

NEBRASKA

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DEPARTMENT OF REVENUE

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

KEITH 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 Keith 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 Keith 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: Renae Zink, Keith County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

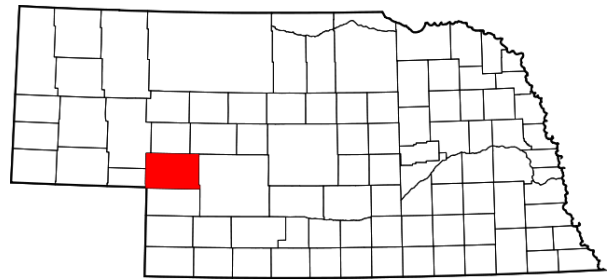
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

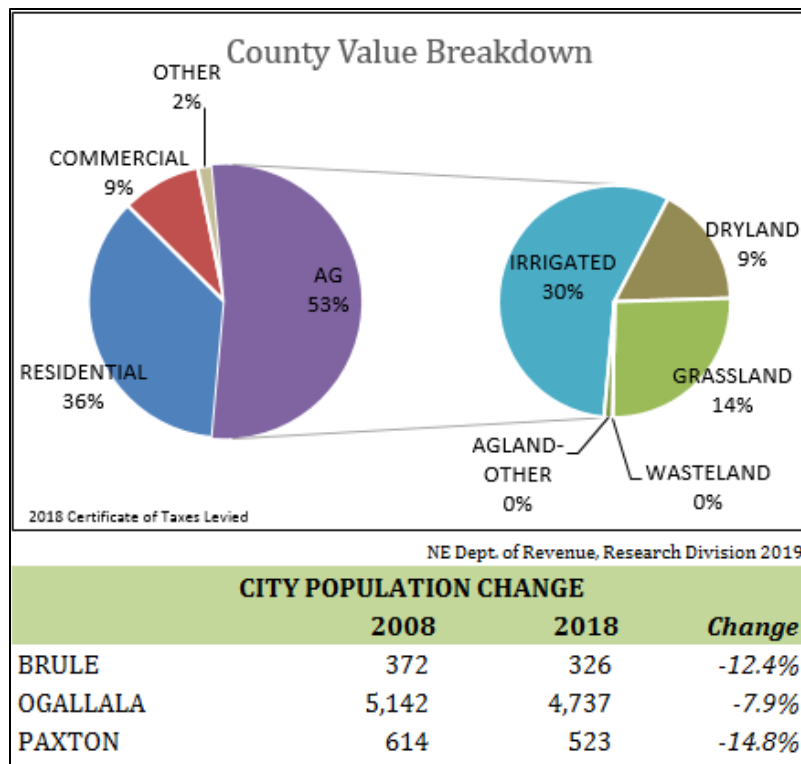
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,062 square miles, Keith County had 8,072 residents, per the Census Bureau Quick Facts for 2017, a 4% population decline from the 2010 U.S. Census. Reports indicated that 67% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$104,863 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Keith County are located in and around Ogallala, the county seat. According to the latest information available from the U.S. Census Bureau, there were 344 employer establishments with total employment of 2,640.



Agricultural land contributes to approximately 53% of the county's overall valuation base. Grassland makes up the majority of the land in the county. Keith County is included in the Twin Platte Natural Resources District. In value of sales by commodity group, Keith County ranks fifth in horses, ponies, mules, burros, and donkeys (USDA AgCensus).

A recreational attraction in Keith County is Lake McConaughy. It is Nebraska's largest lake and the largest reservoir in a three state region.

The Lake is 20 miles long, 4 miles wide and 142 feet deep at the dam. It is located on the edge of the Nebraska Sand Hills and offers natural white sand beaches, excellent fishing, boating, camping and all types of outdoor recreation.

2019 Residential Correlation for Keith County

Assessment Actions

For assessment year 2019, the Keith County assessor made the following changes to the residential property by Valuation Group: 1—updated costing tables to 2018, and made a 5% adjustment to the depreciation tables. Valuation Group 2—land tables were adjusted by 7%, cost tables were updated to 2018 and a 7% adjustment was made to depreciation tables. Valuation Group 3—updated cost index to 2018, developed new lot values and made a 10% adjustment to depreciation tables. Valuation Group 4—completed the rural and suburban Ogallala inspection and review, new land tables were developed as well as depreciation tables and the cost index is now current. Valuation Group 5—the north portion of Lake received a 26% increase to improvements and cost index updated to current; the south portion of Lake was updated to current cost. Valuation Group 8—appraisal files with the 2017 cost index was rolled for the current assessment year.

Assessment Practice Review

The Property Assessment Division (Division) completed an annual comprehensive review of assessment practices, used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

Timeliness of submissions, analysis for errors and sales usability are three areas reviewed to ensure that all available qualified sales were utilized and submitted in a timely manner. Regarding the timeliness of submission Keith County has historically submitted sales for nine of the twelve months reviewed. This was discussed with the assessor. The values reported on the Assessed Value Update (AVU) were examined, and only one sale with consideration was missing in the State's sales file as noted in the last review. An inspection of the non-qualified residential sales was undertaken to ensure that the county assessor has supported and documented the grounds for disqualification. Non-qualified sales had older coding documentation and/or assessor comments as reasons for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property. The qualification review indicates that there is a good usability of residential sales.

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The county utilizes six valuation groups with unique market characteristics to identify the residential property class. Perhaps the lake valuation group could be divided into the north and south sides—due to differences in the improved parcels typical to these areas as well as public access or restrictions thereof. Cost indexes and depreciation tables are updated when the individual valuation group is reviewed.

An integral part of the assessment practices review is the county's six-year inspection and review cycle. With the completion of the review of all rural improvements and suburban Ogallala, the county is current with its inspection and review cycle.

2019 Residential Correlation for Keith County

Lot value studies are updated concurrently with the physical inspection of the particular valuation group. Regarding Form 191 (Vacant or Unimproved Lot Application) properties, there are 11 forms that have been approved and valued using discounted cash flow methodology.

The county assessor has developed a written document that describes her valuation methodology in a format close to USPAP Standard 6.

Description of Analysis

The assessor has determined that Keith County residential property has six unique Valuation Groups that have specific value-driven characteristics.

Valuation Group	Description
1	Ogallala—the county seat and primary provider of services.
2	Village of Paxton—about twenty miles east of Ogallala, the economy is somewhat stable. Nearest major service providers would be either Ogallala to the west or North Platte to the east.
3	Village of Brule—approximately seven miles west of Ogallala, and like Paxton has a somewhat stable economy. Yet, major service providers would be Ogallala or larger towns further to the east of west.
4	Rural—residential parcels outside the City or Village limits—excluding Lake McConaughy, but now including Ogallala suburban.
5	Lake McConaughy and “K” areas that are Improvements On Leased Land—mostly recreational properties.
8	The villages of Keystone, Roscoe and Sarben—these are small villages with stagnant or almost no economic activity.

The statistical profile of the residential property class contains 295 qualified sales representing all six of the valuation groups, and two of the three overall measures of central tendency are within acceptable range (the median and mean). The weighted mean is skewed by four properties with a sale price in the range of \$500,000 to \$999,000 that have a median of 55%. By valuation group, all with double-digit numbers have a median within range. The COD's for Valuation Groups 2 and 3 do not appear to provide support for their respective medians, but removal of extreme outliers on both ends (two sales for each group) leave the median the same, but lower the COD to 20 and 21% respectively.

The sample appears to be over-represented by Valuation Groups 1 (Ogallala), 5 (Lake) and under-represented by Valuation Group 8 (Rural) (per Schedule XI: Residential Records-Assessor Location Detail). However, Valuation Groups 1 and 5 represent approximately 75% of all residential value in the county and constitute the most viable, competitive residential markets. Valuation Group 4 represents 18% of the residential market in the county. Therefore, the sample is adequate for measurement purposes.

2019 Residential Correlation for Keith County

A comparison of the preliminary values with the final R&O values reveals an 11% change to all residential value groups based on assessment actions. This is confirmed by the total residential percent change (excluding growth) of 11% shown on the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report.

Equalization and Quality of Assessment

As mentioned above, two of the three overall measures of central tendency are within acceptable range (the median and mean), and all valuation groups with a significant sample also have medians within acceptable range (as explained in the above section). Based on all relevant information and the current status of the six-year inspection and review cycle, the quality of assessment for the residential property class complies with generally accepted mass appraisal techniques and is determined to be in general compliance.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	181	92.26	96.44	91.53	18.86	105.36
2	12	91.99	101.25	89.31	29.52	113.37
3	15	95.07	97.45	91.73	29.45	106.24
4	25	98.50	99.24	92.92	11.78	106.80
5	59	92.62	90.44	84.81	20.77	106.64
8	3	92.50	81.15	79.84	25.76	101.64
<u>ALL</u>	295	93.10	95.57	89.59	19.70	106.67

Level of Value

Based on analysis of all available information, the level of value of the residential property in Keith County is 93%.

2019 Commercial Correlation for Keith County

Assessment Actions

The county assessor took the following actions to address the commercial property class by Valuation Groups: for Valuation Groups 1, 2, 3 and 5—the county assessor performed a desktop review of the commercial improvements, corrected occupancy codes, applied changes noted by returned questionnaires and on-site inspections and reviews, and updated cost tables to 2018. Also, for Valuation Group 1, new land tables were implemented. Gravel pits were also reviewed, any changes noted by returned questionnaires were applied and cost tables were updated to 2018.

Assessment Practice Review

The Division completed an annual comprehensive review of assessment practices, used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

Timeliness of submissions, analysis for errors and sales usability are three areas reviewed to ensure that all available qualified commercial sales were utilized and submitted in a timely manner. Regarding timeliness, Keith County has historically submitted sales for nine of the twelve months reviewed. This was discussed with the county assessor. The values reported on the Assessed Value Update (AVU) were examined and only one sale with consideration was missing in the State's sales file as noted in the last review. Inspection of the non-qualified commercial sales was undertaken to ensure that the county assessor has supported and documented the grounds for disqualification. Non-qualified sales had older coding documentation and/or assessor comments as reasons for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property. Keith County exhibits a higher usability of commercial sales when compared to overall county averages.

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The county utilizes six valuation groups with unique market characteristics to identify the commercial property class. Cost indexes and depreciation tables are dated 2017 for all valuation groups.

An integral part of the assessment practices review is the county's six-year inspection and review cycle. Commercial property was physically reviewed in 2016 and 2017 by a contracted appraisal firm. Inconsistencies exhibited in the review of the Assessed Value Update indicated there was definite commercial sales bias. Therefore, another review was undertaken by the county assessor that consisted of data provided by taxpayers, as well as on-site inspections as warranted. With this completed in 2019, the county is current with its six-year inspection and review cycle for the commercial property class.

2019 Commercial Correlation for Keith County

Lot value studies were completed in 2017 for all valuation groups with the exception of Valuation Group 1 (Ogallala). The county assessor conducted another lot value study for this commercial valuation group in 2018, and applied the new lot values for the 2019 assessment year.

The county assessor has developed a written document that describes her valuation methodology in a format close to USPAP Standard 6.

Description of Analysis

The county assessor has determined that Keith County commercial property has six unique Valuation Groups that have specific value-driven characteristics.

Valuation Group	Description
1	Ogallala—the county seat and primary provider of services.
2	Village of Paxton—about twenty miles east of Ogallala, the economy is somewhat stable. Nearest major service providers would be either Ogallala to the west or North Platte to the east.
3	Village of Brule—approximately seven miles west of Ogallala, and like Paxton has a somewhat stable economy. Yet, major service providers would be Ogallala or larger towns further to the east of west.
4	Rural—commercial parcels outside the City or Village limits—excluding Lake McConaughy.
5	Lake McConaughy.
8	The villages of Keystone, Roscoe and Sarben—these are small villages with stagnant or almost no economic activity.

The statistical profile for the commercial property class consists of 31 qualified sales that encompass five of the six commercial valuation groups (Valuation Group 8—Keystone, Roscoe and Sarben absent). Two of the three measures of central tendency are within acceptable range (the median and the mean have exactly the same figures), and the weighted mean is 11 points less due to three sales above \$1,000,000 that reveal a median of 79%. The rather tight COD of 13% tends to confirm the median value.

By valuation group, only Valuation Group 1 has a significant sample, and is only slightly over-represented by 5%. This is not unusual, since the viable commercial market is centered around the county hub of Ogallala. The three measures of central tendency for this valuation group mirrors those for the overall statistics, since the 24 sales are 77% of the total sample value.

A comparison of the changes to the sales file with the 2019 County Abstract of Assessment for Real Property, Form 45 Compared to the 2018 Certificate of Taxes Levied shows an approximate 3% variance due to the slight over-representation of the number of sales for Valuation Group 1,

2019 Commercial Correlation for Keith County

coupled with the assessment actions that would exhibit a more pronounced effect on the sample than the commercial base.

The Commercial & Industrial Value Change vs. Net Taxable Sales Change chart (see appendices) indicates that the difference between the annual percent change without growth compared to the percent change in net taxable sales is less than one point. With two current re-valuations of commercial property this would indicate that commercial value has generally followed the market.

Equalization and Quality of Assessment

As stated in the previous section, the only valuation group with a significant number of sales has a median within acceptable range and exhibits statistical measures quite similar to the overall measures. Thus, based on all relevant information including the assessment practices of the county assessor, and the current status of the six-year inspection and review cycle, the commercial property class adheres to professionally accepted mass appraisal techniques. It is believed that commercial properties in Keith County are valued in a uniform and proportionate matter.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	92.96	93.58	81.52	14.98	114.79
2	3	93.19	91.08	98.06	09.82	92.88
3	1	95.74	95.74	95.74	00.00	100.00
5	3	92.89	90.97	85.94	05.23	105.85
____ALL____	31	93.19	93.16	82.22	13.12	113.31

Level of Value

Based on analysis of all available information, the level of value of commercial property in Keith County is 93%.

2019 Agricultural Correlation for Keith County

Assessment Actions

For assessment year 2019, the county assessor reviewed the statistical profile and based on the current sales, coupled with her agricultural values compared to the market and her adjoining neighbors, and decided not to make any changes to the agricultural land class. Agricultural improvements were reviewed for the current assessment year, and home and farm sites were increased in value. New depreciation tables were created for all agricultural improvements and were applied.

Assessment Practice Review

An examination of the following areas was conducted during the annual comprehensive review of assessment practices for Keith County to ensure that the county's valuation processes and activities produce uniform and proportionate valuation of real property in the county.

Timeliness of submissions, analysis for errors and sales usability are three areas reviewed to ensure that all available qualified commercial sales were utilized and submitted in a timely manner. Timeliness was discussed with the county assessor. The values reported on the Assessed Value Update (AVU) were examined, and only one sale with consideration was missing in the state sales file as noted in the last review. Inspection of the non-qualified agricultural sales was undertaken to ensure that the county assessor has supported and documented the grounds for disqualification. Non-qualified sales had older coding documentation and/or assessor comments as reasons for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of agricultural land. Keith County exhibits a higher usability of agricultural sales when compared to overall county averages.

