

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**LOGAN 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 Logan 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 Logan 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: Debbie Myers, Logan County Assessor

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## Introduction

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[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.

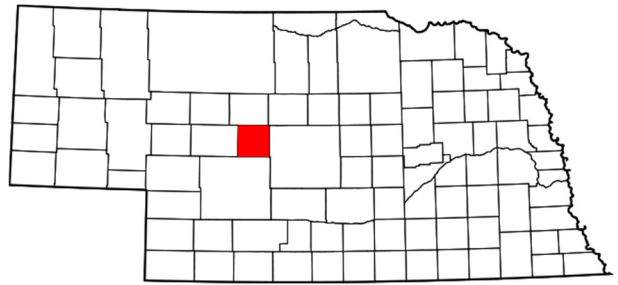
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

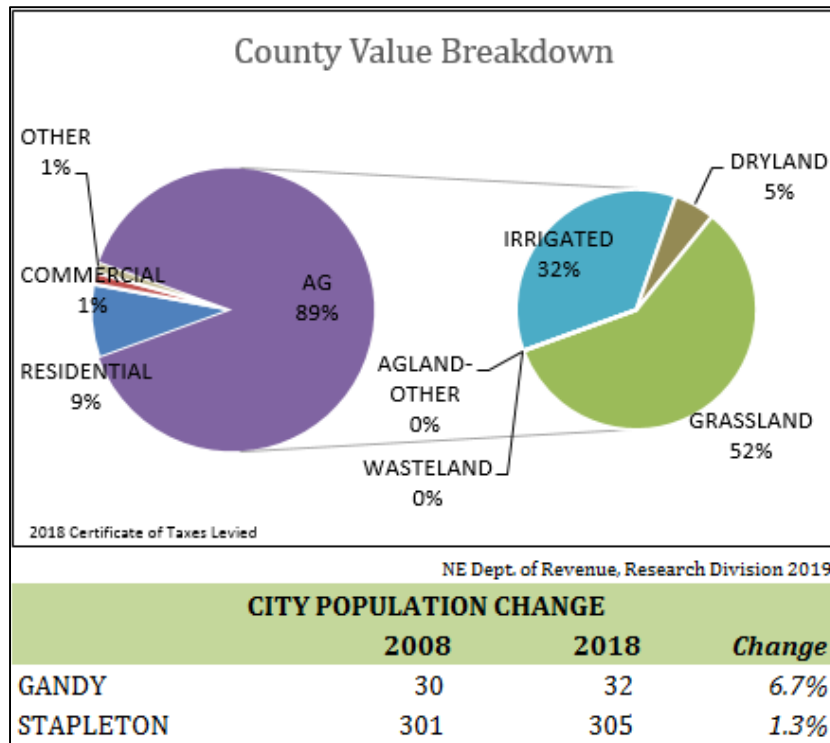
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 571 square miles, Logan County had 768 residents, per the Census Bureau Quick Facts for 2017, reflecting an overall population increase over the 2010 US Census of 1%. Reports indicated that 69% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$70,954 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Logan County are located in and around the county seat of Stapleton. According to the latest information available from the U.S. Census Bureau, there were 22 employer establishments with total employment of 58, a 27% decrease in total employment from the prior year.



Agricultural land is the single largest contributor to the county's overall valuation base by an overwhelming majority. Grassland makes up the majority of the land in the county and cattle production is the primary agricultural activity. Logan County is included in the Upper Loup Natural Resources District (NRD).



# 2019 Residential Correlation for Logan County

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## *Assessment Actions*

Pick-up work and general maintenance was completed in 2018 for Logan County's residential property.

## *Assessment Practice Review*

Logan County's residential property was last inspected in 2015 and 2016 by a contract appraisal reappraisal firm to remain in compliance with the six-year inspection and review cycle. In 2017, new costing and depreciation was applied to residential and rural residential property.

Market analysis conducted throughout the county and in the two villages, Stapleton and Gandy, does not support differentiation in appraisal tables or for more than one valuation group. Land values in the county were applied in 2009 through the sales comparison approach. Slight differentiation is applied between the two villages due to the amenities provided in Stapleton that are not found in Gandy. Additionally, market data from the county and from similar counties and villages does not show a need for adjustment at this time.

