	Mean	98.52
Total Adj. Sales Price	\$10,712,527	Wgt. Mean	78.22
Total Assessed Value	\$8,378,955	Average Assessed Value of the Base	\$248,968
Avg. Adj. Sales Price	\$357,084	Avg. Assessed Value	\$279,299

Confidence Interval - Current

95% Median C.I	75.56 to 99.85
95% Wgt. Mean C.I	68.94 to 87.49
95% Mean C.I	73.58 to 123.46
% of Value of the Class of all Real Property Value in the County	4.89
% of Records Sold in the Study Period	8.22
% of Value Sold in the Study Period	9.22

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	38	100	93.66
2017	32	93	93.45
2016	29	98	94.61
2015	18	100	98.56

**50 Kearney
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 : 196
 Total Sales Price : 26,701,300
 Total Adj. Sales Price : 26,701,300
 Total Assessed Value : 24,628,695
 Avg. Adj. Sales Price : 136,231
 Avg. Assessed Value : 125,657

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 95
 COD : 18.23
 PRD : 102.79

COV : 29.37
 STD : 27.85
 Avg. Abs. Dev : 17.18
 MAX Sales Ratio : 267.20
 MIN Sales Ratio : 22.45

95% Median C.I. : 91.48 to 96.58
 95% Wgt. Mean C.I. : 89.65 to 94.82
 95% Mean C.I. : 90.91 to 98.71

Printed:3/25/2019 9:40:29AM

DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	23	91.95	94.13	91.24	13.36	103.17	67.11	131.57	85.81 to 99.88	106,376	97,053	
01-JAN-17 To 31-MAR-17	14	99.00	94.58	93.56	11.48	101.09	45.65	120.26	83.76 to 105.50	141,200	132,100	
01-APR-17 To 30-JUN-17	34	93.00	96.37	90.99	24.27	105.91	40.38	214.81	82.91 to 97.25	120,604	109,744	
01-JUL-17 To 30-SEP-17	44	96.89	97.60	94.45	15.31	103.34	42.19	196.40	93.85 to 100.06	136,828	129,229	
01-OCT-17 To 31-DEC-17	20	96.59	106.22	100.12	22.94	106.09	67.36	267.20	84.76 to 106.25	120,613	120,763	
01-JAN-18 To 31-MAR-18	11	82.78	80.86	83.28	33.57	97.09	22.45	158.11	51.17 to 110.07	106,241	88,474	
01-APR-18 To 30-JUN-18	25	90.18	91.81	88.94	15.04	103.23	50.09	133.40	85.54 to 97.03	148,914	132,443	
01-JUL-18 To 30-SEP-18	25	90.16	88.57	91.28	14.26	97.03	56.76	112.37	79.31 to 98.39	194,124	177,205	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	115	95.95	96.18	92.81	17.17	103.63	40.38	214.81	92.71 to 97.41	126,473	117,383	
01-OCT-17 To 30-SEP-18	81	90.99	92.88	91.55	19.42	101.45	22.45	267.20	85.98 to 95.69	150,085	137,404	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	112	96.50	98.39	94.29	18.88	104.35	40.38	267.20	93.85 to 97.91	129,554	122,161	
<u>ALL</u>	196	94.26	94.81	92.24	18.23	102.79	22.45	267.20	91.48 to 96.58	136,231	125,657	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	130	93.68	94.08	91.76	15.64	102.53	41.15	196.40	90.22 to 95.97	130,560	119,798	
2	26	97.47	90.99	94.07	18.12	96.73	22.45	131.57	79.31 to 105.40	134,158	126,205	
3	13	95.95	89.75	90.62	12.12	99.04	45.65	110.07	79.96 to 102.32	230,404	208,790	
4	4	69.66	92.12	70.45	66.29	130.76	40.38	188.79	N/A	38,250	26,949	
5	11	91.52	98.35	85.42	25.91	115.14	67.11	214.81	67.36 to 118.09	82,627	70,580	
6	1	103.70	103.70	103.70	00.00	100.00	103.70	103.70	N/A	278,000	288,290	
7	11	100.10	115.18	99.04	31.29	116.30	60.40	267.20	67.20 to 144.38	173,209	171,541	
<u>ALL</u>	196	94.26	94.81	92.24	18.23	102.79	22.45	267.20	91.48 to 96.58	136,231	125,657	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	196	94.26	94.81	92.24	18.23	102.79	22.45	267.20	91.48 to 96.58	136,231	125,657	
06												
07												
<u>ALL</u>	196	94.26	94.81	92.24	18.23	102.79	22.45	267.20	91.48 to 96.58	136,231	125,657	

**50 Kearney
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 : 196
 Total Sales Price : 26,701,300
 Total Adj. Sales Price : 26,701,300
 Total Assessed Value : 24,628,695
 Avg. Adj. Sales Price : 136,231
 Avg. Assessed Value : 125,657

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 95
 COD : 18.23
 PRD : 102.79

COV : 29.37
 STD : 27.85
 Avg. Abs. Dev : 17.18
 MAX Sales Ratio : 267.20
 MIN Sales Ratio : 22.45

95% Median C.I. : 91.48 to 96.58
 95% Wgt. Mean C.I. : 89.65 to 94.82
 95% Mean C.I. : 90.91 to 98.71

Printed:3/25/2019 9:40:29AM

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	51.50	51.50	51.50	00.00	100.00	51.50	51.50	N/A	2,000	1,030
Less Than 15,000	5	188.79	157.93	170.81	38.47	92.46	51.50	267.20	N/A	8,900	15,202
Less Than 30,000	11	125.23	137.81	137.85	43.01	99.97	51.50	267.20	67.36 to 214.81	15,477	21,335
Ranges Excl. Low \$											
Greater Than 4,999	195	94.39	95.04	92.24	18.06	103.04	22.45	267.20	91.52 to 96.58	136,919	126,296
Greater Than 14,999	191	94.13	93.16	92.11	16.19	101.14	22.45	196.40	91.48 to 96.55	139,564	128,548
Greater Than 29,999	185	93.85	92.26	91.95	15.52	100.34	22.45	196.40	90.99 to 96.28	143,411	131,860
Incremental Ranges											
0 TO 4,999	1	51.50	51.50	51.50	00.00	100.00	51.50	51.50	N/A	2,000	1,030
5,000 TO 14,999	4	201.80	184.54	176.42	27.98	104.60	67.36	267.20	N/A	10,625	18,745
15,000 TO 29,999	6	120.39	121.05	126.18	22.94	95.93	68.15	189.20	68.15 to 189.20	20,958	26,446
30,000 TO 59,999	22	101.00	106.98	105.52	25.56	101.38	41.15	196.40	87.81 to 129.59	43,568	45,973
60,000 TO 99,999	39	91.52	87.53	87.05	16.05	100.55	40.38	126.15	84.47 to 96.64	80,397	69,985
100,000 TO 149,999	48	84.88	85.60	85.35	14.92	100.29	22.45	114.13	79.31 to 93.74	121,614	103,800
150,000 TO 249,999	62	95.79	94.04	93.74	11.38	100.32	45.65	144.38	91.59 to 98.03	194,834	182,641
250,000 TO 499,999	13	100.10	98.74	98.53	06.49	100.21	79.96	109.46	90.16 to 106.25	309,223	304,693
500,000 TO 999,999	1	77.21	77.21	77.21	00.00	100.00	77.21	77.21	N/A	500,000	386,055
1,000,000 +											
ALL	196	94.26	94.81	92.24	18.23	102.79	22.45	267.20	91.48 to 96.58	136,231	125,657