Agricultural market areas were another point of the review. The county recognizes three specific market areas for agricultural land. Monitoring of the market areas includes the review of sales data, market trends and land adjoining neighboring counties. Special value has been established in the county for accretion land along Lake McConaughy and the North and South Platte Rivers. The non-agricultural influence of this land is residential and recreational in nature. Land use was last updated in 2015.

Homes and improvements on agricultural land are inspected and valued during the same time as the rural residential. This has been done for 2019, and the cost index and depreciation tables have been updated as well. Site values (home and farm) have also been reviewed and have been equalized.

The county assessor has developed a written document that describes her valuation methodology in a format close to USPAP Standard 6.

2019 Agricultural Correlation for Keith County

Description of Analysis

The Keith County Assessor has developed three agricultural market areas by delineating geographic characteristics and differing economic factors. Market Area 1 is in the northern part of the county and a part of the sandhills region best suited for livestock production. The southern border of this market area is Lake McConaughy. Garden, Arthur, McPherson and Lincoln County's Market Area 2 would be counties and areas considered the most comparable.

Market Area 2 has a northern border of the North Platte River and its southern border is the South Platte River. This area contains mostly hard grass with some dry and irrigated cropland. Counties and areas most comparable would be Deuel and Lincoln County's Market Area 1.

Market Area 3 is in the southern part of the county and includes the South Platte River. This area is best suited for crop production and consists primarily of irrigation with some dryland and grassland. Adjoining counties are Lincoln (Market Area 1) and Perkins.

Forty-three qualified agricultural land sales comprise the current year's sample, and a review of the overall statistics indicate all three measures of central tendency within acceptable range (and the largest spread among them is only two points). Both measures of assessment quality are within range (the COD and PRD at 13% and 102%, respectively).

By Market Area, all three have medians within acceptable range, and these are supported by their respective COD's. Under the heading 80% Majority Land Use (MLU) by Market Area, only irrigated land and overall (designated "County") sales in double digits. Irrigated land within Market Area 3 is at 75%, with both the median and mean measures also within range. The majority of grassland sales occurred in Market Area 1 (seven) and the sample is too small to use any measure of central tendency to describe a level for this subclass. This can be further seen by the large spread between the minimum and maximum ratios (47% to 88%). A review of the Keith County 2019 Average Acre Value Comparison chart shows that the weighted average grass values for Market Area 1 are very comparable to neighboring counties.

A comparison of the preliminary values with the final R&O values reveals no change to agricultural land based on assessment actions. This is confirmed by the total agricultural land percent change (excluding growth) of less than 1% shown on the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report.

Equalization and Quality of Assessment

As noted in the "Assessment Practice Review" above, homes and improvements on agricultural land are inspected and valued during the same time as the rural residential. This has been done for

2019 Agricultural Correlation for Keith County

2019, and the cost index and depreciation tables have been updated as well. Site values (home and farm) have also been reviewed and have been equalized.

Therefore, all agricultural land values are at uniform proportions of market value. The quality of assessment of the agricultural land in Keith County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	17	74.68	73.74	72.57	08.14	101.61
3	17	74.68	73.74	72.57	08.14	101.61
<u>Dry</u>						
County	9	70.45	76.12	75.99	18.20	100.17
2	7	70.45	73.52	71.43	17.39	102.93
3	2	85.19	85.19	86.69	17.40	98.27
<u>Grass</u>						
County	11	67.68	66.02	62.40	16.84	105.80
1	7	69.21	66.16	62.10	18.90	106.54
2	2	64.25	64.25	63.27	24.50	101.55
3	2	67.28	67.28	67.18	00.61	100.15
<u>ALL</u>	43	70.45	71.93	70.33	13.31	102.27

Level of Value

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

Special Valuation

A review of agricultural land value in Keith County in areas that have other non-agricultural influences indicates that the assessed values used are similar to other areas in the County where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Keith County is 70%.

2019 Opinions of the Property Tax Administrator for Keith 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

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

Dated this 5th day of April, 2019.



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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Keith County

Residential Real Property - Current

Number of Sales	295	Median	93.10
Total Sales Price	\$41,906,003	Mean	95.57
Total Adj. Sales Price	\$41,906,003	Wgt. Mean	89.59
Total Assessed Value	\$37,545,645	Average Assessed Value of the Base	\$86,122
Avg. Adj. Sales Price	\$142,054	Avg. Assessed Value	\$127,273

Confidence Interval - Current

95% Median C.I	90.76 to 95.38
95% Wgt. Mean C.I	86.46 to 92.73
95% Mean C.I	92.75 to 98.39
% of Value of the Class of all Real Property Value in the County	35.15
% of Records Sold in the Study Period	4.93
% of Value Sold in the Study Period	7.28

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	298	93	92.61
2017	310	93	93.27
2016	328	97	97.33
2015	289	94	92.72

2019 Commission Summary for Keith County

Commercial Real Property - Current

Number of Sales	31	Median	93.19
Total Sales Price	\$10,706,740	Mean	93.16
Total Adj. Sales Price	\$10,706,740	Wgt. Mean	82.22
Total Assessed Value	\$8,802,955	Average Assessed Value of the Base	\$177,675
Avg. Adj. Sales Price	\$345,379	Avg. Assessed Value	\$283,966

Confidence Interval - Current

95% Median C.I	84.58 to 100.84
95% Wgt. Mean C.I	73.41 to 91.03
95% Mean C.I	86.93 to 99.39
% of Value of the Class of all Real Property Value in the County	8.73
% of Records Sold in the Study Period	4.30
% of Value Sold in the Study Period	6.87

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	47	0	98.75
2017	38	100	91.94
2016	42	97	96.61
2015	48	92	92.53

**51 Keith
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 : 295
 Total Sales Price : 41,906,003
 Total Adj. Sales Price : 41,906,003
 Total Assessed Value : 37,545,645
 Avg. Adj. Sales Price : 142,054
 Avg. Assessed Value : 127,273

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 96
 COD : 19.70
 PRD : 106.67

COV : 25.90
 STD : 24.75
 Avg. Abs. Dev : 18.34
 MAX Sales Ratio : 198.95
 MIN Sales Ratio : 39.73

95% Median C.I. : 90.76 to 95.38
 95% Wgt. Mean C.I. : 86.46 to 92.73
 95% Mean C.I. : 92.75 to 98.39

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	28	101.75	102.88	97.60	18.49	105.41	66.25	165.50	86.55 to 113.64	111,455	108,777	
01-JAN-17 To 31-MAR-17	30	101.26	98.84	93.81	16.75	105.36	59.27	159.29	86.25 to 106.60	135,017	126,654	
01-APR-17 To 30-JUN-17	47	95.07	96.49	93.43	17.94	103.28	49.24	152.93	87.32 to 100.05	141,990	132,665	
01-JUL-17 To 30-SEP-17	36	97.26	101.13	99.69	14.54	101.44	66.84	157.25	92.91 to 105.63	134,285	133,862	
01-OCT-17 To 31-DEC-17	33	91.94	88.91	84.06	17.73	105.77	41.44	131.19	81.83 to 102.39	160,621	135,014	
01-JAN-18 To 31-MAR-18	22	95.18	99.91	95.54	16.86	104.57	43.16	148.13	88.04 to 112.30	110,652	105,718	
01-APR-18 To 30-JUN-18	60	86.61	90.21	82.56	22.19	109.27	48.64	198.95	79.64 to 92.80	174,773	144,287	
01-JUL-18 To 30-SEP-18	39	85.26	92.97	84.05	24.85	110.61	39.73	166.19	79.13 to 93.98	128,351	107,885	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	141	97.62	99.44	95.83	17.24	103.77	49.24	165.50	94.46 to 101.22	132,476	126,948	
01-OCT-17 To 30-SEP-18	154	88.91	92.02	84.58	21.31	108.80	39.73	198.95	85.26 to 92.50	150,824	127,571	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	146	95.23	96.40	92.57	17.28	104.14	41.44	159.29	92.60 to 99.85	142,868	132,256	
<u>ALL</u>	295	93.10	95.57	89.59	19.70	106.67	39.73	198.95	90.76 to 95.38	142,054	127,273	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	181	92.26	96.44	91.53	18.86	105.36	49.24	166.19	87.32 to 95.52	117,917	107,934	
2	12	91.99	101.25	89.31	29.52	113.37	52.19	194.80	68.45 to 124.58	101,208	90,387	
3	15	95.07	97.45	91.73	29.45	106.24	43.16	198.95	71.98 to 110.32	64,933	59,561	
4	25	98.50	99.24	92.92	11.78	106.80	69.47	134.54	90.76 to 101.72	232,231	215,798	
5	59	92.62	90.44	84.81	20.77	106.64	41.44	144.50	85.78 to 98.66	205,033	173,898	
8	3	92.50	81.15	79.84	25.76	101.64	39.73	111.21	N/A	157,233	125,537	
<u>ALL</u>	295	93.10	95.57	89.59	19.70	106.67	39.73	198.95	90.76 to 95.38	142,054	127,273	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	293	93.10	95.56	89.55	19.75	106.71	39.73	198.95	90.76 to 95.38	141,693	126,885	
06	2	96.49	96.49	94.48	11.64	102.13	85.26	107.72	N/A	195,000	184,228	
07												
<u>ALL</u>	295	93.10	95.57	89.59	19.70	106.67	39.73	198.95	90.76 to 95.38	142,054	127,273	

**51 Keith
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

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 Avg. Assessed Value : 127,273

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 WGT. MEAN : 90
 MEAN : 96
 COD : 19.70
 PRD : 106.67

COV : 25.90
 STD : 24.75
 Avg. Abs. Dev : 18.34
 MAX Sales Ratio : 198.95
 MIN Sales Ratio : 39.73

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 95% Wgt. Mean C.I. : 86.46 to 92.73
 95% Mean C.I. : 92.75 to 98.39

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	1	198.95	198.95	198.95	00.00	100.00	198.95	198.95	N/A	10,000	19,895	
Less Than 30,000	11	130.48	133.29	132.65	22.55	100.48	48.64	198.95	94.46 to 165.50	22,455	29,786	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	295	93.10	95.57	89.59	19.70	106.67	39.73	198.95	90.76 to 95.38	142,054	127,273	
Greater Than 14,999	294	93.01	95.22	89.57	19.40	106.31	39.73	194.80	90.71 to 95.38	142,503	127,639	
Greater Than 29,999	284	92.61	94.11	89.34	18.54	105.34	39.73	194.80	90.28 to 95.04	146,687	131,049	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	198.95	198.95	198.95	00.00	100.00	198.95	198.95	N/A	10,000	19,895	
15,000 TO 29,999	10	127.59	126.72	129.85	20.00	97.59	48.64	165.50	94.46 to 159.29	23,700	30,776	
30,000 TO 59,999	32	118.51	114.25	112.55	21.05	101.51	43.16	194.80	93.47 to 128.81	45,731	51,472	
60,000 TO 99,999	64	97.06	98.47	98.56	16.98	99.91	52.93	157.25	91.39 to 103.10	78,697	77,561	
100,000 TO 149,999	76	90.35	90.10	89.67	17.75	100.48	39.73	136.56	82.90 to 95.04	122,945	110,242	
150,000 TO 249,999	79	86.59	89.04	88.53	15.29	100.58	46.42	144.50	84.65 to 91.86	184,725	163,536	
250,000 TO 499,999	29	93.94	91.88	91.87	11.15	100.01	56.26	112.46	84.70 to 100.92	286,976	263,636	
500,000 TO 999,999	4	55.43	55.44	57.38	14.07	96.62	41.44	69.47	N/A	724,894	415,944	
1,000,000 +												
<u>ALL</u>	295	93.10	95.57	89.59	19.70	106.67	39.73	198.95	90.76 to 95.38	142,054	127,273	

51 Keith
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 : 31
Total Sales Price : 10,706,740
Total Adj. Sales Price : 10,706,740
Total Assessed Value : 8,802,955
Avg. Adj. Sales Price : 345,379
Avg. Assessed Value : 283,966

MEDIAN : 93
WGT. MEAN : 82
MEAN : 93
COD : 13.12
PRD : 113.31

COV : 18.25
STD : 17.00
Avg. Abs. Dev : 12.23
MAX Sales Ratio : 146.28
MIN Sales Ratio : 54.06

95% Median C.I. : 84.58 to 100.84
95% Wgt. Mean C.I. : 73.41 to 91.03
95% Mean C.I. : 86.93 to 99.39

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	5	95.99	97.84	100.16	03.32	97.68	92.89	103.75	N/A	223,640	223,987
01-JAN-16 To 31-MAR-16	1	78.81	78.81	78.81	00.00	100.00	78.81	78.81	N/A	1,000,000	788,085
01-APR-16 To 30-JUN-16	3	86.35	88.33	87.55	03.30	100.89	85.04	93.59	N/A	319,167	279,443
01-JUL-16 To 30-SEP-16	3	91.19	92.36	86.02	06.11	107.37	84.58	101.30	N/A	471,079	405,210
01-OCT-16 To 31-DEC-16	4	106.01	101.71	89.55	09.09	113.58	82.73	112.10	N/A	151,081	135,299
01-JAN-17 To 31-MAR-17	3	80.83	85.62	81.40	10.18	105.18	75.68	100.36	N/A	123,326	100,388
01-APR-17 To 30-JUN-17	4	99.46	93.71	74.69	08.64	125.47	72.95	102.99	N/A	1,067,500	797,266
01-JUL-17 To 30-SEP-17	3	123.09	120.85	131.94	14.38	91.59	93.19	146.28	N/A	73,667	97,195
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	1	76.31	76.31	76.31	00.00	100.00	76.31	76.31	N/A	47,500	36,245
01-JUL-18 To 30-SEP-18	4	77.02	75.11	68.33	14.92	109.92	54.06	92.33	N/A	176,250	120,430
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	12	93.24	92.51	88.26	06.47	104.82	78.81	103.75	85.04 to 100.84	374,078	330,165
01-OCT-16 To 30-SEP-17	14	100.89	100.08	79.10	13.81	126.52	72.95	146.28	80.83 to 112.10	390,379	308,786
01-OCT-17 To 30-SEP-18	5	76.31	75.35	68.83	12.04	109.47	54.06	92.33	N/A	150,500	103,593
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	11	91.19	93.43	85.11	10.12	109.78	78.81	112.10	82.73 to 110.60	361,369	307,567
01-JAN-17 To 31-DEC-17	10	98.83	99.43	77.80	15.62	127.80	72.95	146.28	75.68 to 123.09	486,098	378,182
<u>ALL</u>	31	93.19	93.16	82.22	13.12	113.31	54.06	146.28	84.58 to 100.84	345,379	283,966