Submission of sales by the county has continued to improve in both frequency and accuracy. With the conversion to a new Computer Assisted Mass Appraisal (CAMA) system in July of 2018, the county has continued to submit sales timely and accurately. Since 2016, the county assessor has continually worked to improve their sales utilization rates in the residential class and qualify as many sales as possible.

Review of sold properties compared to unsold properties showed no apparent bias in valuation. An audit of the county's Assessed Value Update (AVU) records showed no errors. Additionally, the county assessor maintains a sales book and information relevant to the valuation of all three property classes.

## *Description of Analysis*

Residential property in Logan County saw 24 qualified sales in the two-year study period. While 24 qualified sales is typically not a large enough sample to perform a meaningful statistical analysis, it does show a substantial trend of increasing market conditions from the first year to the second year. In addition, while the median of the entire sample sits at 99%, the trend of the most recent sales demonstrates that the current median may actually be lower. Additionally, the oldest year of the sample brings in sales right after a reappraisal was complete by a contract appraisal firm. The COD of the oldest year displays valuations more tightly clustered around the median than the newest year, due in part to the increasing market conditions exhibited in the county. While the sample's median is at 99%, declaring a level of value from a sample this small is precarious and additional analysis of the assessment practices is required to make a definitive level of value determination.

# 2019 Residential Correlation for Logan County

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***Equalization and Quality of Assessment***

Based on analysis of the assessment practice review, residential property in Logan County has been assessed uniformly and according to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	98.62	94.84	91.09	15.80	104.12
<u>    ALL    </u>	24	98.62	94.84	91.09	15.80	104.12

***Level of Value***

Based on all available information, the level of value of residential property in Logan County is at the statutory level of 100% of market value.

## 2019 Commercial Correlation for Logan County

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### *Assessment Actions*

Commercial property in Logan County had routine maintenance completed by the county assessor for the 2019 assessment year.

### *Assessment Practice Review*

With so few commercial properties and commercial transactions in the county, the Property Assessment Division's (Division) annual assessment practice review is crucial in the determination of the level of value. Within the commercial class of property for Logan County, the review focuses on the qualification of sales, comparison of sold and unsold properties for equalization, as well as all aspects of the valuation process.

The county assessor has continued to utilize as many commercial sales as possible; however, actual utilization rates vary due to the low volume of sales. Reasons for excluding sales that were not arm's-length were well documented and the qualification determination appeared to be made without a bias. The small sample size and lack of property requires only one valuation group for the commercial class.

Commercial property was last reappraised in 2017. Comparison of sold and unsold values after the 2017 reappraisal supported that the valuation methodology was consistently applied. An audit of the county's Assessed Value Update (AVU) records showed no errors. The reappraisal was completed by a contract appraisal service in compliance with the six-year inspection and review cycle. It included an on-site review with interior inspections where possible. At the time of review, the cost and depreciation tables were also updated. Commercial land values have not been updated since 2009 in the county; however, comparison to similar counties and review of the limited sales data that exists did not suggest that land values are too low. Lot values are established using a sales comparison approach.

### *Description of Analysis*

With only three qualified commercial sales in the three-year study period, a meaningful analysis of the statistics is difficult. One sale has a median within the acceptable range, one has a high ratio, and the other has a low ratio. Removal of any one sale will influence the median greatly. Therefore, additional analysis into the assessment practices of the county is required to make a reasonable level of value determination.

### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	3	95.72	102.01	99.12	17.69	102.92
____ALL____	3	95.72	102.01	99.12	17.69	102.92

## 2019 Commercial Correlation for Logan County

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### *Level of Value*

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

# 2019 Agricultural Correlation for Logan County

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## *Assessment Actions*

The county assessor completed general maintenance and review work for the 2019 assessment year. No valuation adjustments were made to the agricultural property class.