**50 Kearney
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 : 30
 Total Sales Price : 10,712,527
 Total Adj. Sales Price : 10,712,527
 Total Assessed Value : 8,378,955
 Avg. Adj. Sales Price : 357,084
 Avg. Assessed Value : 279,299

MEDIAN : 93
 WGT. MEAN : 78
 MEAN : 99
 COD : 33.98
 PRD : 125.95

COV : 67.81
 STD : 66.81
 Avg. Abs. Dev : 31.64
 MAX Sales Ratio : 418.00
 MIN Sales Ratio : 45.35

95% Median C.I. : 75.56 to 99.85
 95% Wgt. Mean C.I. : 68.94 to 87.49
 95% Mean C.I. : 73.58 to 123.46

Printed:3/25/2019 9:40:30AM

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	5	57.02	70.91	59.81	35.79	118.56	48.18	99.92	N/A	401,278	240,021
01-JAN-16 To 31-MAR-16	2	99.40	99.40	93.83	07.34	105.94	92.10	106.70	N/A	105,500	98,993
01-APR-16 To 30-JUN-16	4	100.12	111.25	109.43	11.44	101.66	99.60	145.15	N/A	142,819	156,290
01-JUL-16 To 30-SEP-16	2	74.22	74.22	74.55	06.66	99.56	69.28	79.16	N/A	128,617	95,883
01-OCT-16 To 31-DEC-16	4	59.84	65.08	82.90	32.95	78.50	45.35	95.29	N/A	186,875	154,924
01-JAN-17 To 31-MAR-17	3	94.72	101.21	82.10	40.40	123.28	47.05	161.85	N/A	116,833	95,923
01-APR-17 To 30-JUN-17	2	246.78	246.78	75.93	69.38	325.01	75.56	418.00	N/A	230,250	174,823
01-JUL-17 To 30-SEP-17	2	87.99	87.99	92.94	06.36	94.67	82.39	93.59	N/A	77,000	71,563
01-OCT-17 To 31-DEC-17	2	109.83	109.83	77.04	30.70	142.56	76.11	143.54	N/A	2,248,040	1,731,953
01-JAN-18 To 31-MAR-18	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	4,000	4,000
01-APR-18 To 30-JUN-18	2	81.53	81.53	79.42	15.21	102.66	69.13	93.93	N/A	194,000	154,080
01-JUL-18 To 30-SEP-18	1	92.64	92.64	92.64	00.00	100.00	92.64	92.64	N/A	1,066,050	987,640
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	13	99.60	88.21	72.72	19.81	121.30	48.18	145.15	57.02 to 100.23	234,300	170,386
01-OCT-16 To 30-SEP-17	11	82.39	112.13	81.77	63.54	137.13	45.35	418.00	45.37 to 161.85	155,682	127,294
01-OCT-17 To 30-SEP-18	6	93.29	95.89	80.01	17.79	119.85	69.13	143.54	69.13 to 143.54	992,355	793,951
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	12	93.70	87.71	91.47	21.47	95.89	45.35	145.15	69.28 to 100.23	148,917	136,217
01-JAN-17 To 31-DEC-17	9	93.59	132.53	77.72	63.76	170.52	47.05	418.00	75.56 to 161.85	606,787	471,605
<u>ALL</u>	30	93.12	98.52	78.22	33.98	125.95	45.35	418.00	75.56 to 99.85	357,084	279,299

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	20	93.12	88.54	75.91	27.24	116.64	45.37	161.85	69.13 to 99.85	232,809	176,727
2	10	93.70	118.47	79.99	47.14	148.11	45.35	418.00	75.56 to 100.00	605,635	484,442
<u>ALL</u>	30	93.12	98.52	78.22	33.98	125.95	45.35	418.00	75.56 to 99.85	357,084	279,299

**50 Kearney
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 : 30
 Total Sales Price : 10,712,527
 Total Adj. Sales Price : 10,712,527
 Total Assessed Value : 8,378,955
 Avg. Adj. Sales Price : 357,084
 Avg. Assessed Value : 279,299

MEDIAN : 93
 WGT. MEAN : 78
 MEAN : 99
 COD : 33.98
 PRD : 125.95

COV : 67.81
 STD : 66.81
 Avg. Abs. Dev : 31.64
 MAX Sales Ratio : 418.00
 MIN Sales Ratio : 45.35

95% Median C.I. : 75.56 to 99.85
 95% Wgt. Mean C.I. : 68.94 to 87.49
 95% Mean C.I. : 73.58 to 123.46

Printed:3/25/2019 9:40:30AM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	81.53	81.53	79.42	15.21	102.66	69.13	93.93	N/A	194,000	154,080
03	28	93.12	99.73	78.17	35.45	127.58	45.35	418.00	75.56 to 99.92	368,733	288,243
04											
<u>ALL</u>	<u>30</u>	<u>93.12</u>	<u>98.52</u>	<u>78.22</u>	<u>33.98</u>	<u>125.95</u>	<u>45.35</u>	<u>418.00</u>	<u>75.56 to 99.85</u>	<u>357,084</u>	<u>279,299</u>

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	2	259.00	259.00	135.33	61.39	191.38	100.00	418.00	N/A	2,250	3,045
Less Than 15,000	4	91.20	161.44	76.77	106.98	210.29	45.35	418.00	N/A	5,875	4,510
Less Than 30,000	5	100.00	150.49	92.20	79.39	163.22	45.35	418.00	N/A	9,700	8,943
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	28	92.37	87.06	78.19	23.84	111.34	45.35	161.85	74.31 to 99.60	382,430	299,031
Greater Than 14,999	26	93.12	88.84	78.22	23.09	113.58	45.37	161.85	74.31 to 99.85	411,116	321,574
Greater Than 29,999	25	92.64	88.13	78.15	23.52	112.77	45.37	161.85	74.31 to 99.60	426,561	333,370
<u>Incremental Ranges</u>											
0 TO 4,999	2	259.00	259.00	135.33	61.39	191.38	100.00	418.00	N/A	2,250	3,045
5,000 TO 14,999	2	63.87	63.87	62.89	29.00	101.56	45.35	82.39	N/A	9,500	5,975
15,000 TO 29,999	1	106.70	106.70	106.70	00.00	100.00	106.70	106.70	N/A	25,000	26,675
30,000 TO 59,999	1	100.23	100.23	100.23	00.00	100.00	100.23	100.23	N/A	30,000	30,070
60,000 TO 99,999	5	99.60	101.48	99.36	40.76	102.13	45.37	161.85	N/A	72,100	71,635
100,000 TO 149,999	6	86.38	88.35	87.51	26.41	100.96	48.18	145.15	48.18 to 145.15	125,689	109,986
150,000 TO 249,999	7	92.10	82.33	81.80	16.00	100.65	47.05	99.92	47.05 to 99.92	200,857	164,299
250,000 TO 499,999	3	95.29	90.28	89.08	08.55	101.35	75.56	100.00	N/A	403,758	359,682
500,000 TO 999,999											
1,000,000 +	3	76.11	72.77	73.27	18.87	99.32	49.56	92.64	N/A	2,300,706	1,685,648
<u>ALL</u>	<u>30</u>	<u>93.12</u>	<u>98.52</u>	<u>78.22</u>	<u>33.98</u>	<u>125.95</u>	<u>45.35</u>	<u>418.00</u>	<u>75.56 to 99.85</u>	<u>357,084</u>	<u>279,299</u>