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	24	92.96	93.58	81.52	14.98	114.79	54.06	146.28	80.86 to 101.41	409,301	333,643
2	3	93.19	91.08	98.06	09.82	92.88	76.31	103.75	N/A	86,193	84,517
3	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	50,000	47,870
5	3	92.89	90.97	85.94	05.23	105.85	82.73	97.30	N/A	191,648	164,700
<u>ALL</u>	31	93.19	93.16	82.22	13.12	113.31	54.06	146.28	84.58 to 100.84	345,379	283,966

**51 Keith
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 : 31
 Total Sales Price : 10,706,740
 Total Adj. Sales Price : 10,706,740
 Total Assessed Value : 8,802,955
 Avg. Adj. Sales Price : 345,379
 Avg. Assessed Value : 283,966

MEDIAN : 93
 WGT. MEAN : 82
 MEAN : 93
 COD : 13.12
 PRD : 113.31

COV : 18.25
 STD : 17.00
 Avg. Abs. Dev : 12.23
 MAX Sales Ratio : 146.28
 MIN Sales Ratio : 54.06

95% Median C.I. : 84.58 to 100.84
 95% Wgt. Mean C.I. : 73.41 to 91.03
 95% Mean C.I. : 86.93 to 99.39

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	31	93.19	93.16	82.22	13.12	113.31	54.06	146.28	84.58 to 100.84	345,379	283,966
04											
<u>ALL</u>	31	93.19	93.16	82.22	13.12	113.31	54.06	146.28	84.58 to 100.84	345,379	283,966

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											
Less Than 15,000											
Less Than 30,000	1	93.19	93.19	93.19	00.00	100.00	93.19	93.19	N/A	16,000	14,910
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	31	93.19	93.16	82.22	13.12	113.31	54.06	146.28	84.58 to 100.84	345,379	283,966
Greater Than 14,999	31	93.19	93.16	82.22	13.12	113.31	54.06	146.28	84.58 to 100.84	345,379	283,966
Greater Than 29,999	30	93.24	93.16	82.20	13.56	113.33	54.06	146.28	84.58 to 100.84	356,358	292,935
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	93.19	93.19	93.19	00.00	100.00	93.19	93.19	N/A	16,000	14,910
30,000 TO 59,999	5	92.89	93.65	92.60	08.69	101.13	76.31	112.10	N/A	45,124	41,783
60,000 TO 99,999	6	100.89	98.09	98.08	06.85	100.01	80.86	110.60	80.86 to 110.60	67,667	66,367
100,000 TO 149,999	6	101.46	108.40	108.42	15.04	99.98	80.83	146.28	80.83 to 146.28	101,913	110,491
150,000 TO 249,999	4	91.17	90.44	90.03	10.34	100.46	75.68	103.75	N/A	190,645	171,633
250,000 TO 499,999	4	77.96	75.89	76.31	15.74	99.45	54.06	93.59	N/A	312,956	238,819
500,000 TO 999,999	2	92.94	92.94	94.11	08.50	98.76	85.04	100.84	N/A	587,500	552,925
1,000,000 +	3	78.81	78.78	76.22	04.92	103.36	72.95	84.58	N/A	2,086,079	1,590,110
<u>ALL</u>	31	93.19	93.16	82.22	13.12	113.31	54.06	146.28	84.58 to 100.84	345,379	283,966

51 Keith
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

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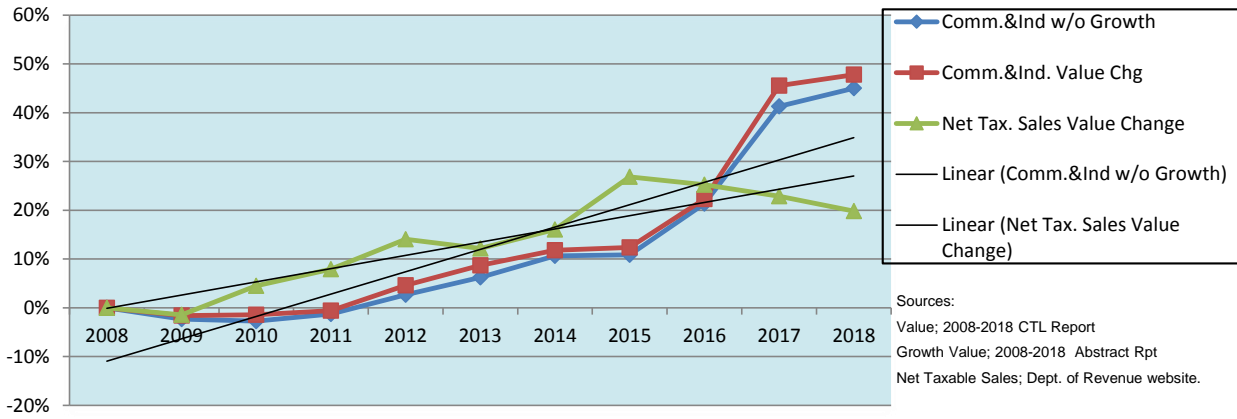
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 95% Wgt. Mean C.I. : 73.41 to 91.03
 95% Mean C.I. : 86.93 to 99.39

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	54.06	54.06	54.06	00.00	100.00	54.06	54.06	N/A	280,000	151,365
151	1	75.68	75.68	75.68	00.00	100.00	75.68	75.68	N/A	200,000	151,365
304	2	93.24	93.24	89.22	11.27	104.51	82.73	103.75	N/A	315,952	281,893
306	2	121.14	121.14	115.92	20.76	104.50	95.99	146.28	N/A	132,500	153,590
343	2	85.13	85.13	73.55	14.31	115.74	72.95	97.30	N/A	2,050,000	1,507,683
344	4	96.98	97.56	90.10	14.61	108.28	73.18	123.09	N/A	174,625	157,334
349	1	85.04	85.04	85.04	00.00	100.00	85.04	85.04	N/A	500,000	425,180
352	1	100.84	100.84	100.84	00.00	100.00	100.84	100.84	N/A	675,000	680,670
353	5	80.86	83.25	82.14	03.99	101.35	78.81	91.19	N/A	496,943	408,210
386	2	94.67	94.67	90.55	08.79	104.55	86.35	102.99	N/A	138,750	125,638
406	1	92.33	92.33	92.33	00.00	100.00	92.33	92.33	N/A	75,000	69,245
434	1	101.30	101.30	101.30	00.00	100.00	101.30	101.30	N/A	100,000	101,295
442	2	106.11	106.11	105.23	04.24	100.84	101.61	110.60	N/A	83,750	88,130
470	1	92.89	92.89	92.89	00.00	100.00	92.89	92.89	N/A	38,120	35,410
471	4	94.47	94.34	93.10	10.15	101.33	76.31	112.10	N/A	37,125	34,565
528	1	101.41	101.41	101.41	00.00	100.00	101.41	101.41	N/A	65,000	65,915
<u>ALL</u>	<u>31</u>	93.19	93.16	82.22	13.12	113.31	54.06	146.28	84.58 to 100.84	345,379	283,966

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	\$ 88,199,275	\$ 942,580		\$ 87,256,695	--	\$ 90,672,173	--
2009	\$ 86,791,150	\$ 634,975	0.73%	\$ 86,156,175	-2.32%	\$ 89,363,137	-1.44%
2010	\$ 86,954,055	\$ 1,157,285	1.33%	\$ 85,796,770	-1.15%	\$ 94,763,283	6.04%
2011	\$ 87,666,360	\$ 599,350	0.68%	\$ 87,067,010	0.13%	\$ 97,867,008	3.28%
2012	\$ 92,246,280	\$ 1,702,665	1.85%	\$ 90,543,615	3.28%	\$ 103,414,197	5.67%
2013	\$ 95,871,540	\$ 2,182,705	2.28%	\$ 93,688,835	1.56%	\$ 101,720,938	-1.64%
2014	\$ 98,592,825	\$ 990,265	1.00%	\$ 97,602,560	1.81%	\$ 105,234,506	3.45%
2015	\$ 99,107,250	\$ 1,328,895	1.34%	\$ 97,778,355	-0.83%	\$ 115,012,584	9.29%
2016	\$ 107,873,128	\$ 857,120	0.79%	\$ 107,016,008	7.98%	\$ 113,580,114	-1.25%
2017	\$ 128,365,990	\$ 3,723,685	2.90%	\$ 124,642,305	15.55%	\$ 111,402,250	-1.92%
2018	\$ 130,345,150	\$ 2,449,165	1.88%	\$ 127,895,985	-0.37%	\$ 108,643,438	-2.48%
Ann %chg		3.98%		Average	2.57%	1.82%	1.90%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	-2.32%	-1.60%	-1.44%
2010	-2.72%	-1.41%	4.51%
2011	-1.28%	-0.60%	7.93%
2012	2.66%	4.59%	14.05%
2013	6.22%	8.70%	12.19%
2014	10.66%	11.78%	16.06%
2015	10.86%	12.37%	26.84%
2016	21.33%	22.31%	25.26%
2017	41.32%	45.54%	22.86%
2018	45.01%	47.78%	19.82%

County Number	51
County Name	Keith

51 Keith
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 : 43
Total Sales Price : 24,556,664
Total Adj. Sales Price : 24,556,664
Total Assessed Value : 17,271,865
Avg. Adj. Sales Price : 571,085
Avg. Assessed Value : 401,671

MEDIAN : 70
WGT. MEAN : 70
MEAN : 72
COD : 13.31
PRD : 102.27

COV : 17.35
STD : 12.48
Avg. Abs. Dev : 09.38
MAX Sales Ratio : 100.01
MIN Sales Ratio : 47.36

95% Median C.I. : 68.37 to 75.03
95% Wgt. Mean C.I. : 66.37 to 74.30
95% Mean C.I. : 68.20 to 75.66

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DATE OF SALE *	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	4	61.19	67.74	61.90	23.76	109.43	49.97	98.61	N/A	641,900	397,323
01-JAN-16 To 31-MAR-16	2	69.54	69.54	68.74	04.10	101.16	66.69	72.38	N/A	595,000	409,023
01-APR-16 To 30-JUN-16	7	74.68	70.51	71.59	11.37	98.49	56.43	87.95	56.43 to 87.95	637,043	456,060
01-JUL-16 To 30-SEP-16	2	74.38	74.38	69.79	07.84	106.58	68.55	80.21	N/A	415,250	289,800
01-OCT-16 To 31-DEC-16	4	60.13	63.45	54.42	26.74	116.59	47.36	86.18	N/A	596,053	324,368
01-JAN-17 To 31-MAR-17	6	72.62	73.29	73.99	04.60	99.05	69.67	79.03	69.67 to 79.03	620,833	459,363
01-APR-17 To 30-JUN-17	2	68.62	68.62	69.28	02.55	99.05	66.87	70.37	N/A	232,500	161,075
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	2	81.14	81.14	76.32	11.01	106.32	72.21	90.07	N/A	337,500	257,565
01-JAN-18 To 31-MAR-18	6	80.91	73.97	77.82	13.41	95.05	48.51	88.06	48.51 to 88.06	316,217	246,088
01-APR-18 To 30-JUN-18	7	70.15	76.80	75.91	11.60	101.17	67.68	100.01	67.68 to 100.01	756,111	573,981
01-JUL-18 To 30-SEP-18	1	66.09	66.09	66.09	00.00	100.00	66.09	66.09	N/A	1,069,975	707,190
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	15	68.55	70.16	68.30	14.22	102.72	49.97	98.61	61.45 to 76.52	603,160	411,957
01-OCT-16 To 30-SEP-17	12	70.41	69.23	66.56	10.42	104.01	47.36	86.18	66.87 to 76.08	547,851	364,650
01-OCT-17 To 30-SEP-18	16	73.62	75.61	75.17	13.90	100.59	48.51	100.01	67.68 to 87.17	558,441	419,795
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	15	72.38	69.01	66.42	13.21	103.90	47.36	87.95	61.45 to 76.52	590,934	392,502
01-JAN-17 To 31-DEC-17	10	71.33	73.92	73.86	06.32	100.08	66.87	90.07	69.67 to 79.03	486,500	359,346
<u>ALL</u>	43	70.45	71.93	70.33	13.31	102.27	47.36	100.01	68.37 to 75.03	571,085	401,671

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	69.21	66.16	62.10	18.90	106.54	47.36	88.06	47.36 to 88.06	623,438	387,182
2	12	71.33	72.24	70.05	17.24	103.13	48.51	98.61	60.88 to 86.18	262,696	184,015
3	24	71.38	73.45	72.50	09.51	101.31	56.42	100.01	67.68 to 76.08	710,010	514,725
<u>ALL</u>	43	70.45	71.93	70.33	13.31	102.27	47.36	100.01	68.37 to 75.03	571,085	401,671

51 Keith
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

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Avg. Abs. Dev : 09.38
MAX Sales Ratio : 100.01
MIN Sales Ratio : 47.36

95% Median C.I. : 68.37 to 75.03
95% Wgt. Mean C.I. : 66.37 to 74.30
95% Mean C.I. : 68.20 to 75.66

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	76.08	76.08	76.08	00.00	100.00	76.08	76.08	N/A	800,000	608,610
3	1	76.08	76.08	76.08	00.00	100.00	76.08	76.08	N/A	800,000	608,610
_____Dry_____											
County	7	70.37	72.32	72.73	15.72	99.44	49.97	100.01	49.97 to 100.01	288,650	209,921
2	5	68.37	67.17	65.13	13.40	103.13	49.97	86.18	N/A	261,710	170,446
3	2	85.19	85.19	86.69	17.40	98.27	70.37	100.01	N/A	356,000	308,610
_____Grass_____											
County	11	67.68	66.02	62.40	16.84	105.80	47.36	88.06	47.38 to 81.83	437,213	272,840
1	7	69.21	66.16	62.10	18.90	106.54	47.36	88.06	47.36 to 88.06	623,438	387,182
2	2	64.25	64.25	63.27	24.50	101.55	48.51	79.98	N/A	104,500	66,118
3	2	67.28	67.28	67.18	00.61	100.15	66.87	67.68	N/A	118,137	79,365
_____ALL_____	43	70.45	71.93	70.33	13.31	102.27	47.36	100.01	68.37 to 75.03	571,085	401,671

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	17	74.68	73.74	72.57	08.14	101.61	56.42	87.95	68.55 to 79.03	831,882	603,662
3	17	74.68	73.74	72.57	08.14	101.61	56.42	87.95	68.55 to 79.03	831,882	603,662
_____Dry_____											
County	9	70.45	76.12	75.99	18.20	100.17	49.97	100.01	60.88 to 98.61	264,894	201,291
2	7	70.45	73.52	71.43	17.39	102.93	49.97	98.61	49.97 to 98.61	238,864	170,629
3	2	85.19	85.19	86.69	17.40	98.27	70.37	100.01	N/A	356,000	308,610
_____Grass_____											
County	11	67.68	66.02	62.40	16.84	105.80	47.36	88.06	47.38 to 81.83	437,213	272,840
1	7	69.21	66.16	62.10	18.90	106.54	47.36	88.06	47.36 to 88.06	623,438	387,182
2	2	64.25	64.25	63.27	24.50	101.55	48.51	79.98	N/A	104,500	66,118
3	2	67.28	67.28	67.18	00.61	100.15	66.87	67.68	N/A	118,137	79,365
_____ALL_____	43	70.45	71.93	70.33	13.31	102.27	47.36	100.01	68.37 to 75.03	571,085	401,671