## *Assessment Practice Review*

Within the agricultural class, the Property Assessment Division's (Division) assessment practices review focuses on sales qualification, the assessment of agricultural improvements, and the classification and valuation of agricultural land. Logan County utilized approximately 70% of their agricultural transactions this year, which is higher than the state average. The county assessor is open to discussion and shares the information about the sales transactions with their field liaison. The Division will continue to work with the county assessor to ensure sales utilized for measurement are not influenced by abnormal conditions and special factors. The sales are sent to state sales file at an improved rate and accuracy. An audit of the county's Assessed Value Update (AVU) records showed no errors.

Agricultural outbuildings are inspected the same time as rural residential properties. A contract appraisal service conducts the reviews and attempts to interview the property owner to gather interior information when possible. Agricultural outbuildings are valued using locally developed pricing based on building type, age, and condition. All outbuildings in the county are priced this same way, regardless of classification. Agricultural homes receive the same first acre value, costing, and depreciation tables that rural residential property receive.

Additionally, agricultural land is periodically reviewed for land use, and when the primary use of the land is not agricultural, it will typically be classified and valued as rural residential. The county does not have multiple market areas, but does have a small strip of distinctly different soil in the southern portion of the county. The region does have higher producing soils, therefore it does see more crops, but to date the county has successfully equalized values by differentiating value among land capability groups for cropland and has not needed multiple market areas to ensure values are equalized.

## *Description of Analysis*

In Logan County, only 11 qualified agricultural sales occurred within the three-year study period. Of the 11 sales, eight were 95% Majority Land Use (MLU) grassland, which makes up over three-quarters of the agricultural acres in the county.

With so few sales occurring in the county, the county assessor has attempted to retain as many sales as possible. Approximately 70% of all agricultural sales in the study period were qualified as arm's-length transactions. While the attempts to include as many sales as possible helps create a large sample to analyze, it also creates more erratic results in the statistics.

The sample of sales was expanded with comparable sales from outside the county. Although the overall median and the 95% MLU grassland statistics remain below the acceptable range, the sample is heavily weighted towards the older time-periods. Review of the sale date substrata when

## 2019 Agricultural Correlation for Logan County

the sample is expanded does reflect raising medians, indicating that the market of agricultural land has declined in the study period.

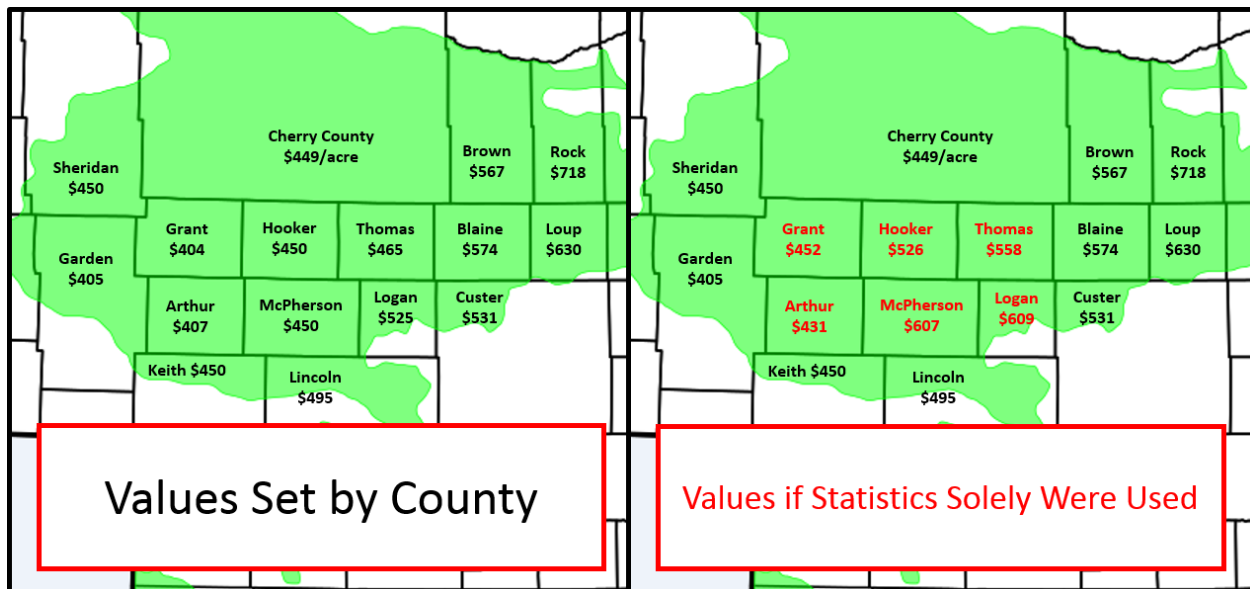
Study Yrs							
10/01/2015 To 09/30/2016	10	64.18	62.06	63.56	05.59	97.64	
10/01/2016 To 09/30/2017	7	85.30	78.76	75.16	12.46	104.79	
10/01/2017 To 09/30/2018	4	69.05	69.96	71.64	18.03	97.65	