50 Kearney
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 : 30
Total Sales Price : 10,712,527
Total Adj. Sales Price : 10,712,527
Total Assessed Value : 8,378,955
Avg. Adj. Sales Price : 357,084
Avg. Assessed Value : 279,299

MEDIAN : 93
WGT. MEAN : 78
MEAN : 99
COD : 33.98
PRD : 125.95

COV : 67.81
STD : 66.81
Avg. Abs. Dev : 31.64
MAX Sales Ratio : 418.00
MIN Sales Ratio : 45.35

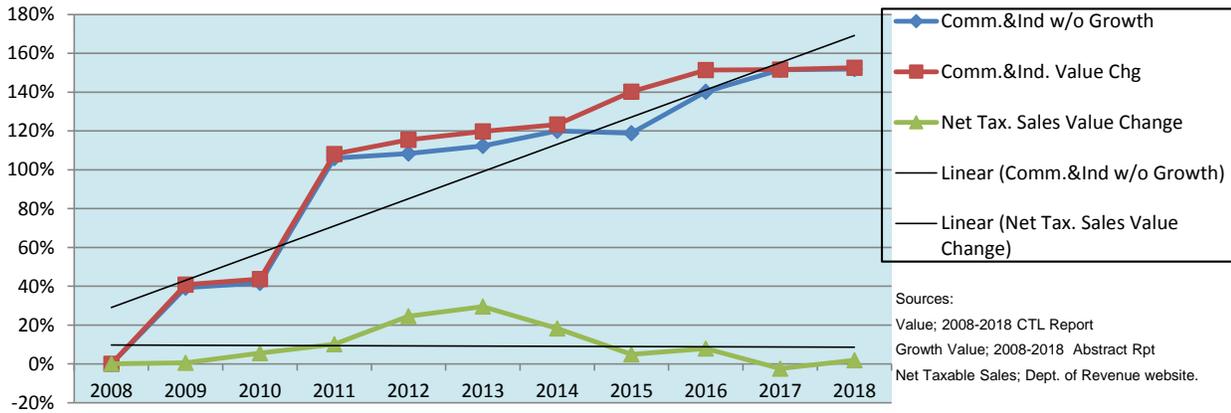
95% Median C.I. : 75.56 to 99.85
95% Wgt. Mean C.I. : 68.94 to 87.49
95% Mean C.I. : 73.58 to 123.46

Printed:3/25/2019 9:40:30AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
123	1	76.11	76.11	76.11	00.00	100.00	76.11	76.11	N/A	4,433,579	3,374,190
311	1	95.29	95.29	95.29	00.00	100.00	95.29	95.29	N/A	420,000	400,215
325	1	47.05	47.05	47.05	00.00	100.00	47.05	47.05	N/A	185,000	87,045
340	1	99.85	99.85	99.85	00.00	100.00	99.85	99.85	N/A	200,000	199,690
341	1	79.16	79.16	79.16	00.00	100.00	79.16	79.16	N/A	137,234	108,635
342	1	93.59	93.59	93.59	00.00	100.00	93.59	93.59	N/A	145,000	135,710
344	1	92.10	92.10	92.10	00.00	100.00	92.10	92.10	N/A	186,000	171,310
350	2	109.44	109.44	107.69	47.90	101.63	57.02	161.85	N/A	67,750	72,963
352	5	92.64	85.99	88.36	10.88	97.32	69.13	99.92	N/A	380,210	335,937
353	6	100.71	97.50	63.08	34.05	154.57	45.35	145.15	45.35 to 145.15	286,665	180,822
384	1	82.39	82.39	82.39	00.00	100.00	82.39	82.39	N/A	9,000	7,415
442	1	48.18	48.18	48.18	00.00	100.00	48.18	48.18	N/A	131,900	63,550
472	2	259.12	259.12	105.44	61.32	245.75	100.23	418.00	N/A	15,250	16,080
491	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	4,000	4,000
494	1	75.56	75.56	75.56	00.00	100.00	75.56	75.56	N/A	460,000	347,555
498	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	331,275	331,275
528	2	84.44	84.44	82.27	17.95	102.64	69.28	99.60	N/A	105,000	86,385
555	1	45.37	45.37	45.37	00.00	100.00	45.37	45.37	N/A	72,500	32,895
<u> </u> ALL <u> </u>	30	93.12	98.52	78.22	33.98	125.95	45.35	418.00	75.56 to 99.85	357,084	279,299

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 35,247,135	\$ 2,366,995		\$ 32,880,140	--	\$ 29,478,752	--
2009	\$ 49,658,186	\$ 566,170	1.14%	\$ 49,092,016	39.28%	\$ 29,643,581	0.56%
2010	\$ 50,644,041	\$ 669,680	1.32%	\$ 49,974,361	0.64%	\$ 31,123,955	4.99%
2011	\$ 73,354,291	\$ 746,175	1.02%	\$ 72,608,116	43.37%	\$ 32,493,054	4.40%
2012	\$ 75,952,961	\$ 2,491,495	3.28%	\$ 73,461,466	0.15%	\$ 36,715,542	13.00%
2013	\$ 77,470,721	\$ 2,639,610	3.41%	\$ 74,831,111	-1.48%	\$ 38,181,983	3.99%
2014	\$ 78,710,250	\$ 1,126,720	1.43%	\$ 77,583,530	0.15%	\$ 34,880,458	-8.65%
2015	\$ 84,664,335	\$ 7,531,625	8.90%	\$ 77,132,710	-2.00%	\$ 30,916,973	-11.36%
2016	\$ 88,623,135	\$ 3,950,535	4.46%	\$ 84,672,600	0.01%	\$ 31,799,841	2.86%
2017	\$ 88,726,045	\$ 46,955	0.05%	\$ 88,679,090	0.06%	\$ 28,776,436	-9.51%
2018	\$ 89,042,520	\$ 243,595	0.27%	\$ 88,798,925	0.08%	\$ 30,036,677	4.38%
Ann %chg	9.71%			Average	8.03%	0.19%	0.47%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	39.28%	40.89%	0.56%
2010	41.78%	43.68%	5.58%
2011	106.00%	108.11%	10.23%
2012	108.42%	115.49%	24.55%
2013	112.30%	119.79%	29.52%
2014	120.11%	123.31%	18.32%
2015	118.83%	140.20%	4.88%
2016	140.23%	151.43%	7.87%
2017	151.59%	151.73%	-2.38%
2018	151.93%	152.62%	1.89%

County Number	50
County Name	Kearney

50 Kearney
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 : 52
Total Sales Price : 40,763,865
Total Adj. Sales Price : 40,763,865
Total Assessed Value : 28,763,640
Avg. Adj. Sales Price : 783,920
Avg. Assessed Value : 553,147

MEDIAN : 71
WGT. MEAN : 71
MEAN : 74
COD : 15.21
PRD : 104.80

COV : 20.32
STD : 15.03
Avg. Abs. Dev : 10.85
MAX Sales Ratio : 114.62
MIN Sales Ratio : 44.61

95% Median C.I. : 69.39 to 76.87
95% Wgt. Mean C.I. : 66.92 to 74.21
95% Mean C.I. : 69.86 to 78.04