Keith County 2019 Average Acre Value Comparison

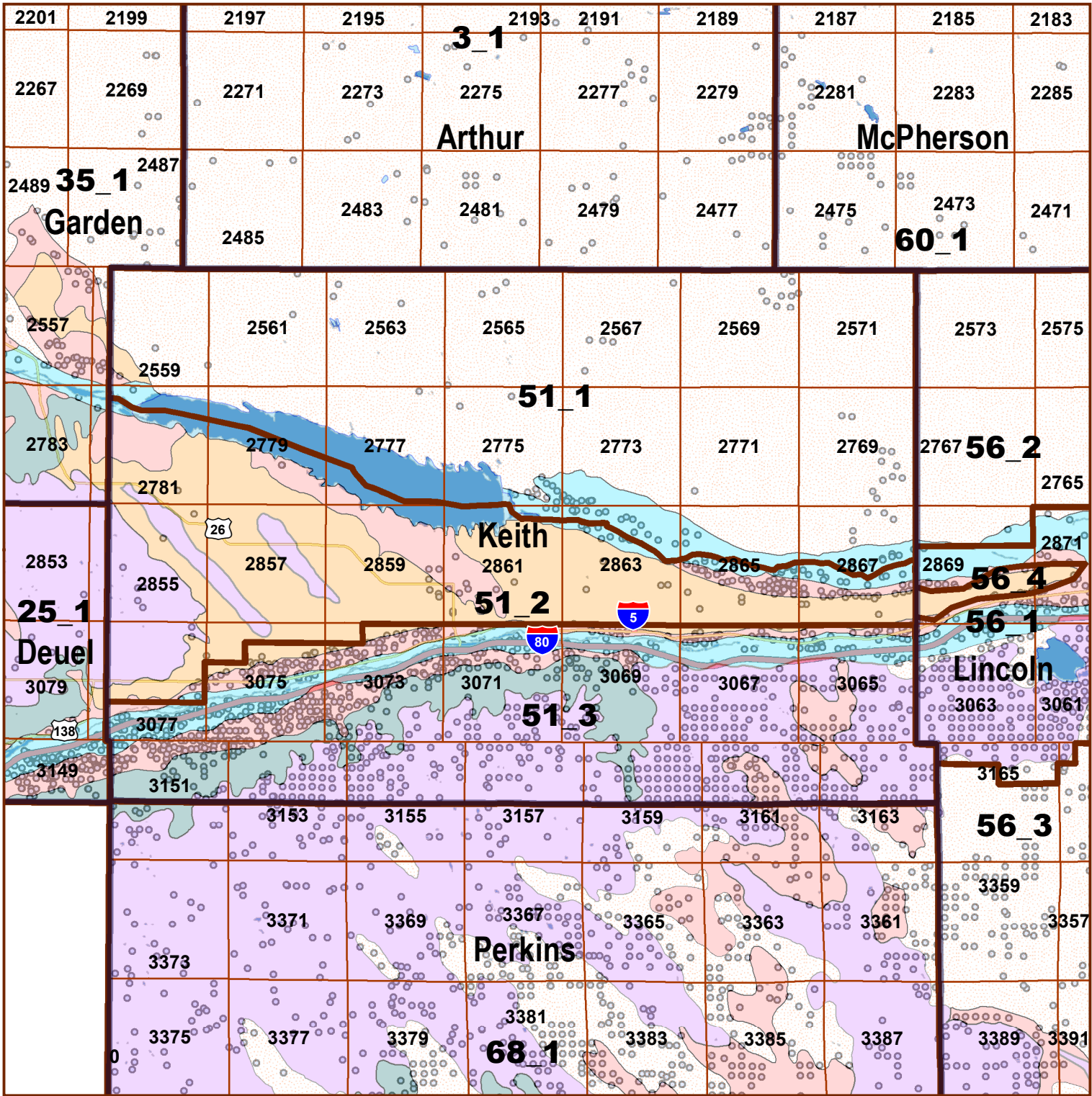
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	n/a	2101	n/a	2100	2100	2100	2100	2100	2100
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100
Lincoln	2	2500	2500	2445	2490	2500	2450	2491	2473	2479
Keith	2	n/a	3000	n/a	2750	2650	2650	2650	2650	2780
Deuel	1	3030	3026	2945	2952	2973	2701	2695	2309	2936
Lincoln	1	4874	4870	4873	4859	4146	4073	4090	3992	4533
Keith	3	4095	4095	3785	3785	3610	3610	3610	3610	3920
Lincoln	1	4874	4870	4873	4859	4146	4073	4090	3992	4533
Lincoln	3	3575	3572	3575	3574	3572	3510	3544	3506	3548
Perkins	1	n/a	3769	3758	3639	3674	3519	3569	3556	3682

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	n/a	625	n/a	625	600	600	600	600	608
Garden	1	n/a	755	755	750	750	750	730	730	752
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Lincoln	2	1300	1300	1300	1300	1300	1300	1300	1300	1300
Keith	2	n/a	930	905	905	875	875	875	875	917
Deuel	1	931	745	740	635	635	506	506	497	678
Lincoln	1	1800	1800	1800	1800	1800	1800	1800	1797	1800
Keith	3	1465	1465	1360	1360	1260	1260	1230	1230	1400
Lincoln	1	1800	1800	1800	1800	1800	1800	1800	1797	1800
Lincoln	3	1100	1100	1100	1100	1100	1100	1100	1099	1100
Perkins	1	n/a	1016	1015	951	950	950	890	890	982

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	n/a	540	n/a	505	460	460	450	450	450
Garden	1	n/a	415	415	415	410	410	405	405	405
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Lincoln	2	560	560	560	560	560	495	495	494	495
Keith	2	n/a	545	515	515	485	485	470	470	475
Deuel	1	385	385	385	385	385	385	385	385	385
Lincoln	1	1200	1200	1200	1200	1200	1025	1025	994	1039
Keith	3	555	555	525	525	495	495	480	480	497
Lincoln	1	1200	1200	1200	1200	1200	1025	1025	994	1039
Lincoln	3	675	675	675	675	675	600	600	593	603
Perkins	1	n/a	600	600	600	600	600	600	600	600

County	Mkt Area	CRP	TIMBER	WASTE
Keith	1	710	n/a	265
Garden	1	745	n/a	50
Arthur	1	n/a	n/a	10
McPherson	1	725	n/a	10
Lincoln	2	n/a	n/a	345
Keith	2	710	n/a	311
Deuel	1	735	n/a	n/a
Lincoln	1	n/a	n/a	345
Keith	3	710	n/a	335
Lincoln	1	n/a	n/a	345
Lincoln	3	n/a	n/a	n/a
Perkins	1	618	n/a	80

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.



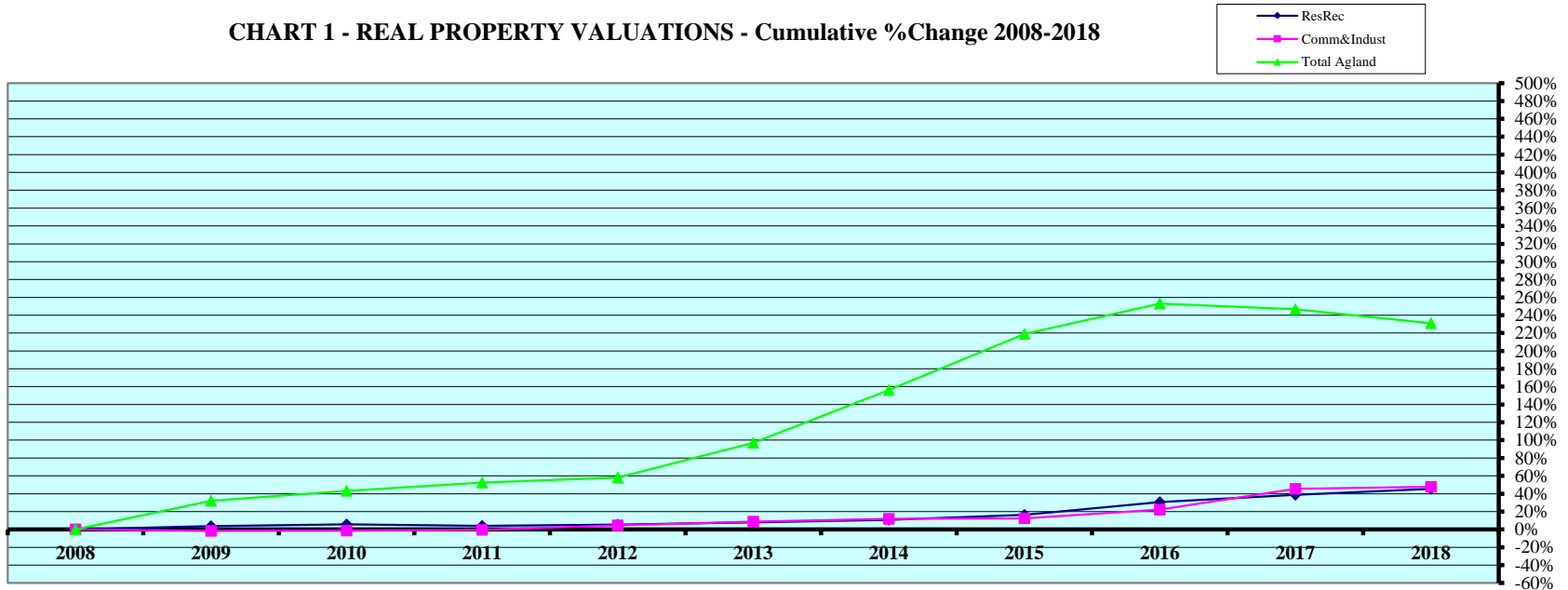
Legend

- 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

Keith 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	316,369,810	--	--	--	88,199,275	--	--	--	221,632,840	--	--	--
2009	328,190,710	11,820,900	3.74%	3.74%	86,791,150	-1,408,125	-1.60%	-1.60%	292,654,395	71,021,555	32.04%	32.04%
2010	334,129,510	5,938,800	1.81%	5.61%	86,954,055	162,905	0.19%	-1.41%	317,502,475	24,848,080	8.49%	43.26%
2011	329,377,695	-4,751,815	-1.42%	4.11%	87,666,360	712,305	0.82%	-0.60%	338,244,890	20,742,415	6.53%	52.61%
2012	333,648,235	4,270,540	1.30%	5.46%	92,246,280	4,579,920	5.22%	4.59%	350,530,405	12,285,515	3.63%	58.16%
2013	341,462,055	7,813,820	2.34%	7.93%	95,871,540	3,625,260	3.93%	8.70%	436,629,290	86,098,885	24.56%	97.01%
2014	350,691,700	9,229,645	2.70%	10.85%	98,592,825	2,721,285	2.84%	11.78%	567,610,755	130,981,465	30.00%	156.10%
2015	368,082,665	17,390,965	4.96%	16.35%	99,107,250	514,425	0.52%	12.37%	706,691,440	139,080,685	24.50%	218.86%
2016	413,237,412	45,154,747	12.27%	30.62%	107,873,128	8,765,878	8.84%	22.31%	782,428,060	75,736,620	10.72%	253.03%
2017	439,259,790	26,022,378	6.30%	38.84%	128,365,990	20,492,862	19.00%	45.54%	768,176,910	-14,251,150	-1.82%	246.60%
2018	460,152,436	20,892,646	4.76%	45.45%	130,345,150	1,979,160	1.54%	47.78%	733,539,115	-34,637,795	-4.51%	230.97%