Additionally, Logan County grassland values are comparative to surrounding county's grassland values. Logan County's grassland values are higher than Thomas, McPherson, and Lincoln County Market Area 2 and compares most similarly to Custer County Market Area 2. A percentage increase to the midpoint of the range would disrupt the equalization across county lines, pushing Logan County's grassland values higher than Blaine County and Custer County to the east.

Based on the analysis of the statistics and the factors affecting them, and the comparison of Logan County's values to the surrounding counties, the level of value of agricultural land is within the acceptable range.

### *Equalization and Quality of Assessment*

Based on analysis of the assessment practice review and the agricultural economy, not only in the Sandhills region, but also across the state, agricultural land values in Logan County are assessed uniformly and according to generally accepted mass appraisal techniques. Additionally, agricultural outbuildings in Logan County exhibit equalized valuation.



### *Level of Value*

Based on the review of all available information, the level of value of agricultural property in Logan County is determined to be at the statutory level of 75% of market value.

## 2019 Opinions of the Property Tax Administrator for Logan 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
<b>Residential Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>75</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Logan County

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### Residential Real Property - Current

Number of Sales	24	Median	98.62
Total Sales Price	\$2,007,350	Mean	94.84
Total Adj. Sales Price	\$2,007,350	Wgt. Mean	91.09
Total Assessed Value	\$1,828,419	Average Assessed Value of the Base	\$42,424
Avg. Adj. Sales Price	\$83,640	Avg. Assessed Value	\$76,184

### Confidence Interval - Current

95% Median C.I	79.69 to 105.83
95% Wgt. Mean C.I	78.63 to 103.54
95% Mean C.I	86.52 to 103.16
% of Value of the Class of all Real Property Value in the County	4.34
% of Records Sold in the Study Period	7.36
% of Value Sold in the Study Period	13.22

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	18	99	99.40
2017	11	100	94.80
2016	11	97	97.31
2015	12	99	99.08

## 2019 Commission Summary for Logan County

### Commercial Real Property - Current

Number of Sales	3	Median	95.72
Total Sales Price	\$675,000	Mean	102.01
Total Adj. Sales Price	\$675,000	Wgt. Mean	99.12
Total Assessed Value	\$669,045	Average Assessed Value of the Base	\$89,679
Avg. Adj. Sales Price	\$225,000	Avg. Assessed Value	\$223,015

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	37.49 to 166.53
% of Value of the Class of all Real Property Value in the County	1.32
% of Records Sold in the Study Period	6.38
% of Value Sold in the Study Period	15.87

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	3	100	103.72
2017	4	100	115.60
2016	2	100	94.06
2015	0	100	00.00

**57 Logan**  
**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 : 24  
Total Sales Price : 2,007,350  
Total Adj. Sales Price : 2,007,350  
Total Assessed Value : 1,828,419  
Avg. Adj. Sales Price : 83,640  
Avg. Assessed Value : 76,184

MEDIAN : 99  
WGT. MEAN : 91  
MEAN : 95  
COD : 15.80  
PRD : 104.12

COV : 20.78  
STD : 19.71  
Avg. Abs. Dev : 15.58  
MAX Sales Ratio : 144.18  
MIN Sales Ratio : 59.56