Printed:3/25/2019 9:40:31AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	6	66.58	71.51	65.30	22.59	109.51	47.25	111.10	47.25 to 111.10	926,233	604,848
01-JAN-16 To 31-MAR-16	9	70.07	66.62	67.49	06.51	98.71	48.22	73.32	62.57 to 71.17	598,203	403,722
01-APR-16 To 30-JUN-16	4	67.88	65.17	67.42	14.11	96.66	44.61	80.31	N/A	873,750	589,094
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	7	70.73	68.70	63.76	12.94	107.75	47.68	89.43	47.68 to 89.43	1,041,245	663,922
01-JAN-17 To 31-MAR-17	5	78.68	83.61	73.54	17.34	113.69	65.37	107.60	N/A	658,200	484,028
01-APR-17 To 30-JUN-17	4	79.40	75.71	74.86	08.45	101.14	61.62	82.41	N/A	1,048,750	785,093
01-JUL-17 To 30-SEP-17	2	70.51	70.51	68.10	10.10	103.54	63.39	77.62	N/A	841,216	572,868
01-OCT-17 To 31-DEC-17	5	88.48	90.74	86.96	13.45	104.35	71.53	114.62	N/A	660,593	574,476
01-JAN-18 To 31-MAR-18	5	70.08	71.55	71.14	13.07	100.58	59.03	89.64	N/A	604,116	429,791
01-APR-18 To 30-JUN-18	4	75.85	80.50	77.82	08.73	103.44	72.94	97.38	N/A	770,486	599,600
01-JUL-18 To 30-SEP-18	1	79.84	79.84	79.84	00.00	100.00	79.84	79.84	N/A	465,000	371,245
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	19	69.19	67.85	66.63	13.01	101.83	44.61	111.10	62.57 to 71.17	759,801	506,261
01-OCT-16 To 30-SEP-17	18	73.85	74.60	68.99	14.16	108.13	47.68	107.60	64.63 to 82.41	914,286	630,761
01-OCT-17 To 30-SEP-18	15	77.09	80.89	78.93	14.00	102.48	59.03	114.62	71.53 to 89.64	658,033	519,399
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	20	69.73	67.06	65.79	10.45	101.93	44.61	89.43	64.04 to 71.17	808,377	531,867
01-JAN-17 To 31-DEC-17	16	80.00	82.23	76.80	14.53	107.07	61.62	114.62	70.22 to 96.20	779,462	598,664
<u>ALL</u>	52	71.35	73.95	70.56	15.21	104.80	44.61	114.62	69.39 to 76.87	783,920	553,147

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	52	71.35	73.95	70.56	15.21	104.80	44.61	114.62	69.39 to 76.87	783,920	553,147
<u>ALL</u>	52	71.35	73.95	70.56	15.21	104.80	44.61	114.62	69.39 to 76.87	783,920	553,147

50 Kearney
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 : 52
 Total Sales Price : 40,763,865
 Total Adj. Sales Price : 40,763,865
 Total Assessed Value : 28,763,640
 Avg. Adj. Sales Price : 783,920
 Avg. Assessed Value : 553,147

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 74
 COD : 15.21
 PRD : 104.80

COV : 20.32
 STD : 15.03
 Avg. Abs. Dev : 10.85
 MAX Sales Ratio : 114.62
 MIN Sales Ratio : 44.61

95% Median C.I. : 69.39 to 76.87
 95% Wgt. Mean C.I. : 66.92 to 74.21
 95% Mean C.I. : 69.86 to 78.04

Printed:3/25/2019 9:40:31AM

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	22	73.12	73.48	71.49	12.86	102.78	44.61	97.75	70.07 to 82.41	921,244	658,570
1	22	73.12	73.48	71.49	12.86	102.78	44.61	97.75	70.07 to 82.41	921,244	658,570
Dry											
County	5	71.17	71.14	69.75	07.77	101.99	59.03	81.32	N/A	314,717	219,507
1	5	71.17	71.14	69.75	07.77	101.99	59.03	81.32	N/A	314,717	219,507
Grass											
County	3	63.39	65.35	64.36	03.94	101.54	62.57	70.08	N/A	576,853	371,275
1	3	63.39	65.35	64.36	03.94	101.54	62.57	70.08	N/A	576,853	371,275
ALL	52	71.35	73.95	70.56	15.21	104.80	44.61	114.62	69.39 to 76.87	783,920	553,147

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	38	72.23	73.74	70.66	14.19	104.36	44.61	107.60	69.19 to 77.62	904,206	638,882
1	38	72.23	73.74	70.66	14.19	104.36	44.61	107.60	69.19 to 77.62	904,206	638,882
Dry											
County	5	71.17	71.14	69.75	07.77	101.99	59.03	81.32	N/A	314,717	219,507
1	5	71.17	71.14	69.75	07.77	101.99	59.03	81.32	N/A	314,717	219,507
Grass											
County	3	63.39	65.35	64.36	03.94	101.54	62.57	70.08	N/A	576,853	371,275
1	3	63.39	65.35	64.36	03.94	101.54	62.57	70.08	N/A	576,853	371,275
ALL	52	71.35	73.95	70.56	15.21	104.80	44.61	114.62	69.39 to 76.87	783,920	553,147

Kearney County 2019 Average Acre Value Comparison

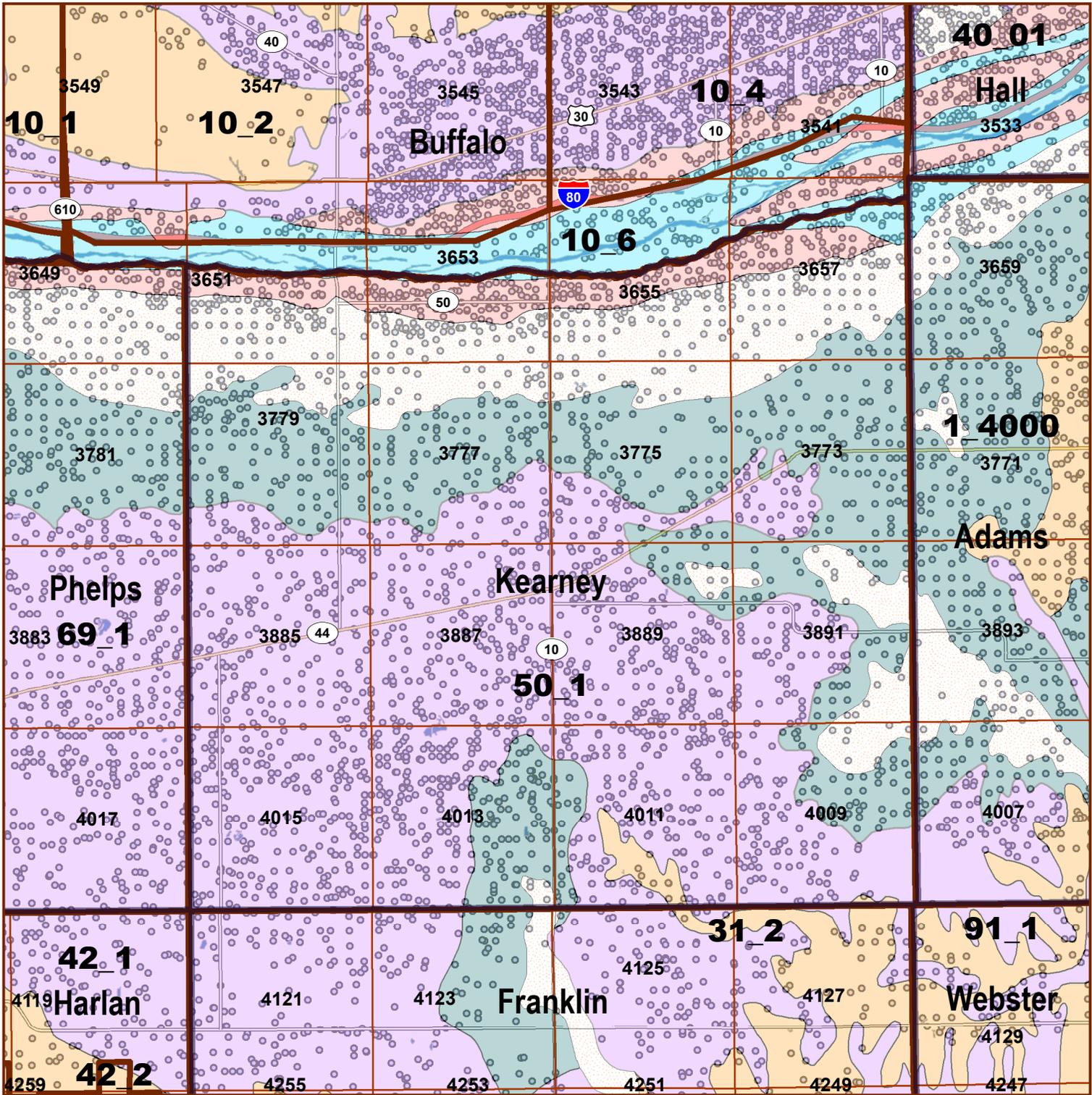
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kearney	1	n/a	5889	5460	5200	4330	3035	3035	3035	5223
Adams	4000	5649	5599	5459	5370	5298	5094	5032	4740	5497
Buffalo	4	5895	5895	5625	5560	5180	5050	4870	4489	5789
Franklin	2	4310	4305	4071	4010	3779	3670	3536	3444	4095
Hall	1	5975	5975	5281	5279	4204	4204	3988	3977	5417
Webster	1	4156	4265	4352	3940	3910	4223	4213	4216	4199
Phelps	1	5119	5699	4700	4297	4100	3900	3800	3417	5332
Harlan	1	n/a	5030	4200	3640	n/a	n/a	2420	2423	4601