Rate Annual %chg: Residential & Recreational **3.82%**

Commercial & Industrial **3.98%**

Agricultural Land **12.71%**

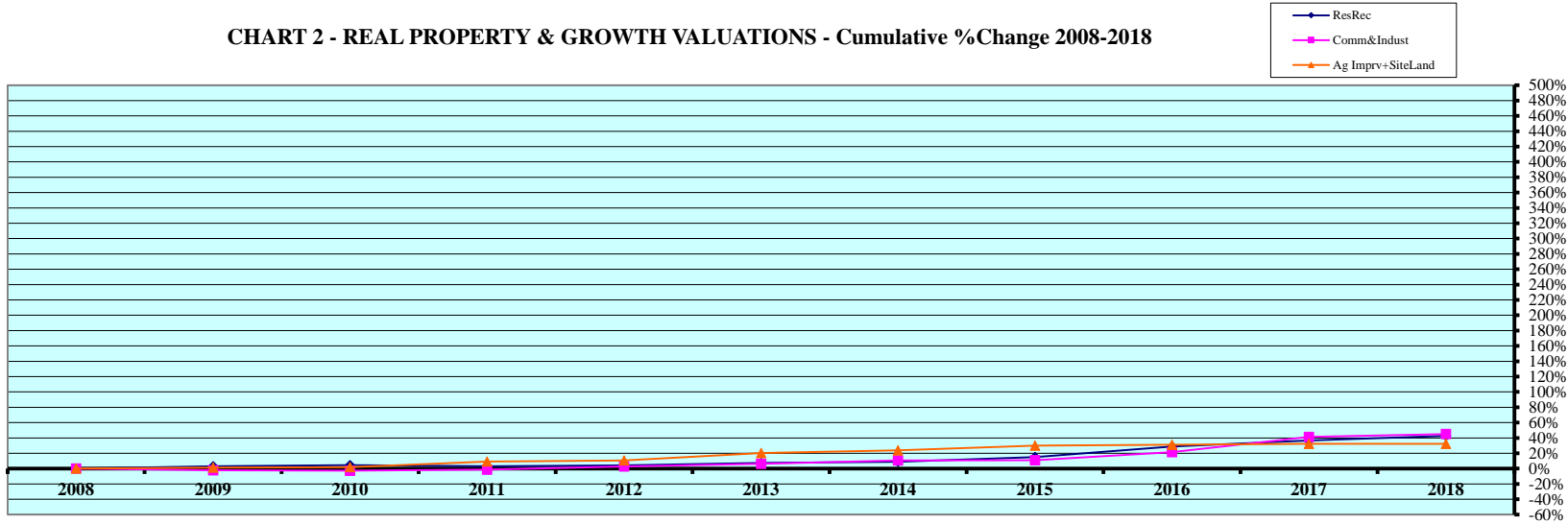
Cnty# **51**
County **KEITH**

CHART 1

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

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2008	316,369,810	3,768,406	1.19%	312,601,404	--	--	88,199,275	942,580	1.07%	87,256,695	--	--
2009	328,190,710	2,610,356	0.80%	325,580,354	2.91%	2.91%	86,791,150	634,975	0.73%	86,156,175	-2.32%	-2.32%
2010	334,129,510	3,136,775	0.94%	330,992,735	0.85%	4.62%	86,954,055	1,157,285	1.33%	85,796,770	-1.15%	-2.72%
2011	329,377,695	3,375,563	1.02%	326,002,132	-2.43%	3.04%	87,666,360	599,350	0.68%	87,067,010	0.13%	-1.28%
2012	333,648,235	3,574,004	1.07%	330,074,231	0.21%	4.33%	92,246,280	1,702,665	1.85%	90,543,615	3.28%	2.66%
2013	341,462,055	2,062,060	0.60%	339,399,995	1.72%	7.28%	95,871,540	2,182,705	2.28%	93,688,835	1.56%	6.22%
2014	350,691,700	6,315,095	1.80%	344,376,605	0.85%	8.85%	98,592,825	990,265	1.00%	97,602,560	1.81%	10.66%
2015	368,082,665	4,533,360	1.23%	363,549,305	3.67%	14.91%	99,107,250	1,328,895	1.34%	97,778,355	-0.83%	10.86%
2016	413,237,412	5,675,133	1.37%	407,562,279	10.73%	28.82%	107,873,128	857,120	0.79%	107,016,008	7.98%	21.33%
2017	439,259,790	7,276,707	1.66%	431,983,083	4.54%	36.54%	128,365,990	3,723,685	2.90%	124,642,305	15.55%	41.32%
2018	460,152,436	8,682,225	1.89%	451,470,211	2.78%	42.70%	130,345,150	2,449,165	1.88%	127,895,985	-0.37%	45.01%
Rate Ann%chg	3.82%						3.98%					
							C & I w/o growth					
	2.58%						2.57%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2008	31,566,795	16,193,855	47,760,650	1,012,285	2.12%	46,748,365	--	--
2009	33,106,280	16,817,405	49,923,685	1,587,935	3.18%	48,335,750	1.20%	1.20%
2010	33,011,130	17,112,960	50,124,090	1,445,390	2.88%	48,678,700	-2.49%	1.92%
2011	35,743,265	18,042,740	53,786,005	1,624,760	3.02%	52,161,245	4.06%	9.21%
2012	36,824,515	17,617,475	54,441,990	1,661,988	3.05%	52,780,002	-1.87%	10.51%
2013	37,309,115	22,844,325	60,153,440	2,707,340	4.50%	57,446,100	5.52%	20.28%
2014	38,889,360	23,410,395	62,299,755	3,127,015	5.02%	59,172,740	-1.63%	23.89%
2015	40,009,685	23,426,275	63,435,960	1,376,065	2.17%	62,059,895	-0.39%	29.94%
2016	40,139,220	23,460,265	63,599,485	1,005,280	1.58%	62,594,205	-1.33%	31.06%
2017	40,223,197	23,932,945	64,156,142	951,390	1.48%	63,204,752	-0.62%	32.34%
2018	39,903,544	24,040,580	63,944,124	779,615	1.22%	63,164,509	-1.55%	32.25%
Rate Ann%chg	2.37%	4.03%	2.96%	Ag Imprv+Site w/o growth		0.09%		

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

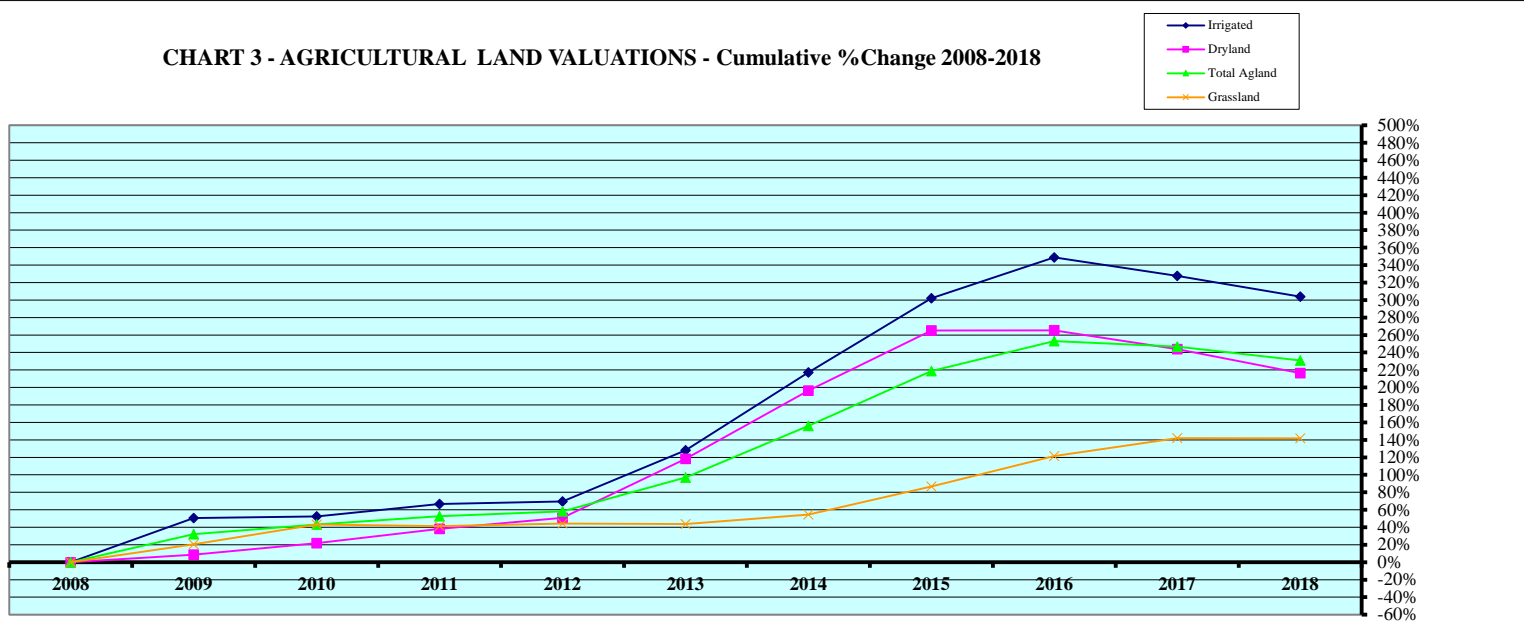
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	51
County	KEITH

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	102,120,715	--	--	--	39,117,650	--	--	--	78,140,700	--	--	--
2009	153,811,890	51,691,175	50.62%	50.62%	42,525,450	3,407,800	8.71%	8.71%	94,160,670	16,019,970	20.50%	20.50%
2010	155,554,455	1,742,565	1.13%	52.32%	47,630,205	5,104,755	12.00%	21.76%	111,920,430	17,759,760	18.86%	43.23%
2011	170,224,510	14,670,055	9.43%	66.69%	54,046,205	6,416,000	13.47%	38.16%	110,464,590	-1,455,840	-1.30%	41.37%
2012	173,179,285	2,954,775	1.74%	69.58%	58,967,060	4,920,855	9.10%	50.74%	112,674,250	2,209,660	2.00%	44.19%
2013	232,814,915	59,635,630	34.44%	127.98%	85,414,165	26,447,105	44.85%	118.35%	112,333,770	-340,480	-0.30%	43.76%
2014	323,944,205	91,129,290	39.14%	217.22%	115,961,525	30,547,360	35.76%	196.44%	120,742,990	8,409,220	7.49%	54.52%
2015	410,673,885	86,729,680	26.77%	302.15%	142,814,790	26,853,265	23.16%	265.09%	145,830,570	25,087,580	20.78%	86.63%
2016	458,346,890	47,673,005	11.61%	348.83%	142,895,685	80,895	0.06%	265.30%	173,149,735	27,319,165	18.73%	121.59%
2017	436,577,015	-21,769,875	-4.75%	327.51%	134,464,255	-8,431,430	-5.90%	243.74%	189,079,125	15,929,390	9.20%	141.97%
2018	412,524,360	-24,052,655	-5.51%	303.96%	123,752,370	-10,711,885	-7.97%	216.36%	188,944,080	-135,045	-0.07%	141.80%

Rate Ann.%chg: Irrigated **14.98%** Dryland **12.21%** Grassland **9.23%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	2,253,770	--	--	--	5	--	--	--	221,632,840	--	--	--
2009	2,147,430	-106,340	-4.72%	-4.72%	8,955	8,950	179000.00%	179000.00%	292,654,395	71,021,555	32.04%	32.04%
2010	2,397,385	249,955	11.64%	6.37%	0	-8,955	-100.00%	-100.00%	317,502,475	24,848,080	8.49%	43.26%
2011	3,509,585	1,112,200	46.39%	55.72%	0	0		-100.00%	338,244,890	20,742,415	6.53%	52.61%
2012	14,165	-3,495,420	-99.60%	-99.37%	5,695,645	5,695,645		113912800.00%	350,530,405	12,285,515	3.63%	58.16%
2013	14,520	355	2.51%	-99.36%	6,051,920	356,275	6.26%	121038300.00%	436,629,290	86,098,885	24.56%	97.01%
2014	6,139,905	6,125,385	42185.85%	172.43%	822,130	-5,229,790	-86.42%	16442500.00%	567,610,755	130,981,465	30.00%	156.10%
2015	1,833,420	-4,306,485	-70.14%	-18.65%	5,538,775	4,716,645	573.71%	110775400.00%	706,691,440	139,080,685	24.50%	218.86%
2016	2,011,925	178,505	9.74%	-10.73%	6,023,825	485,050	8.76%	120476400.00%	782,428,060	75,736,620	10.72%	253.03%
2017	155,800	-1,856,125	-92.26%	-93.09%	7,900,715	1,876,890	31.16%	158014200.00%	768,176,910	-14,251,150	-1.82%	246.60%
2018	155,800	0	0.00%	-93.09%	8,162,505	261,790	3.31%	163250000.00%	733,539,115	-34,637,795	-4.51%	230.97%

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Rate Ann.%chg: Total Agric Land **12.71%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	102,406,210	108,043	948			39,754,980	113,306	351			79,023,550	399,494	198		
2009	151,960,815	108,042	1,407	48.39%	48.39%	42,977,285	113,106	380	8.30%	8.30%	98,495,410	399,280	247	24.71%	24.71%
2010	155,181,690	112,643	1,378	-2.05%	45.35%	47,830,570	109,585	436	14.87%	24.40%	111,350,395	399,518	279	12.98%	40.90%
2011	170,289,025	110,472	1,541	11.89%	62.63%	54,243,085	107,908	503	15.17%	43.27%	111,124,590	405,148	274	-1.59%	38.66%
2012	172,801,045	110,522	1,563	1.43%	64.95%	58,794,685	107,209	548	9.10%	56.30%	112,480,880	404,572	278	1.36%	40.55%
2013	232,972,615	113,587	2,051	31.18%	116.39%	85,270,595	105,495	808	47.39%	130.37%	112,310,610	404,097	278	-0.03%	40.50%
2014	323,756,345	113,685	2,848	38.85%	200.46%	116,131,510	105,668	1,099	35.97%	213.23%	120,876,430	404,005	299	7.65%	51.25%
2015	410,707,420	113,399	3,622	27.18%	282.11%	142,844,735	105,489	1,354	23.21%	285.94%	145,799,580	404,343	361	20.52%	82.29%
2016	458,346,380	113,475	4,039	11.52%	326.15%	142,915,300	105,462	1,355	0.07%	286.23%	173,083,090	404,181	428	18.76%	116.49%
2017	436,577,015	113,106	3,860	-4.44%	307.23%	134,578,625	105,740	1,273	-6.08%	262.74%	189,022,285	404,280	468	9.18%	136.37%
2018	412,542,325	112,876	3,655	-5.31%	285.60%	123,707,720	105,619	1,171	-7.97%	233.82%	188,998,295	404,233	468	0.00%	136.36%

Rate Annual %chg Average Value/Acre: 14.45%

12.81%

8.98%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	73,280	1,854	40			2,419,775	13,810	175			223,677,795	636,506	351		
2009	2,237,275	15,082	148	275.25%	275.25%	0	0				295,670,785	635,510	465	32.39%	32.39%
2010	2,501,010	14,487	173	16.38%	336.72%	100,085	125	798		355.24%	316,963,750	636,358	498	7.06%	41.74%
2011	2,475,940	14,344	173	-0.01%	336.65%	0	0				338,132,640	637,872	530	6.43%	50.85%
2012	6,757,150	14,299	473	173.77%	1095.41%	0	0				350,833,760	636,601	551	3.96%	56.82%
2013	14,520	579	25	-94.69%	-36.58%	6,096,625	14,377	424		142.00%	436,664,965	638,136	684	24.17%	94.72%
2014	7,094,715	13,789	515	1952.35%	1201.55%	1,081,045	884	1,223	188.36%	597.84%	568,940,045	638,031	892	30.31%	153.75%
2015	1,833,420	3,574	513	-0.30%	1197.58%	5,740,435	10,556	544	-55.53%	210.36%	706,925,590	637,360	1,109	24.38%	215.62%
2016	2,011,925	3,574	563	9.74%	1323.92%	6,023,825	10,599	568	4.51%	224.36%	782,380,520	637,291	1,228	10.69%	249.35%
2017	2,020,065	3,573	565	0.45%	1330.27%	6,036,450	10,596	570	0.24%	225.13%	768,234,440	637,294	1,205	-1.81%	243.03%
2018	155,800	562	277	-50.95%	601.60%	8,153,875	13,712	595	4.38%	239.37%	733,558,015	637,001	1,152	-4.47%	227.70%

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Rate Annual %chg Average Value/Acre: 12.60%