95% Median C.I. : 79.69 to 105.83  
95% Wgt. Mean C.I. : 78.63 to 103.54  
95% Mean C.I. : 86.52 to 103.16

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<b>DATE OF SALE *</b>										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	3	99.88	99.54	99.68	01.35	99.86	97.35	101.40	N/A	51,567	51,403
01-JAN-17 To 31-MAR-17	1	105.83	105.83	105.83	00.00	100.00	105.83	105.83	N/A	27,500	29,103
01-APR-17 To 30-JUN-17	3	104.56	102.38	101.31	02.65	101.06	97.13	105.45	N/A	65,583	66,443
01-JUL-17 To 30-SEP-17	3	102.43	97.80	100.15	10.28	97.65	79.69	111.27	N/A	76,667	76,779
01-OCT-17 To 31-DEC-17	3	68.87	70.68	65.89	11.65	107.27	59.56	83.62	N/A	82,967	54,663
01-JAN-18 To 31-MAR-18	1	114.15	114.15	114.15	00.00	100.00	114.15	114.15	N/A	23,000	26,255
01-APR-18 To 30-JUN-18	4	98.80	104.02	105.50	22.03	98.60	74.31	144.18	N/A	112,150	118,318
01-JUL-18 To 30-SEP-18	6	80.02	88.16	81.42	20.18	108.28	67.03	119.16	67.03 to 119.16	112,983	91,988
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	10	101.92	100.50	100.66	05.31	99.84	79.69	111.27	97.13 to 105.83	60,895	61,298
01-OCT-17 To 30-SEP-18	14	83.99	90.80	86.92	22.66	104.46	59.56	144.18	68.87 to 114.15	99,886	86,817
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	10	99.78	91.84	88.57	14.10	103.69	59.56	111.27	68.87 to 105.83	70,315	62,276
<u>ALL</u>	24	98.62	94.84	91.09	15.80	104.12	59.56	144.18	79.69 to 105.83	83,640	76,184

<b>VALUATION GROUP</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	24	98.62	94.84	91.09	15.80	104.12	59.56	144.18	79.69 to 105.83	83,640	76,184
<u>ALL</u>	24	98.62	94.84	91.09	15.80	104.12	59.56	144.18	79.69 to 105.83	83,640	76,184

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	22	98.51	94.43	90.81	17.07	103.99	59.56	144.18	75.69 to 107.41	88,302	80,186
06											
07	2	99.38	99.38	99.41	02.04	99.97	97.35	101.40	N/A	32,350	32,161
<u>ALL</u>	24	98.62	94.84	91.09	15.80	104.12	59.56	144.18	79.69 to 105.83	83,640	76,184

**57 Logan**  
**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 : 24  
 Total Sales Price : 2,007,350  
 Total Adj. Sales Price : 2,007,350  
 Total Assessed Value : 1,828,419  
 Avg. Adj. Sales Price : 83,640  
 Avg. Assessed Value : 76,184

MEDIAN : 99  
 WGT. MEAN : 91  
 MEAN : 95  
 COD : 15.80  
 PRD : 104.12

COV : 20.78  
 STD : 19.71  
 Avg. Abs. Dev : 15.58  
 MAX Sales Ratio : 144.18  
 MIN Sales Ratio : 59.56

95% Median C.I. : 79.69 to 105.83  
 95% Wgt. Mean C.I. : 78.63 to 103.54  
 95% Mean C.I. : 86.52 to 103.16