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kearney	1	n/a	3125	2770	2770	2230	1785	1785	1785	2764
Adams	4000	3260	3075	2890	2700	2700	2700	2515	2515	2971
Buffalo	4	n/a	2630	2465	2370	2250	2190	2120	2095	2505
Franklin	2	2955	2955	2315	2315	1970	1970	1620	1620	2570
Hall	1	3073	3073	2719	2719	2328	2328	2052	2052	2694
Webster	1	2335	2335	2105	1960	1960	1960	1890	1890	2134
Phelps	1	2600	2600	2500	2300	2199	2100	1900	1600	2455
Harlan	1	n/a	2590	2310	2290	n/a	n/a	1565	1565	2413

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kearney	1	n/a	1300	1300	1300	1300	1300	1300	1300	1300
Adams	4000	1595	1595	1540	1485	1430	1405	1405	1405	1454
Buffalo	4	1585	1585	1560	1535	1510	1485	1455	1435	1482
Franklin	2	1150	1150	1150	1150	1125	1125	1125	1125	1128
Hall	1	2220	2220	1835	1835	1410	1410	1410	1410	1527
Webster	1	1365	1365	1365	1365	1365	1365	1365	1365	1365
Phelps	1	1316	1499	1400	1296	1249	1200	1168	1146	1253
Harlan	1	n/a	1000	1000	1000	n/a	n/a	1000	1000	1000

County	Mkt Area	CRP	TIMBER	WASTE
Kearney	1	n/a	n/a	150
Adams	4000	n/a	n/a	200
Buffalo	4	1536	574	403
Franklin	2	n/a	600	150
Hall	1	n/a	n/a	100
Webster	1	1894	180	180
Phelps	1	1157	1150	35
Harlan	1	n/a	n/a	100

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.