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

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,368	KEITH	63,939,134	57,145,273	208,717,095	441,848,351	123,998,905	6,346,245	18,304,085	733,539,115	39,903,544	24,040,580	138,830	1,717,921,157
cnty sector/value % of total value:		3.72%	3.33%	12.15%	25.72%	7.22%	0.37%	1.07%	42.70%	2.32%	1.40%	0.01%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
326	BRULE	584,789	762,619	1,398,484	9,172,675	2,814,675	48,480	0	0	0	0	0	14,781,722
3.90%	%sector of county sector	0.91%	1.33%	0.67%	2.08%	2.27%	0.76%						0.86%
	%sector of municipality	3.96%	5.16%	9.46%	62.05%	19.04%	0.33%						100.00%
4,737	OGALLALA	12,249,895	6,770,896	7,101,014	173,513,615	88,015,245	5,557,430	0	1,394,975	0	0	0	294,603,070
56.61%	%sector of county sector	19.16%	11.85%	3.40%	39.27%	70.98%	87.57%		0.19%				17.15%
	%sector of municipality	4.16%	2.30%	2.41%	58.90%	29.88%	1.89%		0.47%				100.00%
523	PAXTON	571,631	1,061,992	2,650,623	15,047,505	4,616,255	469,675	0	178,505	0	0	0	24,596,186
6.25%	%sector of county sector	0.89%	1.86%	1.27%	3.41%	3.72%	7.40%		0.02%				1.43%
	%sector of municipality	2.32%	4.32%	10.78%	61.18%	18.77%	1.91%		0.73%				100.00%
5,586	Total Municipalities	13,406,315	8,595,507	11,150,121	197,733,795	95,446,175	6,075,585	0	1,573,480	0	0	0	333,980,978
66.75%	%all municip.sectors of cnty	20.97%	15.04%	5.34%	44.75%	76.97%	95.74%		0.21%				19.44%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,195	Value : 1,466,707,640	Growth 11,226,607	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	213	2,429,205	43	1,042,065	309	7,069,615	565	10,540,885	
02. Res Improve Land	2,249	23,424,515	176	6,869,460	1,973	41,101,045	4,398	71,395,020	
03. Res Improvements	2,397	187,627,215	185	31,499,030	2,047	193,540,270	4,629	412,666,515	
04. Res Total	2,610	213,480,935	228	39,410,555	2,356	241,710,930	5,194	494,602,420	9,474,572
% of Res Total	50.25	43.16	4.39	7.97	45.36	48.87	56.49	33.72	84.39
05. Com UnImp Land	134	4,227,505	16	810,335	34	1,275,285	184	6,313,125	
06. Com Improve Land	380	11,354,660	35	1,644,350	72	2,890,240	487	15,889,250	
07. Com Improvements	402	79,331,040	40	7,522,700	80	13,748,765	522	100,602,505	
08. Com Total	536	94,913,205	56	9,977,385	114	17,914,290	706	122,804,880	983,120
% of Com Total	75.92	77.29	7.93	8.12	16.15	14.59	7.68	8.37	8.76
09. Ind UnImp Land	1	25,000	1	32,600	0	0	2	57,600	
10. Ind Improve Land	12	428,965	1	34,025	0	0	13	462,990	
11. Ind Improvements	12	4,613,435	1	164,765	0	0	13	4,778,200	
12. Ind Total	13	5,067,400	2	231,390	0	0	15	5,298,790	0
% of Ind Total	86.67	95.63	13.33	4.37	0.00	0.00	0.16	0.36	0.00
13. Rec UnImp Land	0	0	0	0	716	11,809,265	716	11,809,265	
14. Rec Improve Land	0	0	1	163,015	74	1,504,945	75	1,667,960	
15. Rec Improvements	0	0	1	75,120	75	7,368,540	76	7,443,660	
16. Rec Total	0	0	1	238,135	791	20,682,750	792	20,920,885	0
% of Rec Total	0.00	0.00	0.13	1.14	99.87	98.86	8.61	1.43	0.00
Res & Rec Total	2,610	213,480,935	229	39,648,690	3,147	262,393,680	5,986	515,523,305	9,474,572
% of Res & Rec Total	43.60	41.41	3.83	7.69	52.57	50.90	65.10	35.15	84.39
Com & Ind Total	549	99,980,605	58	10,208,775	114	17,914,290	721	128,103,670	983,120
% of Com & Ind Total	76.14	78.05	8.04	7.97	15.81	13.98	7.84	8.73	8.76

17. Taxable Total	3,159	313,461,540	287	49,857,465	3,261	280,307,970	6,707	643,626,975	10,457,692
% of Taxable Total	47.10	48.70	4.28	7.75	48.62	43.55	72.94	43.88	93.15

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	5	47,490	640,130	0	0	0
19. Commercial	25	3,340,375	24,965,065	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	5	47,490	640,130
19. Commercial	0	0	0	25	3,340,375	24,965,065
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				30	3,387,865	25,605,195

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	63	138,830	63	138,830	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	63	138,830	63	138,830	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	230	78	364	672

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	348,750	132	30,357,295	1,780	533,564,060	1,916	564,270,105
28. Ag-Improved Land	0	0	38	8,451,700	446	173,611,850	484	182,063,550
29. Ag Improvements	0	0	38	4,317,165	471	72,291,015	509	76,608,180

30. Ag Total				2,425	822,941,835
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	21	24.00	720,000	
33. HomeSite Improvements	0	0.00	0	22	0.00	2,445,560	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	2.80	21,000	
36. FarmSite Improv Land	0	0.00	0	24	22.95	172,125	
37. FarmSite Improvements	0	0.00	0	36	0.00	1,871,605	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	75	193.70	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	31	32.00	960,000	31	32.00	960,000	
32. HomeSite Improv Land	284	321.00	9,630,000	305	345.00	10,350,000	
33. HomeSite Improvements	300	0.00	37,196,670	322	0.00	39,642,230	240,280
34. HomeSite Total				353	377.00	50,952,230	
35. FarmSite UnImp Land	10	6.91	51,825	12	9.71	72,825	
36. FarmSite Improv Land	283	317.97	2,384,760	307	340.92	2,556,885	
37. FarmSite Improvements	453	0.00	35,094,345	489	0.00	36,965,950	528,635
38. FarmSite Total				501	350.63	39,595,660	
39. Road & Ditches	1,337	4,866.81	0	1,412	5,060.51	0	
40. Other- Non Ag Use	5	87.13	43,680	5	87.13	43,680	
41. Total Section VI				854	5,875.27	90,591,570	768,915

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	0.00	0	5	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	26.66	28,365	62	4,685.28	7,982,885
44. Market Value	1	26.66	42,130	62	4,685.28	12,596,200
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	187	37,873.96	46,302,170	250	42,585.90	54,313,420
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3.43	0.03%	7,205	0.03%	2,100.58
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	702.37	6.67%	1,474,975	6.67%	2,100.00
49. 3A1	126.09	1.20%	264,790	1.20%	2,100.01
50. 3A	2,636.99	25.05%	5,537,680	25.05%	2,100.00
51. 4A1	5,171.70	49.14%	10,860,570	49.14%	2,100.00
52. 4A	1,884.32	17.90%	3,957,080	17.90%	2,100.00
53. Total	10,524.90	100.00%	22,102,300	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33.90	4.77%	21,190	4.90%	625.07
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	192.68	27.11%	120,450	27.87%	625.13
58. 3D1	99.72	14.03%	59,830	13.84%	599.98
59. 3D	116.52	16.39%	69,910	16.18%	599.98
60. 4D1	209.33	29.45%	125,600	29.06%	600.01
61. 4D	58.68	8.26%	35,210	8.15%	600.03
62. Total	710.83	100.00%	432,190	100.00%	608.01
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	121.46	0.05%	68,725	0.06%	565.82
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	654.63	0.24%	332,140	0.27%	507.37
67. 3G1	1,125.03	0.42%	524,090	0.43%	465.85
68. 3G	7,210.51	2.70%	3,345,055	2.77%	463.91
69. 4G1	47,522.66	17.78%	21,506,640	17.81%	452.56
70. 4G	210,643.71	78.81%	95,007,105	78.66%	451.03
71. Total	267,278.00	100.00%	120,783,755	100.00%	451.90
Irrigated Total					
	10,524.90	3.73%	22,102,300	15.19%	2,100.00
Dry Total					
	710.83	0.25%	432,190	0.30%	608.01
Grass Total					
	267,278.00	94.74%	120,783,755	83.00%	451.90
72. Waste	448.45	0.16%	118,860	0.08%	265.05
73. Other	3,150.61	1.12%	2,087,705	1.43%	662.64
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	282,112.79	100.00%	145,524,810	100.00%	515.84

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,394.39	25.35%	7,183,170	27.35%	3,000.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	3,894.35	41.23%	10,709,545	40.78%	2,750.02
49. 3A1	423.85	4.49%	1,123,200	4.28%	2,649.99
50. 3A	2,135.46	22.61%	5,659,000	21.55%	2,650.01
51. 4A1	75.35	0.80%	199,680	0.76%	2,650.03
52. 4A	522.49	5.53%	1,384,610	5.27%	2,650.02
53. Total	9,445.89	100.00%	26,259,205	100.00%	2,779.96
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33,877.37	69.38%	31,506,000	70.36%	930.00
56. 2D1	427.39	0.88%	386,790	0.86%	905.00
57. 2D	5,805.89	11.89%	5,254,350	11.73%	905.00
58. 3D1	1,419.37	2.91%	1,241,995	2.77%	875.03
59. 3D	4,376.01	8.96%	3,829,165	8.55%	875.04
60. 4D1	780.39	1.60%	682,945	1.53%	875.13
61. 4D	2,145.32	4.39%	1,877,295	4.19%	875.07
62. Total	48,831.74	100.00%	44,778,540	100.00%	917.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,968.30	4.40%	2,329,715	5.31%	587.08
65. 2G1	84.66	0.09%	52,895	0.12%	624.79
66. 2G	3,790.04	4.20%	2,059,745	4.69%	543.46
67. 3G1	1,083.69	1.20%	598,165	1.36%	551.97
68. 3G	4,676.98	5.18%	2,441,355	5.56%	521.99
69. 4G1	5,240.62	5.81%	2,513,325	5.73%	479.59
70. 4G	71,381.66	79.11%	33,889,435	77.22%	474.76
71. Total	90,225.95	100.00%	43,884,635	100.00%	486.39
Irrigated Total					
	9,445.89	6.24%	26,259,205	22.60%	2,779.96
Dry Total					
	48,831.74	32.27%	44,778,540	38.54%	917.00
Grass Total					
	90,225.95	59.62%	43,884,635	37.77%	486.39
72. Waste	41.90	0.03%	13,015	0.01%	310.62
73. Other	2,785.25	1.84%	1,239,435	1.07%	445.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	151,330.73	100.00%	116,174,830	100.00%	767.69

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	183.48	0.20%	751,350	0.21%	4,095.00
46. 1A	50,146.31	54.14%	205,349,300	56.56%	4,095.00
47. 2A1	166.73	0.18%	631,070	0.17%	3,784.98
48. 2A	24,299.95	26.24%	91,975,415	25.33%	3,785.00
49. 3A1	3,801.15	4.10%	13,722,165	3.78%	3,610.00
50. 3A	5,282.04	5.70%	19,068,175	5.25%	3,610.00
51. 4A1	7,334.21	7.92%	26,476,525	7.29%	3,610.00
52. 4A	1,407.10	1.52%	5,079,655	1.40%	3,610.02
53. Total	92,620.97	100.00%	363,053,655	100.00%	3,919.78
Dry					
54. 1D1	11.97	0.02%	17,540	0.02%	1,465.33
55. 1D	33,297.72	59.46%	48,781,270	62.22%	1,465.00
56. 2D1	103.51	0.18%	140,770	0.18%	1,359.97
57. 2D	11,840.50	21.14%	16,102,990	20.54%	1,359.99
58. 3D1	2,362.26	4.22%	2,976,465	3.80%	1,260.01
59. 3D	2,228.68	3.98%	2,808,150	3.58%	1,260.01
60. 4D1	5,494.45	9.81%	6,758,200	8.62%	1,230.00
61. 4D	665.21	1.19%	818,250	1.04%	1,230.06
62. Total	56,004.30	100.00%	78,403,635	100.00%	1,399.96
Grass					
63. 1G1	14.76	0.03%	8,190	0.03%	554.88
64. 1G	5,255.82	11.33%	3,082,555	12.77%	586.50
65. 2G1	81.46	0.18%	42,770	0.18%	525.04
66. 2G	8,641.57	18.63%	4,795,875	19.86%	554.98
67. 3G1	1,545.30	3.33%	888,585	3.68%	575.02
68. 3G	3,910.31	8.43%	2,031,580	8.41%	519.54
69. 4G1	8,150.06	17.57%	4,238,545	17.55%	520.06
70. 4G	18,780.81	40.49%	9,059,355	37.52%	482.37
71. Total	46,380.09	100.00%	24,147,455	100.00%	520.64
Irrigated Total					
Irrigated Total	92,620.97	45.57%	363,053,655	77.14%	3,919.78
Dry Total					
Dry Total	56,004.30	27.55%	78,403,635	16.66%	1,399.96
Grass Total					
Grass Total	46,380.09	22.82%	24,147,455	5.13%	520.64
72. Waste	71.40	0.04%	23,925	0.01%	335.08
73. Other	8,190.28	4.03%	5,021,955	1.07%	613.16
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	203,267.04	100.00%	470,650,625	100.00%	2,315.43

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	76.09	251,585	7,722.08	28,708,020	104,793.59	382,455,555	112,591.76	411,415,160
77. Dry Land	94.10	92,435	4,094.41	4,464,580	101,358.36	119,057,350	105,546.87	123,614,365
78. Grass	4.00	1,880	8,208.34	4,050,465	395,671.70	184,763,500	403,884.04	188,815,845
79. Waste	0.00	0	26.13	8,755	535.62	147,045	561.75	155,800
80. Other	6.41	2,850	1,460.43	664,050	12,659.30	7,682,195	14,126.14	8,349,095
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	180.60	348,750	21,511.39	37,895,870	615,018.57	694,105,645	636,710.56	732,350,265

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	112,591.76	17.68%	411,415,160	56.18%	3,654.04
Dry Land	105,546.87	16.58%	123,614,365	16.88%	1,171.18
Grass	403,884.04	63.43%	188,815,845	25.78%	467.50
Waste	561.75	0.09%	155,800	0.02%	277.35
Other	14,126.14	2.22%	8,349,095	1.14%	591.04
Exempt	0.00	0.00%	0	0.00%	0.00
Total	636,710.56	100.00%	732,350,265	100.00%	1,150.21

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 N/a Or Error	19	193,390	0	0	12	270,970	31	464,360	49,775
83.2 Brule	25	174,010	168	1,177,825	178	9,734,465	203	11,086,300	45,320
83.3 K-areas	0	0	122	5,758,000	122	16,259,025	122	22,017,025	428,880
83.4 Key/roscoe/sarben	47	440,830	111	658,870	113	4,767,685	160	5,867,385	26,030
83.5 Lake	846	13,892,715	1,518	25,172,450	1,578	140,191,240	2,424	179,256,405	6,615,847
83.6 Og Sub	36	884,635	160	6,368,550	163	28,729,960	199	35,983,145	387,910
83.7 Ogallala	152	1,806,730	1,859	19,739,185	1,984	163,668,440	2,136	185,214,355	820,505
83.8 Paxton	35	433,260	221	2,423,005	222	13,941,120	257	16,797,385	93,885
83.9 Rural	121	4,524,580	314	11,765,095	333	42,547,270	454	58,836,945	1,006,420
84 Residential Total	1,281	22,350,150	4,473	73,062,980	4,705	420,110,175	5,986	515,523,305	9,474,572