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	3	105.83	108.18	108.16	03.02	100.02	104.56	114.15	N/A	23,667	25,598	
___Ranges Excl. Low \$___												
Greater Than 4,999	24	98.62	94.84	91.09	15.80	104.12	59.56	144.18	79.69 to 105.83	83,640	76,184	
Greater Than 14,999	24	98.62	94.84	91.09	15.80	104.12	59.56	144.18	79.69 to 105.83	83,640	76,184	
Greater Than 29,999	21	97.13	92.94	90.46	16.73	102.74	59.56	144.18	75.69 to 105.45	92,207	83,411	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	105.83	108.18	108.16	03.02	100.02	104.56	114.15	N/A	23,667	25,598	
30,000 TO 59,999	5	83.62	85.39	83.26	12.96	102.56	68.87	101.40	N/A	39,120	32,573	
60,000 TO 99,999	10	101.16	99.90	100.32	09.54	99.58	79.69	119.16	84.35 to 111.27	80,215	80,472	
100,000 TO 149,999	5	74.31	91.76	90.03	31.95	101.92	59.56	144.18	N/A	134,720	121,283	
150,000 TO 249,999												
250,000 TO 499,999	1	67.03	67.03	67.03	00.00	100.00	67.03	67.03	N/A	265,000	177,630	
500,000 TO 999,999												
1,000,000 +												
___ALL___	24	98.62	94.84	91.09	15.80	104.12	59.56	144.18	79.69 to 105.83	83,640	76,184	

**57 Logan**  
**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 : 3  
Total Sales Price : 675,000  
Total Adj. Sales Price : 675,000  
Total Assessed Value : 669,045  
Avg. Adj. Sales Price : 225,000  
Avg. Assessed Value : 223,015

MEDIAN : 96  
WGT. MEAN : 99  
MEAN : 102  
COD : 17.69  
PRD : 102.92

COV : 25.46  
STD : 25.97  
Avg. Abs. Dev : 16.93  
MAX Sales Ratio : 130.55  
MIN Sales Ratio : 79.77

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 37.49 to 166.53

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	1	95.72	95.72	95.72	00.00	100.00	95.72	95.72	N/A	596,000	570,481
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	79.77	79.77	79.77	00.00	100.00	79.77	79.77	N/A	9,000	7,179
01-APR-18 To 30-JUN-18	1	130.55	130.55	130.55	00.00	100.00	130.55	130.55	N/A	70,000	91,385
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	1	95.72	95.72	95.72	00.00	100.00	95.72	95.72	N/A	596,000	570,481
01-OCT-16 To 30-SEP-17											
01-OCT-17 To 30-SEP-18	2	105.16	105.16	124.76	24.14	84.29	79.77	130.55	N/A	39,500	49,282
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	1	95.72	95.72	95.72	00.00	100.00	95.72	95.72	N/A	596,000	570,481
01-JAN-17 To 31-DEC-17											
<u>ALL</u>	3	95.72	102.01	99.12	17.69	102.92	79.77	130.55	N/A	225,000	223,015

<b>VALUATION GROUP</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	3	95.72	102.01	99.12	17.69	102.92	79.77	130.55	N/A	225,000	223,015
<u>ALL</u>	3	95.72	102.01	99.12	17.69	102.92	79.77	130.55	N/A	225,000	223,015

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	3	95.72	102.01	99.12	17.69	102.92	79.77	130.55	N/A	225,000	223,015
04											
<u>ALL</u>	3	95.72	102.01	99.12	17.69	102.92	79.77	130.55	N/A	225,000	223,015

**57 Logan**  
**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 : 3  
Total Sales Price : 675,000  
Total Adj. Sales Price : 675,000  
Total Assessed Value : 669,045  
Avg. Adj. Sales Price : 225,000  
Avg. Assessed Value : 223,015

MEDIAN : 96  
WGT. MEAN : 99  
MEAN : 102  
COD : 17.69  
PRD : 102.92

COV : 25.46  
STD : 25.97  
Avg. Abs. Dev : 16.93  
MAX Sales Ratio : 130.55  
MIN Sales Ratio : 79.77