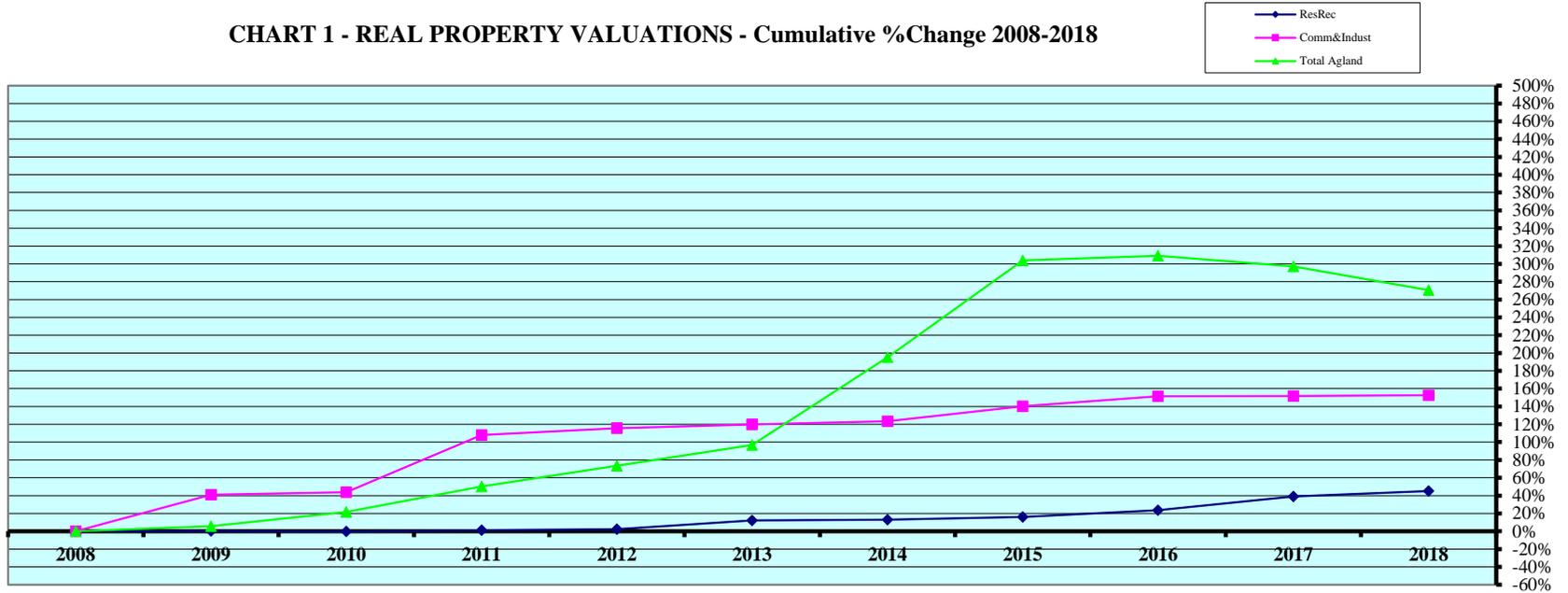
Legend

- 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

Kearney 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	218,606,945	--	--	--	35,247,135	--	--	--	381,780,835	--	--	--
2009	219,192,190	585,245	0.27%	0.27%	49,658,186	14,411,051	40.89%	40.89%	403,299,335	21,518,500	5.64%	5.64%
2010	217,875,980	-1,316,210	-0.60%	-0.33%	50,644,041	985,855	1.99%	43.68%	464,482,790	61,183,455	15.17%	21.66%
2011	221,262,870	3,386,890	1.55%	1.21%	73,354,291	22,710,250	44.84%	108.11%	573,283,855	108,801,065	23.42%	50.16%
2012	223,859,860	2,596,990	1.17%	2.40%	75,952,961	2,598,670	3.54%	115.49%	662,550,145	89,266,290	15.57%	73.54%
2013	245,166,080	21,306,220	9.52%	12.15%	77,470,721	1,517,760	2.00%	119.79%	750,896,685	88,346,540	13.33%	96.68%
2014	246,805,350	1,639,270	0.67%	12.90%	78,710,250	1,239,529	1.60%	123.31%	1,127,105,295	376,208,610	50.10%	195.22%
2015	253,443,125	6,637,775	2.69%	15.94%	84,664,335	5,954,085	7.56%	140.20%	1,541,950,210	414,844,915	36.81%	303.88%
2016	270,307,465	16,864,340	6.65%	23.65%	88,623,135	3,958,800	4.68%	151.43%	1,561,854,235	19,904,025	1.29%	309.10%
2017	303,665,250	33,357,785	12.34%	38.91%	88,726,045	102,910	0.12%	151.73%	1,516,753,580	-45,100,655	-2.89%	297.28%
2018	317,218,055	13,552,805	4.46%	45.11%	89,042,520	316,475	0.36%	152.62%	1,414,477,935	-102,275,645	-6.74%	270.49%

Rate Annual %chg: Residential & Recreational **3.79%** Commercial & Industrial **9.71%** Agricultural Land **13.99%**

Cnty# **50**
County **KEARNEY**

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

Total Real Property Sum Lines 17, 25, & 30	Records : 6,055	Value : 1,859,833,380	Growth 4,473,610	Sum Lines 17, 25, & 41
------------------------------------------------------	------------------------	------------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	173	1,577,595	26	302,760	562	7,585,585	761	9,465,940	
02. Res Improve Land	1,662	13,447,505	67	2,111,785	617	16,940,895	2,346	32,500,185	
03. Res Improvements	1,731	161,034,670	69	15,313,290	707	106,737,635	2,507	283,085,595	
04. Res Total	1,904	176,059,770	95	17,727,835	1,269	131,264,115	3,268	325,051,720	3,696,080
% of Res Total	58.26	54.16	2.91	5.45	38.83	40.38	53.97	17.48	82.62
05. Com UnImp Land	53	478,615	6	108,755	12	1,336,855	71	1,924,225	
06. Com Improve Land	234	2,507,570	11	389,450	33	2,182,740	278	5,079,760	
07. Com Improvements	245	31,568,105	13	9,189,900	36	43,111,345	294	83,869,350	
08. Com Total	298	34,554,290	19	9,688,105	48	46,630,940	365	90,873,335	556,720
% of Com Total	81.64	38.02	5.21	10.66	13.15	51.31	6.03	4.89	12.44
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,904	176,059,770	95	17,727,835	1,269	131,264,115	3,268	325,051,720	3,696,080
% of Res & Rec Total	58.26	54.16	2.91	5.45	38.83	40.38	53.97	17.48	82.62
Com & Ind Total	298	34,554,290	19	9,688,105	48	46,630,940	365	90,873,335	556,720
% of Com & Ind Total	81.64	38.02	5.21	10.66	13.15	51.31	6.03	4.89	12.44

17. Taxable Total	2,202	210,614,060	114	27,415,940	1,317	177,895,055	3,633	415,925,055	4,252,800
% of Taxable Total	60.61	50.64	3.14	6.59	36.25	42.77	60.00	22.36	95.06

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	60,480	1,282,370	0	0	0
19. Commercial	2	102,965	2,056,495	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	2	60,480	1,282,370
19. Commercial	0	0	0	2	102,965	2,056,495
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	163,445	3,338,865

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	199	1	80	280

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,837	1,035,594,330	1,837	1,035,594,330
28. Ag-Improved Land	0	0	0	0	534	336,530,145	534	336,530,145
29. Ag Improvements	1	490	0	0	584	71,783,360	585	71,783,850

30. Ag Total				2,422	1,443,908,325
--------------	--	--	--	-------	---------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	490	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	45	49.28	634,400	45	49.28	634,400	
32. HomeSite Improv Land	322	363.81	8,414,110	322	363.81	8,414,110	
33. HomeSite Improvements	327	0.00	35,316,985	327	0.00	35,316,985	1,440
34. HomeSite Total				372	413.09	44,365,495	
35. FarmSite UnImp Land	5	5.57	34,715	5	5.57	34,715	
36. FarmSite Improv Land	420	426.88	2,498,970	420	426.88	2,498,970	
37. FarmSite Improvements	567	0.00	36,466,375	568	0.00	36,466,865	219,370
38. FarmSite Total				573	432.45	39,000,550	
39. Road & Ditches	2,280	7,243.86	0	2,280	7,243.86	0	
40. Other- Non Ag Use	6	298.90	358,685	6	298.90	358,685	
41. Total Section VI				945	8,388.30	83,724,730	220,810

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	136,333.04	59.83%	802,885,185	67.46%	5,889.15
47. 2A1	13,507.58	5.93%	73,751,475	6.20%	5,460.01
48. 2A	28,457.23	12.49%	147,977,620	12.43%	5,200.00
49. 3A1	11,712.19	5.14%	50,713,865	4.26%	4,330.01
50. 3A	8,203.67	3.60%	24,898,145	2.09%	3,035.00
51. 4A1	20,351.46	8.93%	61,766,745	5.19%	3,035.00
52. 4A	9,301.46	4.08%	28,229,975	2.37%	3,035.00
53. Total	227,866.63	100.00%	1,190,223,010	100.00%	5,223.33
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	21,924.40	50.24%	68,515,225	56.81%	3,125.07
56. 2D1	1,705.54	3.91%	4,724,400	3.92%	2,770.03
57. 2D	9,787.12	22.43%	27,110,400	22.48%	2,770.01
58. 3D1	4,501.78	10.32%	10,038,930	8.32%	2,229.99
59. 3D	883.25	2.02%	1,576,610	1.31%	1,785.01
60. 4D1	3,891.28	8.92%	6,945,960	5.76%	1,785.01
61. 4D	948.77	2.17%	1,693,575	1.40%	1,785.02
62. Total	43,642.14	100.00%	120,605,100	100.00%	2,763.50
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,994.41	8.44%	3,892,760	8.44%	1,300.01
65. 2G1	603.18	1.70%	784,120	1.70%	1,299.98
66. 2G	2,070.60	5.84%	2,691,780	5.84%	1,300.00
67. 3G1	1,848.83	5.21%	2,403,480	5.21%	1,300.00
68. 3G	3,253.10	9.17%	4,229,090	9.17%	1,300.02
69. 4G1	19,419.44	54.76%	25,245,340	54.76%	1,300.00
70. 4G	5,272.93	14.87%	6,854,885	14.87%	1,300.01
71. Total	35,462.49	100.00%	46,101,455	100.00%	1,300.01
Irrigated Total					
Irrigated Total	227,866.63	73.48%	1,190,223,010	87.50%	5,223.33
Dry Total					
Dry Total	43,642.14	14.07%	120,605,100	8.87%	2,763.50
Grass Total					
Grass Total	35,462.49	11.44%	46,101,455	3.39%	1,300.01
72. Waste	1,429.50	0.46%	214,480	0.02%	150.04
73. Other	1,688.64	0.54%	3,039,550	0.22%	1,800.00
74. Exempt	13.00	0.00%	0	0.00%	0.00
75. Market Area Total	310,089.40	100.00%	1,360,183,595	100.00%	4,386.42