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Brule	22	99,315	40	314,370	43	4,657,910	65	5,071,595	0
85.2	Key/roscoe/sarben	0	0	6	44,735	6	180,435	6	225,170	0
85.3	Lake	20	707,060	58	2,723,095	63	12,292,170	83	15,722,325	0
85.4	Og Sub	13	724,820	27	1,373,970	30	3,915,725	43	6,014,515	0
85.5	Ogallala	99	4,065,175	315	11,253,980	333	76,628,000	432	91,947,155	956,290
85.6	Paxton	16	90,735	42	348,030	44	4,715,825	60	5,154,590	26,830
85.7	Rural	16	683,620	12	294,060	16	2,990,640	32	3,968,320	0
86	Commercial Total	186	6,370,725	500	16,352,240	535	105,380,705	721	128,103,670	983,120

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	102.99	0.04%	55,615	0.05%	540.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	647.14	0.24%	326,825	0.27%	505.03
91. 3G1	1,098.69	0.41%	505,385	0.42%	459.99
92. 3G	7,097.61	2.67%	3,264,895	2.73%	460.00
93. 4G1	47,056.36	17.70%	21,175,565	17.68%	450.00
94. 4G	209,808.53	78.93%	94,414,130	78.85%	450.00
95. Total	265,811.32	100.00%	119,742,415	100.00%	450.48
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	18.47	1.26%	13,110	1.26%	709.80
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	7.49	0.51%	5,315	0.51%	709.61
100. 3C1	26.34	1.80%	18,705	1.80%	710.14
101. 3C	112.90	7.70%	80,160	7.70%	710.01
102. 4C1	466.30	31.79%	331,075	31.79%	710.00
103. 4C	835.18	56.94%	592,975	56.94%	710.00
104. Total	1,466.68	100.00%	1,041,340	100.00%	710.00
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	265,811.32	99.45%	119,742,415	99.14%	450.48
CRP Total	1,466.68	0.55%	1,041,340	0.86%	710.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	267,278.00	100.00%	120,783,755	100.00%	451.90

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	2,956.06	3.44%	1,611,055	3.95%	545.00
89. 2G1	36.96	0.04%	19,030	0.05%	514.88
90. 2G	3,236.90	3.77%	1,667,035	4.08%	515.01
91. 3G1	761.05	0.89%	369,090	0.90%	484.97
92. 3G	3,908.17	4.55%	1,895,490	4.64%	485.01
93. 4G1	5,031.28	5.86%	2,364,695	5.79%	470.00
94. 4G	69,964.76	81.45%	32,883,440	80.58%	470.00
95. Total	85,895.18	100.00%	40,809,835	100.00%	475.11
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,012.24	23.37%	718,660	23.37%	709.97
98. 2C1	47.70	1.10%	33,865	1.10%	709.96
99. 2C	553.14	12.77%	392,710	12.77%	709.96
100. 3C1	322.64	7.45%	229,075	7.45%	710.00
101. 3C	768.81	17.75%	545,865	17.75%	710.01
102. 4C1	209.34	4.83%	148,630	4.83%	709.99
103. 4C	1,416.90	32.72%	1,005,995	32.72%	710.00
104. Total	4,330.77	100.00%	3,074,800	100.00%	709.99
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	85,895.18	95.20%	40,809,835	92.99%	475.11
CRP Total					
CRP Total	4,330.77	4.80%	3,074,800	7.01%	709.99
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	90,225.95	100.00%	43,884,635	100.00%	486.39

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	14.76	0.04%	8,190	0.04%	554.88
88. 1G	4,187.63	10.14%	2,324,160	11.32%	555.01
89. 2G1	81.46	0.20%	42,770	0.21%	525.04
90. 2G	7,243.30	17.55%	3,803,120	18.53%	525.05
91. 3G1	970.17	2.35%	480,235	2.34%	495.00
92. 3G	3,464.00	8.39%	1,714,700	8.35%	495.01
93. 4G1	6,730.64	16.31%	3,230,745	15.74%	480.01
94. 4G	18,586.95	45.03%	8,921,720	43.47%	480.00
95. Total	41,278.91	100.00%	20,525,640	100.00%	497.24
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,068.19	20.94%	758,395	20.94%	709.98
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	1,398.27	27.41%	992,755	27.41%	709.99
100. 3C1	575.13	11.27%	408,350	11.27%	710.01
101. 3C	446.31	8.75%	316,880	8.75%	710.00
102. 4C1	1,419.42	27.83%	1,007,800	27.83%	710.01
103. 4C	193.86	3.80%	137,635	3.80%	709.97
104. Total	5,101.18	100.00%	3,621,815	100.00%	710.00
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	41,278.91	89.00%	20,525,640	85.00%	497.24
CRP Total	5,101.18	11.00%	3,621,815	15.00%	710.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	46,380.09	100.00%	24,147,455	100.00%	520.64

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

51 Keith

	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	441,848,351	494,602,420	52,754,069	11.94%	9,474,572	9.80%
02. Recreational	18,304,085	20,920,885	2,616,800	14.30%	0	14.30%
03. Ag-Homesite Land, Ag-Res Dwelling	39,903,544	50,952,230	11,048,686	27.69%	240,280	27.09%
04. Total Residential (sum lines 1-3)	500,055,980	566,475,535	66,419,555	13.28%	9,714,852	11.34%
05. Commercial	123,998,905	122,804,880	-1,194,025	-0.96%	983,120	-1.76%
06. Industrial	6,346,245	5,298,790	-1,047,455	-16.51%	0	-16.51%
07. Total Commercial (sum lines 5-6)	130,345,150	128,103,670	-2,241,480	-1.72%	983,120	-2.47%
08. Ag-Farmsite Land, Outbuildings	23,996,900	39,595,660	15,598,760	65.00%	528,635	62.80%
09. Minerals	138,830	138,830	0	0.00	0	0.00%
10. Non Ag Use Land	43,680	43,680	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	24,179,410	39,778,170	15,598,760	64.51%	528,635	62.33%
12. Irrigated	412,524,360	411,415,160	-1,109,200	-0.27%		
13. Dryland	123,752,370	123,614,365	-138,005	-0.11%		
14. Grassland	188,944,080	188,815,845	-128,235	-0.07%		
15. Wasteland	155,800	155,800	0	0.00%		
16. Other Agland	8,162,505	8,349,095	186,590	2.29%		
17. Total Agricultural Land	733,539,115	732,350,265	-1,188,850	-0.16%		
18. Total Value of all Real Property (Locally Assessed)	1,388,119,655	1,466,707,640	78,587,985	5.66%	11,226,607	4.85%

2019 Assessment Survey for Keith County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	2 appraisal clerks.
3.	Other full-time employees:
	1 assessment clerk.
4.	Other part-time employees:
	1 summer student.
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$348,273
7.	Adopted budget, or granted budget if different from above:
	\$344,225
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$15,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	The data processing expenses are within a county data processing budget in County General. \$5,349 GIS contract.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$15,000: this amount includes appraisal classes, workshops and TERC hearing expenses.
12.	Other miscellaneous funds:
	None.
13.	Amount of last year's assessor's budget not used:
	\$44,137.65

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes, as historic research work.
4.	If so, who maintains the Cadastral Maps?
	These were maintained through December 31, 2012.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.keith.gWorks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes, for both city and county.
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Ogallala, Brule, and Paxton are zoned.
4.	When was zoning implemented?
	1975

D. Contracted Services

1.	Appraisal Services:
	None.
2.	GIS Services:
	gWorks (f.k.a. GIS Workshop)
3.	Other services:
	None.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	None at present.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	The county requires a credentialed real property 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?
	N/A

2019 Residential Assessment Survey for Keith County

1.	Valuation data collection done by:																
	Assessor and staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>City of Ogallala - the county seat and primary provider of services.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural).</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Lake McConaughy - recreational properties and "K' areas (IOLL's)</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Homes and outbuildings on rural residential and agricultural parcels.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	City of Ogallala - the county seat and primary provider of services.	2	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.	3	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.	4	Rural - parcels located outside the City or Village limits and excluding Lake McConaughy. Also includes neighborhoods 9021 and 9037 (previously were valued as in Lake area, but in reality are rural).	5	Lake McConaughy - recreational properties and "K' areas (IOLL's)	8	Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.	AG	Homes and outbuildings on rural residential and agricultural parcels.
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AG	Homes and outbuildings on rural residential and agricultural parcels.																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach is used for determining market value for residential property.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Neighborhoods are reviewed and market data is used to develop depreciation models. Tables are then entered into the CAMA.																
5.	Are individual depreciation tables developed for each valuation group?																
	Yes, and with the 6-year review and inspection cycle will be updating the depreciation models and the land tables in the CAMA system.																
6.	Describe the methodology used to determine the residential lot values?																
	A sales analysis of the land is derived from the local market per neighborhood and valuation grouping.																
7.	How are rural residential site values developed?																

The assessor considers the cost of amenities to improve the site, such a well, septic system and leach field based on servicing the typical three-bedroom home. The cost of these amenities is considered to be 20,000. Thus a \$10,000 home site with above amenities would be \$30,000 (on a parcel with 1 acre only). In the country club area, the vacant first acre of land would be \$23,000.

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

The methodology used to determine value for vacant lots being held for sale or resale will require a discounted cash flow analysis for the subdivision being developed. Things to look at are estimated time to sell off the lots, average sale price of the lots, expenses and developing a discount rate.

9.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2018	2018	2018	2015
2	2018	2018	2018	2016
3	2018	2018	2018	2016
4	2018	2018	2018-2019	2017-2018
5	2018	2018	2018	2013-2015
8	2016	6/2016	2016	2016
AG	2018	2018	2018	2017-2018

2019 Commercial Assessment Survey for Keith County

1.	Valuation data collection done by:	
	Assessor, staff and Tax Valuation Inc.	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	City of Ogallala - the county seat and primary provider of services.
	2	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. The nearest major service providers would be Ogallala to the west or North Platte to the east.
	3	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. The primary service providers would be towns further to the east or west.
	4	Rural - parcels located outside the City of Village limits and excluding Lake McConaughy.
	5	Lake McConaughy
	8	Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The cost approach is primarily used for determining market value for commercial property.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Will seek the assistance of Tax Valuation, Inc. to do the unique commercial 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 from the market study during the six-year review.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes, and with the six-year review and inspection cycle we will be updating the table with each part of the county that is reviewed for that cycle year.	
6.	Describe the methodology used to determine the commercial lot values.	
	Market data is used to establish the lot values.	

7.	<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	2018	2018	2018	2018
	2	2018	2018	2018	2018
	3	2018	2018	2018	2018
	4	2017	2017	2018	2018
	5	2018	2018	2018	2018
	8	2017	2017	2018	2018

For assessment year 2019 the assessor did another review via desk-top, drive-by, questionnaires and interior inspections when requested by commercial taxpayer.

2019 Agricultural Assessment Survey for Keith County

1.	Valuation data collection done by:	
	Assessor and staff.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	1	Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.
	2	Market Area 02 is south of the North Platte River and Lake McConuaghy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.
	3	Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.
	For land use, the county has new flyover pictures that are currently being reviewed parcel by parcel. Physical inspection is also utilized to determine land use when in question.	
3.	Describe the process used to determine and monitor market areas.	
	GIS maps, topography and comparable maps of surrounding counties help to identify the unique characteristics that drive the market in each of these areas.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	The actual use of the parcel is determined by physical reviews which identify the classification of either rural residential or agricultural land.	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	Commercial feedlots were last reviewed by the previous assessor. The current assessor will need to review these and develop a new market analysis. Feedlot acres are valued at \$1,375/acre.	

7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	An analysis is done of the sales and if available, the contracts will be examined as well, to try and establish a value for the WRP acres.
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many special valuation applications are on file?
	346
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Market data and sales of similar influences are analyzed. If possible on-site reviews are also done to verify if a non-agricultural use exists.
	<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.
	Recreational, primarily used for hunting.
8d.	Where is the influenced area located within the county?
	Primarily along the North and South Platte Rivers,
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	It is a sales comparison approach, the sales are verified and the market data is analyzed to arrive at a market value in the influenced area.

**2018
PLAN OF ASSESSMENT
FOR
KEITH COUNTY**

Plan of Assessment Requirements

Pursuant to Neb. Rev. Stat. §77-1311.02, on or before June 15 of each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31 of each year.

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 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 called 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 (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.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Keith County

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

	Parcels	% of Total Parcels	Taxable Value Base	% of Value
Residential	5,128	52.13%	442,842,746	31.07%
Commercial	714	7.26%	157,554,135	11.05%
Industrial	15	0.152%	8,266,625	0.58%
Recreational	814	8.27%	18,379,365	1.28%
Agricultural	2,424	24.64%	797,809,984	55.98%

Minerals	63	0.64%	138.830	0.01%
Sub Total	9,158			
Exempt	674	6.85%	0	0%
Game & Parks	5	.05%	0	0%
Total	9,837		1,424,991,686	
Special Value	248			
Market Value	27 denied Special Val			
Tax Increment Financing	26		29,166,775	
			Total Valuation of 1,395,824,911*	
			*excludes TIF Excess	

Agricultural land - taxable acres [637,294.44]

USE	ACRES	VALUE
Irrigated	112,875.70	412,542,325
Dry	105,618.75	23,707,720
Grass	404,232.90	188,998,295
Waste	561.75	155,800
Other (Primarily Accretion)	13,711.98	8,153,875
Sub-Total Land only	637,001.08	733,558,015
Ag Home Sites	378	4,573,800
Ag Farm Sites	346.13	502,160
Improvements		59,132,329
Public Road/Ditches		43,680
Sub =Total Sites + IMPS		64,251,969
Total Agricultural Valuation		797,809,984

All of this and more information can be found in the 2018 County Abstract of Assessment for Real Property, Form 45.

While the Agricultural parcel count consists of less than half of the Residential parcel count, the Agricultural total valuations are more than twice the valuation of the Residential total valuation. As you can see from the acre count and values listed above, the majority of Agricultural land use consists of Grassland. The majority of the Grassland lies in the northern region of Keith County, which is north of Lake McConaughy and the North Platte River in Area 1. The Irrigated acres consist of a little over a fourth of the Grassland acres. Irrigated Land Market total valuation of Irrigated land is more than double the valuation of the total Grassland valuation for 2018. However, we are starting to see a drop in the market and Irrigation did see a value per acre decrease this year. Dry land consists of slightly less acres than Irrigated and it comprises the least amount of valuation per use. Dryland has seen a drop in value for the past two years in Keith County. Dryland Acres were historically more than the Irrigated Acres. This change is due to the Well Moratorium and in 2011, there was a shift when Irrigated Acres exceeded the Dryland Acres. Despite the Moratorium, producers are still able, with the approval of the Twin Platte NRD, to convert their Dryland or Grassland Acres to Irrigated. There are many requirements that must be met prior to approval by the NRD. With the high grain prices, Irrigated Acres were quite desirable, therefore, property owners requested transfer of acres from one location to another location so they are able to utilize their "right to irrigate" in a more productive way. In some cases they transfer acres into a bank with the NRD and wait until they have banked enough acres to drop a new pivot in another

location. Some property owners are also buying the Certified Irrigated Acres (CIA), without the land attached, from the land owner; which allows them to move the Certified Irrigated Acres to former Dry or Grass land. All transfers and new wells must be approved by the NRD. The NRD works well with the Keith County Assessor Office on all transfers to ensure accuracy of acre counts on correct parcels.