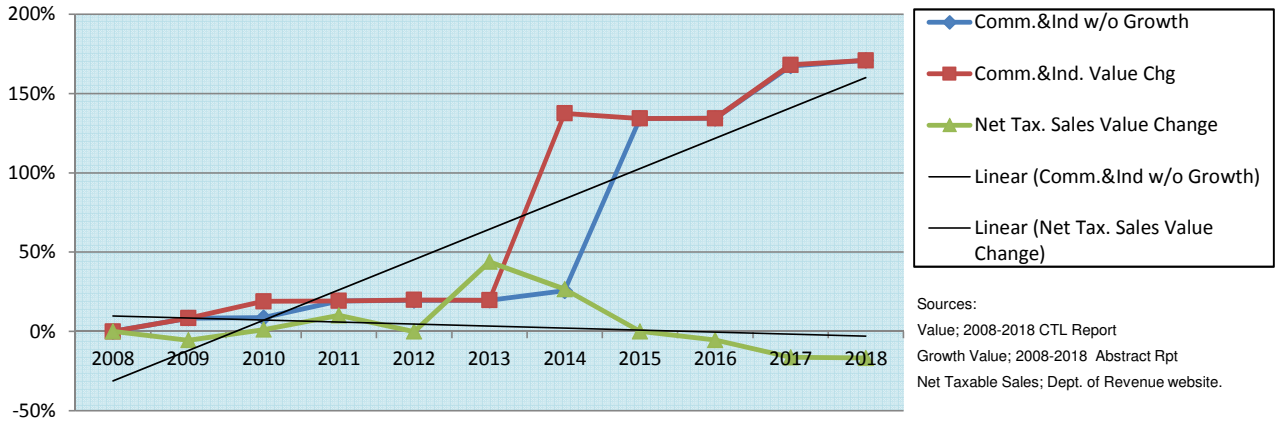
95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 37.49 to 166.53

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<b>Low \$ Ranges</b>												
Less Than 5,000												
Less Than 15,000	1	79.77	79.77	79.77	00.00	100.00	79.77	79.77	N/A	9,000	7,179	
Less Than 30,000	1	79.77	79.77	79.77	00.00	100.00	79.77	79.77	N/A	9,000	7,179	
<b>Ranges Excl. Low \$</b>												
Greater Than 4,999	3	95.72	102.01	99.12	17.69	102.92	79.77	130.55	N/A	225,000	223,015	
Greater Than 14,999	2	113.14	113.14	99.38	15.40	113.85	95.72	130.55	N/A	333,000	330,933	
Greater Than 29,999	2	113.14	113.14	99.38	15.40	113.85	95.72	130.55	N/A	333,000	330,933	
<b>Incremental Ranges</b>												
0 TO 4,999												
5,000 TO 14,999	1	79.77	79.77	79.77	00.00	100.00	79.77	79.77	N/A	9,000	7,179	
15,000 TO 29,999												
30,000 TO 59,999												
60,000 TO 99,999	1	130.55	130.55	130.55	00.00	100.00	130.55	130.55	N/A	70,000	91,385	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999	1	95.72	95.72	95.72	00.00	100.00	95.72	95.72	N/A	596,000	570,481	
1,000,000 +												
<b>ALL</b>	<b>3</b>	<b>95.72</b>	<b>102.01</b>	<b>99.12</b>	<b>17.69</b>	<b>102.92</b>	<b>79.77</b>	<b>130.55</b>	<b>N/A</b>	<b>225,000</b>	<b>223,015</b>	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
350	1	130.55	130.55	130.55	00.00	100.00	130.55	130.55	N/A	70,000	91,385	
406	1	79.77	79.77	79.77	00.00	100.00	79.77	79.77	N/A	9,000	7,179	
419	1	95.72	95.72	95.72	00.00	100.00	95.72	95.72	N/A	596,000	570,481	
<b>ALL</b>	<b>3</b>	<b>95.72</b>	<b>102.01</b>	<b>99.12</b>	<b>17.69</b>	<b>102.92</b>	<b>79.77</b>	<b>130.55</b>	<b>N/A</b>	<b>225,000</b>	<b>223,015</b>	