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	227,866.63	1,190,223,010	227,866.63	1,190,223,010
77. Dry Land	0.00	0	0.00	0	43,642.14	120,605,100	43,642.14	120,605,100
78. Grass	0.00	0	0.00	0	35,462.49	46,101,455	35,462.49	46,101,455
79. Waste	0.00	0	0.00	0	1,429.50	214,480	1,429.50	214,480
80. Other	0.00	0	0.00	0	1,688.64	3,039,550	1,688.64	3,039,550
81. Exempt	0.00	0	0.00	0	13.00	0	13.00	0
82. Total	0.00	0	0.00	0	310,089.40	1,360,183,595	310,089.40	1,360,183,595

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	227,866.63	73.48%	1,190,223,010	87.50%	5,223.33
Dry Land	43,642.14	14.07%	120,605,100	8.87%	2,763.50
Grass	35,462.49	11.44%	46,101,455	3.39%	1,300.01
Waste	1,429.50	0.46%	214,480	0.02%	150.04
Other	1,688.64	0.54%	3,039,550	0.22%	1,800.00
Exempt	13.00	0.00%	0	0.00%	0.00
Total	310,089.40	100.00%	1,360,183,595	100.00%	4,386.42

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 Awarii Dunes, Craneview	30	1,351,720	10	287,980	12	2,465,580	42	4,105,280	0
83.2 Axtell	28	212,810	289	1,678,750	308	32,414,515	336	34,306,075	757,675
83.3 Minden	83	1,170,710	1,156	11,174,375	1,197	117,860,425	1,280	130,205,510	2,316,545
83.4 Other Commercial	1	65,000	0	0	0	0	1	65,000	0
83.5 Rural 1	522	4,836,445	509	12,975,565	589	88,450,740	1,111	106,262,750	338,725
83.6 Rural Subs	35	1,635,180	165	5,789,135	175	31,134,605	210	38,558,920	191,095
83.7 Small Communities	26	26,680	67	43,055	67	2,013,265	93	2,083,000	84,355
83.8 Wilcox	36	167,395	150	551,325	159	8,746,465	195	9,465,185	7,685
84 Residential Total	761	9,465,940	2,346	32,500,185	2,507	283,085,595	3,268	325,051,720	3,696,080

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Minden Commercial	30	399,095	145	2,607,420	154	45,868,415	184	48,874,930	28,150
85.2 Other Commercial	40	1,521,870	132	2,470,340	139	37,969,430	179	41,961,640	528,570
85.3 Rural 1	0	0	1	2,000	1	31,505	1	33,505	0
85.4 Small Communities	1	3,260	0	0	0	0	1	3,260	0
86 Commercial Total	71	1,924,225	278	5,079,760	294	83,869,350	365	90,873,335	556,720

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	2,994.41	8.44%	3,892,760	8.44%	1,300.01
89. 2G1	603.18	1.70%	784,120	1.70%	1,299.98
90. 2G	2,070.60	5.84%	2,691,780	5.84%	1,300.00
91. 3G1	1,848.83	5.21%	2,403,480	5.21%	1,300.00
92. 3G	3,253.10	9.17%	4,229,090	9.17%	1,300.02
93. 4G1	19,419.44	54.76%	25,245,340	54.76%	1,300.00
94. 4G	5,272.93	14.87%	6,854,885	14.87%	1,300.01
95. Total	35,462.49	100.00%	46,101,455	100.00%	1,300.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	35,462.49	100.00%	46,101,455	100.00%	1,300.01
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	35,462.49	100.00%	46,101,455	100.00%	1,300.01

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

50 Kearney

	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	317,218,055	325,051,720	7,833,665	2.47%	3,696,080	1.30%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	44,888,420	44,365,495	-522,925	-1.16%	1,440	-1.17%
04. Total Residential (sum lines 1-3)	362,106,475	369,417,215	7,310,740	2.02%	3,697,520	1.00%
05. Commercial	89,042,520	90,873,335	1,830,815	2.06%	556,720	1.43%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	89,042,520	90,873,335	1,830,815	2.06%	556,720	1.43%
08. Ag-Farmsite Land, Outbuildings	39,246,150	39,000,550	-245,600	-0.63%	219,370	-1.18%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	358,685	358,685	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	39,604,835	39,359,235	-245,600	-0.62%	219,370	-1.17%
12. Irrigated	1,239,373,505	1,190,223,010	-49,150,495	-3.97%		
13. Dryland	125,735,530	120,605,100	-5,130,430	-4.08%		
14. Grassland	46,114,745	46,101,455	-13,290	-0.03%		
15. Wasteland	214,605	214,480	-125	-0.06%		
16. Other Agland	3,039,550	3,039,550	0	0.00%		
17. Total Agricultural Land	1,414,477,935	1,360,183,595	-54,294,340	-3.84%		
18. Total Value of all Real Property (Locally Assessed)	1,905,231,765	1,859,833,380	-45,398,385	-2.38%	4,473,610	-2.62%

2019 Assessment Survey for Kearney County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	None.
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$143,880
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$34,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$31,715; budgeted in a separate fund, not part of the assessor's budget
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v2
2.	CAMA software:
	MIPS PC v2
3.	Are cadastral maps currently being used?
	Yes.
4.	If so, who maintains the Cadastral Maps?
	Assessor.
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes. https://kearney.gworks.com
7.	Who maintains the GIS software and maps?
	Assessor.
8.	Personal Property software:
	MIPS PC v2

C. Zoning Information

1.	Does the county have zoning?
	Yes.
2.	If so, is the zoning countywide?
	Yes.
3.	What municipalities in the county are zoned?
	Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation, Inc.
2.	GIS Services:
	gWorks
3.	Other services:
	None.

E. Appraisal /Listing Services

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

2019 Residential Assessment Survey for Kearney County

1.	Valuation data collection done by:																		
	Appraiser.																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Wilcox (2013 population-354). A small community with a school system but few other amenities.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Awarii Dunes, Craneview. Golf course subdivisions.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Rural. All rural residential properties not in an identified subdivision.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Ag improvements throughout the county.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.	2	Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.	3	Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.	4	Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities	5	Wilcox (2013 population-354). A small community with a school system but few other amenities.	6	Awarii Dunes, Craneview. Golf course subdivisions.	7	Rural. All rural residential properties not in an identified subdivision.	Ag	Ag improvements throughout the county.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Minden (2015 population-3,006). The largest community in the county. There are several amenities and job opportunities. The residential housing market in Minden is stable and active. There is a school system.																		
2	Axtell (2013 population-308). A smaller community located on a major highway. There are limited amenities and employment opportunities. The market is influenced by proximity to Kearney. There is a school system.																		
3	Includes the subdivisions of: Brandt's El Charman McConnell's Summerhaven These are rural subdivisions located throughout the county.																		
4	Includes the communities of: Heartwell (2013 population-71) Norman (2013 population-43) Lowell Small communities with no schools or amenities																		
5	Wilcox (2013 population-354). A small community with a school system but few other amenities.																		
6	Awarii Dunes, Craneview. Golf course subdivisions.																		
7	Rural. All rural residential properties not in an identified subdivision.																		
Ag	Ag improvements throughout the county.																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Only the cost approach is used to determined market value of residential properties.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables are developed using local market information.																		
5.	Are individual depreciation tables developed for each valuation group?																		
	Yes.																		
6.	Describe the methodology used to determine the residential lot values?																		