The first year that market value on Accretion was implemented in Keith County was in 2007. This was when all of the county was reviewed and was again reviewed in 2011. We currently review properties with accretion and use the Special Value Methodology when reviewing accretion properties.

New Property: For the assessment year of 2018, approximately 229 building permits and/or information statements were filed for new property/construction/additions in the county. Additional parcels were reviewed for new property construction/additions in Keith County due to other forms of discovery than building permit reporting. Unfortunately, Keith County does not require building permits for our Agricultural zoned parcels and seldom are any information statements completed and returned to the office. In the fall of 2017, GIS Workshop flew Keith County for oblique imagery to assist us with identification and a remedy to this issue of new construction in the rural areas.

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

Current Resources

- A. **Staff/Budget/Training:** 1 Assessor, 1 Deputy, 2 Appraisal Clerks, 1 Summer Fulltime Student Appraisal Clerk, 1 Assessment Clerk,

The current Assessor has her Appraiser license and is current with required continued education classes and is working to meet all of the required continuing education for the Assessor Certificate. The assessor and deputy attend workshops, classes, and meetings to further our knowledge of the assessment field and to receive continuing education for our licenses. For the 2018 Assessment year, we have 2 new appraisal clerks. Bailey Brown has been here about a month and Laura La Plante will start at the end of October. We hired a summer full time student to help one Appraisal Clerk with rural res., Og. Suburban, and Ag. Improved properties, while the other Appraisal Clerk helped with Protest. The Other Assessment Clerk stays busy with Homestead, 521's and sales letters.

The adopted budget for 2017-2018 was \$353,805.00, the actual expense used was \$309,667.35. The budget for 2018-2019 has been requested at \$348,273. The adopted budget is \$344,225. Our budget request was less this year for we are not hiring out for any six year review from an appraisal firm this year. Since last fall we have gone through 3 appraisal clerks and are on our fourth one. We are budgeting a little more this year in the part-time, or summer help line item so we can continue to have a summer student next year to continue six year review work during protest time again.

- B. **Pursuant to Neb. Rev. Stat. §77-1329 the Assessor shall maintain tax maps.** We are contracted with GIS Workshop and they help us to maintain our maps and mapping systems.
- C. **Property Record Cards:** Our property record files are electronically generated, no hard cards are being kept anymore.
- D. **Software for CAMA, Assessment Administration, and GIS:** Keith County is on the MIPS CAMA system package. GIS Workshop provides the software for the web based GIS system.
- E. **Web based – property record information access:**
www.keith.gisworkshop.com and nebraskaassessoronline.us

Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property.**
- B. **Data collection.**
- C. **Review assessment sales ratio studies before assessment actions.**
- D. **All approaches to value are looked at. However, the Cost Approach bears the most weight.**
- E. **Land valuation studies, establish market areas, special value for agricultural land: Reconciliation of final value and documentation.**
- F. **Review assessment sales ratio studies after assessment actions.**
- G. **Notices and public relations are completed by the County Assessor.**

Level of Value, Quality, and Uniformity for assessment year 2015

<u>PROPERTY CLASS</u>	<u>MEDIAN RATIO</u>	<u>COD*</u>	<u>PRD*</u>
Residential	93%	20.99%	106.17%
Commercial	NEI		
Agricultural	70%	19.22%	105.57%
Special Value Agricultural	70%		

**COD means Coefficient of Dispersion and PRD means Price Related Differential. For more information regarding statistical measures see 2018 Reports & Opinions.*

Assessment Actions Planned for Assessment Year 2019

Residential (06 and/or 07 subclasses) & Agricultural improved and vacant Land:

For the Assessment year of 2019, we will continue our Rural Residential, Ogallala Suburban residential review, Agricultural improved and vacant land review. These will include residential sub classes: Rural (07) and Ogallala Suburban (06) as well as, Agricultural improved and unimproved as well as Special Value. We will continue ratio studies of all county residential neighborhoods and sales. Included in this review we will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales.

New costing tables will be updated to the current tables from Marshall and Swift costing tables. The number 4 of Rural Residential and Ogallala Suburban parcels involved are approximately 587 parcels. Agricultural parcels in this review are improved parcels (492) and unimproved parcels (1,945). This consists of a total of approximately 3,024 parcels.

K-area's at the lake will be updated with new 402's this year in conjunction with the new leases signed with Central Nebraska Public Power. Letters will be sent out to all land owners to fill out and be returned.

Commercial (and/or subclasses):

For the Assessment year of 2019, it came to our attention that some of the neighborhoods land tables that were created by Tax Valuation Inc are hard to justify and explain to taxpayers. Letters will be sent out to anyone that did not have interior review during protest to review interior information and to correct the Property Record Card. I will be relooking at the land as well as the depreciation tables to see if we are still in compliance for 2019. Ratio studies will determine the outcome for next year. All county commercial neighborhoods and sales will be reviewed and hopefully a percentage adjustment will not be needed.

Agricultural Land (and/or subclasses):

Review is explained in the residential review above. However, each year we will also continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in price per acre. We also are planning on reviewing home site and farm site values this year. Sales will determine if they need adjusted. We will continue to process all irrigation Transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use. Letters were sent out in September to all land owners to request current FSA Maps for use verification of all Agland and identify and remap agricultural land use changes.

Special Value – Agland:

Special Valuation will be reviewed thoroughly this year along with the agricultural properties for 2019. Special Valuation properties and any Agland influences for other than agriculture-horticulture use. This will be included in the two year review of all rural properties as well. New photographs will be taken for agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2016 to September 30, 2018, Commercial and Ag from October 1, 2015 to September 30, 2018, and sales reviews will be sent to both the buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to insure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2020

Residential (05 and/or subclasses):

For Assessment year 2020 our complete reappraisal will be on the Lake (residential subclass 05). This will include the K-Areas as well. Included in this review we will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property's sketch will be verified into the CAMA system and new land and depreciation tables will be built derived from current sales. New costing tables will be updated to the current tables from Marshall and Swift. This will involve approximately 2,028 parcels. We will also be reviewing all Lake Mobile Home parks. Verifying that we have the correct mobile home on the lot indicated by the Mobile home Park Owner. Looking at Quality and condition. Reviewing any new miscellaneous improvements, and taking new photographs.

We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Commercial (and/or subclasses):

For the Assessment year of 2020, we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Agricultural Land (and/or subclasses):

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. We also are planning on reviewing home site and farm site values this year. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. New photographs will be taken for new agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2017 to September 30, 2019, Commercial and Ag from October 1, 2016 to September 30, 2019, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2021

Residential (Land/or subclasses):

For Assessment year 2021, we will either work on completing our lake 6 year reappraisal if we aren't finished or we will be starting on Ogallala Residential. Both would be 6 year reviews and next in line with our list of what needs to be done. If we are starting our Ogallala Residential review. We have four neighborhoods in Ogallala and we did Ogallala in 2016. Since both areas are already sketched into our computer our entering time will not be as time consuming as it was before and we might be able to speed through getting our reviews finished in one year. It's just hard to say since we haven't been able to accomplish that situation as of yet. Included in these reviews we will be reviewing quality, condition, re-measuring and verifying all improvements are correct, and taking new photos. Every property's sketch will be verified into the CAMA system and new land and depreciation tables will be built derived from current sales. New costing tables will be updated to the current tables from Marshall and Swift.

We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Commercial (and/or subclasses):

For the Assessment year of 2020, we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Agricultural Land (and/or subclasses):

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. New photographs will be taken for new agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2018 to September 30, 2020, Commercial and Ag from October 1, 2017 to September 30, 2020, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

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

Record Maintenance, Mapping updates, & Ownership changes: Pursuant to Neb. Rev. Stat. §77-1303 and §77-1331. Since we were a State office, and now a county office, record maintenance has been kept current on computerized forms with reliance solely on computer generated cards since 2007. In 2010 all of our property record cards had appraisal information that supported the values of the property and were completely generated by the computer system. The Appraisal and Administrative File balanced and were generated on all parcels in CAMA. Now that we have a new CAMA, the depreciation and cost tables need to be reviewed so that the Appraisal information again supports the values on the Administrative File of the Property Record Card. With the reliance on computerized record maintenance we need to be assured that CAMA stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

The sketches and appraisal information were updated in the Terra Scan CAMA; however, some of the sketches need to be redrawn as some of the sketches currently in the new CAMA did not convert accurately. For the Assessment year 2019 everything will be sketched into the MIPS cama system and will be table driven off of current costing tables and depreciation tables derived from the market. All information within the Appraisal File will continue to be verified for accuracy. Our goal after the review of each year will be that the Appraisal File will match the Assessment File.

All agricultural sales and land values were reviewed for all three market areas. New land values were set by soil type if changes were needed. We continue to process any irrigation transfers of certified base acres approved by the Twin Platte Natural Resource District. We continue to use the Farm Service Agency (FSA) maps provided from a request that was made in 2015, unless the owner brings in changes to the property and a new FSA map. Agricultural land will receive new pictures with the review of the Rural Residential and Ogallala Suburban properties in the county for the two-year project that will start this year in 2017. Type of crop and irrigation will be noted at this time. New soils were implemented for 2017 by reviewing the United States Department of Agricultural web soil survey map to the new soil conversion and compared with every Agland acre in the county to the current record. Changes were made accordingly.

Currently we use the GIS Website for our acre counts per soil and use, however, we do not change the total number of acres within the parcel. We have a blue line cadastral map that includes both the aerial picture and the ownership boundary lines. There are also separate pages for each subdivision filed directly behind the section map that the subdivision is located in. For each blue line cadastral map there is a corresponding page that lists Cadastral Map #, Parcel #, Ownership Name, and Legal Description.

- 1. Annually prepare and file Assessor Reports required by law/regulation**
 - a. Assessor Survey

- b. Sales information to PAD rosters & annual Assessed Value Update with Abstract
 - c. Notice of Taxable Status to Governmental Entities that lease Property for other than Public Purpose
 - d. Special Valuation Methodology
 - e. Real Property Abstract
 - f. Annual Plan of Assessment Report
 - g. Certification of Value to Political Subdivisions
 - h. School District Taxable Value Report
 - i. Average Assessed Value Report for Homestead Exemption
 - j. Generate Tax Roll
 - k. Certificate of Taxes Levied Report
 - l. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
2. **Updating 521/Ownership Transfers**
 3. **Permissive Exemption**
 4. **Mobile Home Report**
 5. **Personal Property**
 6. **Notice of Taxable Status**
 7. **Change of Value Notices**
 8. **Homestead Exemptions**
 9. **Centrally Assessed**
 10. **Tax Increment Financing**
 11. **Special Valuation**
 12. **Tax Districts and Tax Rates**
 13. **Tax Lists**
 14. **Tax List Corrections**
 15. **County Board of Equalization**
 16. **TERC Appeals**
 17. **TERC Statewide Equalization**
 18. **Education**

Conclusion

With all the entities of county government that utilize the assessor’s records in their operation, it is important for us to maintain the most accurate data as possible.

We will continue to strive to be completely table driven on all areas in Keith County within five years. With the continual review of all properties and implementation of GIS, records will become more accurate and values will be assessed more equitable and uniformly across the county. With a well-developed plan in place, this process can flow more smoothly. A sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Assessor signature: _____ Date _____

2019 Special Valuation Methodology For Keith County

Identification of the Influenced Area

The Special Valuation Area is the accretion land along the North & South Platte Rivers and Lake Mc Conaughy. This area was first recognized in Assessment year 2007. This area is not in any specific Market Area as it is located within each of the three Agricultural Market Areas.

The highest and best use of Properties in the Influenced Area

The highest and best use of the accretion market area is for recreational use. The Special Valuation Area was determined by market trends as the majority of all the agricultural properties that have sold along either river have been purchased for residential living and/or recreational use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. Every parcel with accretion was reviewed. If the parcel contained more accretion acres than deeded acres we then looked at adjoining parcels to identify adjoining parcels with the same ownership as the parcel with accretion. If the total acres of adjoining parcels contained more deeded acres *used for agricultural purpose*, than accretion areas; these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the total deeded acres *used for agricultural purpose*, is a small difference than the accretion acres, these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the Accretion Acres contain some acres used for agricultural purpose, then these acres are valued as all other land of similar use and considered agricultural purpose and added to the deeded acres to determine whether a parcel is primarily agricultural purpose. **Parcels with slivers or small tracts of deeded land lying adjacent to larger accretion acres are not typical agricultural land in Keith County and are considered *food plots or wildlife forage*. Also, putting a few head of horses or cattle for a few months a year on these parcels with more accretion acres, does not qualify the parcel as being used primarily for agricultural purpose. After inspection, it was determined that the primary use of parcels with slivers or small tracts lying adjacent to larger accretion acres on the same parcel; or a few head of livestock for a few months annually, is not considered agricultural production in Keith County.** Parcels determined as not being **primarily used** for agricultural purposes were sent Disqualification Letters.

Valuation Models Used for Value Estimates

The valuation models used in these areas are unit comparison or value per acre. The models were created by using sold properties with accretion acres that were influenced by other than agricultural use. This Special Valuation Area was selected because the sold properties were not reflecting the true agricultural market. This Special Valuation Area was developed to define a market trend for agricultural parcels being used for residential or recreational use within Keith County

Market areas Analyzed-In County and out of County

All three market areas within Keith County area analyzed on an annual basis. Market trends are analyzed and sales within the Special Valuation area are used to determine the areas and market value.

We have also reviewed adjoining counties, Garden and Lincoln, Special Valuation Areas and their Valuation Methodology.

Adjustments made to Sales to reflect current cash equivalency of typical market conditions

We have not adjusted the sales. Typically the most recent sales reflect current cash equivalency. We rely on the most recent sales in determining value.

Estimates of Economic Rent or Net Operating Income

We have not studied rents for these properties. Typically actual income information is not readily available to our office.

Typical Expenses Allowed in Income Capitalization Approach

We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

Overall Capitalization Rate used in Income Capitalization Approach

We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

Other Supporting Information for the estimate of Special Value

Market trends for agricultural land in Keith County have been highly influenced by residential and recreational uses due to Lake McConaughy, the North Platte River and the South Platte River. This area is primarily agricultural parcels. The Special Valuation Market Area is determined by current sales within Keith County. The Special Value Methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The Keith County Assessment office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Keith County Assessor Office by any interested person. Our Special Valuation area will be reviewed with all agricultural land for assessment year for 2020.

Submitted by
Rena Zink
Keith County Assessor