	The sales comparison approach is used. Lots are analyzed by the square foot, front foot, and per acre.																																																	
7.	How are rural residential site values developed?																																																	
	Based on sales.																																																	
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	All lots are treated the same; no applications to combine lots have been received.																																																	
9.	<table border="1"> <thead> <tr> <th><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2017</td> <td>2016</td> <td>2011</td> <td>2014</td> </tr> <tr> <td>2</td> <td>2015</td> <td>2011</td> <td>2011</td> <td>2014</td> </tr> <tr> <td>3</td> <td>2014</td> <td>2011</td> <td>2011</td> <td>2018</td> </tr> <tr> <td>4</td> <td>2014</td> <td>2011</td> <td>2011</td> <td>2014</td> </tr> <tr> <td>5</td> <td>2017</td> <td>2016</td> <td>2011</td> <td>2014</td> </tr> <tr> <td>6</td> <td>2014</td> <td>2011</td> <td>2011</td> <td>2014</td> </tr> <tr> <td>7</td> <td>2014</td> <td>2011</td> <td>2011</td> <td>2014</td> </tr> <tr> <td>Ag</td> <td>2014</td> <td>2011</td> <td>2011</td> <td>2018</td> </tr> </tbody> </table>					<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	2017	2016	2011	2014	2	2015	2011	2011	2014	3	2014	2011	2011	2018	4	2014	2011	2011	2014	5	2017	2016	2011	2014	6	2014	2011	2011	2014	7	2014	2011	2011	2014	Ag	2014	2011	2011	2018
<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	2017	2016	2011	2014																																														
2	2015	2011	2011	2014																																														
3	2014	2011	2011	2018																																														
4	2014	2011	2011	2014																																														
5	2017	2016	2011	2014																																														
6	2014	2011	2011	2014																																														
7	2014	2011	2011	2014																																														
Ag	2014	2011	2011	2018																																														
	Kearney County conducts land and depreciation studies yearly. The dates in the above table represent the date that the tables were last changed.																																																	

2019 Commercial Assessment Survey for Kearney County

1.	Valuation data collection done by:																		
	Appraiser.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Minden. Largest community in the county with an active business district; there are few commercial sales per year, but the market is more active than anywhere else in the county</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Remainder of the county. Commercial parcels lying outside of Minden.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Minden. Largest community in the county with an active business district; there are few commercial sales per year, but the market is more active than anywhere else in the county	2	Remainder of the county. Commercial parcels lying outside of Minden.									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Minden. Largest community in the county with an active business district; there are few commercial sales per year, but the market is more active than anywhere else in the county																		
2	Remainder of the county. Commercial parcels lying outside of Minden.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches are used to determine commercial property values: the sales comparison, cost, and income approaches.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The appraiser is responsible for establishing the values of unique properties and will use sales data from outside the county, if necessary.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables are developed based on local market information.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The sales comparison approach is used. Lots are analyzed by the square foot, front foot, and per acre																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2018</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2015	2012	2014	2018	2	2015	2012	2014	2014
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2015	2012	2014	2018															
2	2015	2012	2014	2014															
	N/A																		

2019 Agricultural Assessment Survey for Kearney County

1.	Valuation data collection done by:							
	Appraiser collects data regarding agricultural improvements. The assessor and deputy will do the data collection for unimproved agricultural land.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Kearney has one market area. No geographic or economic differences have been determined.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Kearney has one market area. No geographic or economic differences have been determined.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Kearney has one market area. No geographic or economic differences have been determined.	2018						
	N/A							
3.	Describe the process used to determine and monitor market areas.							
	Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales are reviewed and inspected for current use before a determination is made.							
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?							
	One feedlot and it is valued as Ag. Appraiser uses sales across the state as Kearney County has no recent sales.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	WRP land is currently valued at \$1,200 an acre based on sales of WRP within the county.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many special valuation applications are on file?							
	None.							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
8c.	Describe the non-agricultural influences recognized within the county.							
	N/A							

8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Plan Of Assessment For Kearney County Assessment Years 2019, 2020 and 2021

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The assessor requested and received an office budget of \$140,995. The assessor requested and received an appraisal maintenance budget of \$33,000.

The GIS system is continually updated for land use changes. Cadastral pages are printed from a plotter in the office. Property record cards are

continually updated for name changes, sales information, valuation changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by GIS Workshop.

The Assessor's website can be found at kearney.gisworkshop.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and are updated on the website monthly. All agricultural sales are verified by a sales verification form sent to the grantee and the grantor and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are checked yearly beginning in April. All pick-up work is scheduled to be completed by March 1 of each year.

It is the goal of the office to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in October. Excel spreadsheets are used to run ratios on each property type. These studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual for residential property is 2011. Commercial properties are costed from 2011. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

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

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered into the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance or if all guidelines are met.

Notice of Valuation Change forms are mailed to all property owners on or before June 1.

Level of Value, for assessment year 2018:

<u>Property Class</u>	<u>Median</u>
Residential	96
Commercial	100
Agricultural Land	73

Assessment Actions Planned for Assessment Year 2019:

Residential:

All residential sales will be reviewed and plotted. Depreciation tables will be adjusted accordingly depending on the actions of the market. New 2016 costing will be applied to Axtell, Wilcox and rural parcels. All residential pick-up work and building permits will be reviewed and completed by March 1, 2019.

Commercial:

All commercial sales will be reviewed and plotted. Depreciation tables will be adjusted accordingly by the market. All pick-up work and building permits will be reviewed and completed by March 1, 2018.

Agricultural:

A review of all rural out-buildings will be conducted for 2019. All land use is currently sketched into the GIS system. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and her staff. A market analysis will be conducted for 2019 and values will be assessed at 75% of market value. All pick-up work will be reviewed and completed by March 1, 2019.

Assessment Actions Planned for Assessment year 2020:

Residential:

The market will continue to be monitored. All residential pick-up work and building permits will be reviewed and completed by March 1, 2020.

Commercial:

Market analysis of commercial data will be conducted to ensure the integrity of the reappraisal. All pick-up work and building permits will be reviewed and completed by March 1, 2020.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2020.

Assessment Actions Planned for Assessment year 2021:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2021.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Pick-up work and building permits will be reviewed

and completed by March 1, 2021.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the agricultural class. Land use will be updated as the information becomes available. All pick-up work will be reviewed and completed by March 1, 2021.

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. Green sheets are now sent electronically to the department. Splits and subdivision changes are made as they become available to the Assessor's office. All information is updated in the GIS system and the computer administrative system when they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports requested by law/regulation:

Abstracts (Real and Personal)

Assessor Survey

Sales information to PAD, rosters and annual assessed value update

Certification of Value to political subdivisions

School District Taxable Value Report

Homestead Exemption Tax Loss Report

Personal Property Tax Loss Report

Certificate of Taxes Levied Report

Report of all exempt property and taxable government owned property

Annual Plan of Assessment Report

3. Personal Property: Administer annual filing of approximately 1000 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 notice of intent to tax.
6. Homestead Exemptions: Administer annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed: Review of valuations as certified by 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 and review of tax rates used for tax billing process.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed properties.
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 hear-

ings before TERC - defend valuation.

14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.

15. Education: Assessor Education - attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Respectfully submitted,

Linda K. Larsen
Kearney County Assessor