### 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	\$ 1,558,942	\$ -		\$ 1,558,942	--	\$ 2,813,689	--
2009	\$ 1,689,783	\$ -	0.00%	\$ 1,689,783	8.39%	\$ 2,655,827	-5.61%
2010	\$ 1,854,763	\$ 160,367	8.65%	\$ 1,694,396	0.27%	\$ 2,844,687	7.11%
2011	\$ 1,859,019	\$ -	0.00%	\$ 1,859,019	0.23%	\$ 3,097,309	8.88%
2012	\$ 1,868,258	\$ 4,381	0.23%	\$ 1,863,877	0.26%	\$ 2,810,403	-9.26%
2013	\$ 1,865,795	\$ -	0.00%	\$ 1,865,795	-0.13%	\$ 4,046,679	43.99%
2014	\$ 3,701,585	\$ 1,743,718	47.11%	\$ 1,957,867	4.93%	\$ 3,561,406	-11.99%
2015	\$ 3,651,447	\$ -	0.00%	\$ 3,651,447	-1.35%	\$ 2,813,232	-21.01%
2016	\$ 3,654,375	\$ -	0.00%	\$ 3,654,375	0.08%	\$ 2,659,640	-5.46%
2017	\$ 4,178,245	\$ 9,657	0.23%	\$ 4,168,588	14.07%	\$ 2,353,622	-11.51%
2018	\$ 4,222,544	\$ -	0.00%	\$ 4,222,544	1.06%	\$ 2,342,342	-0.48%
<b>Ann %chg</b>	10.48%			<b>Average</b>	<b>2.78%</b>	-1.82%	<b>-0.53%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	8.39%	8.39%	-5.61%
2010	8.69%	18.98%	1.10%
2011	19.25%	19.25%	10.08%
2012	19.56%	19.84%	-0.12%
2013	19.68%	19.68%	43.82%
2014	25.59%	137.44%	26.57%
2015	134.23%	134.23%	-0.02%
2016	134.41%	134.41%	-5.47%
2017	167.40%	168.02%	-16.35%
2018	170.86%	170.86%	-16.75%

County Number	57
County Name	Logan

**57 Logan**  
**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 : 11  
Total Sales Price : 8,669,492  
Total Adj. Sales Price : 8,669,492  
Total Assessed Value : 5,625,711  
Avg. Adj. Sales Price : 788,136  
Avg. Assessed Value : 511,428

MEDIAN : 61  
WGT. MEAN : 65  
MEAN : 62  
COD : 10.37  
PRD : 95.07

COV : 14.86  
STD : 09.17  
Avg. Abs. Dev : 06.37  
MAX Sales Ratio : 76.06  
MIN Sales Ratio : 43.87

95% Median C.I. : 49.00 to 72.07  
95% Wgt. Mean C.I. : 58.69 to 71.09  
95% Mean C.I. : 55.53 to 67.85

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	61.41	61.41	61.41	00.00	100.00	61.41	61.41	N/A	730,000	448,288
01-APR-16 To 30-JUN-16	3	60.97	56.17	57.43	10.82	97.81	43.87	63.66	N/A	482,781	277,270
01-JUL-16 To 30-SEP-16	1	65.83	65.83	65.83	00.00	100.00	65.83	65.83	N/A	575,000	378,536
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	1	76.06	76.06	76.06	00.00	100.00	76.06	76.06	N/A	1,650,000	1,255,047
01-APR-17 To 30-JUN-17	1	59.08	59.08	59.08	00.00	100.00	59.08	59.08	N/A	499,000	294,785
01-JUL-17 To 30-SEP-17	1	60.67	60.67	60.67	00.00	100.00	60.67	60.67	N/A	540,000	327,633
01-OCT-17 To 31-DEC-17	1	72.07	72.07	72.07	00.00	100.00	72.07	72.07	N/A	750,000	540,509
01-JAN-18 To 31-MAR-18	2	57.51	57.51	62.54	14.80	91.96	49.00	66.02	N/A	1,238,575	774,552
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	5	61.41	59.15	60.24	08.03	98.19	43.87	65.83	N/A	550,668	331,727
01-OCT-16 To 30-SEP-17	3	60.67	65.27	69.82	09.33	93.48	59.08	76.06	N/A	896,333	625,822
01-OCT-17 To 30-SEP-18	3	66.02	62.36	64.75	11.65	96.31	49.00	72.07	N/A	1,075,717	696,538
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	5	61.41	59.15	60.24	08.03	98.19	43.87	65.83	N/A	550,668	331,727
01-JAN-17 To 31-DEC-17	4	66.37	66.97	70.31	10.70	95.25	59.08	76.06	N/A	859,750	604,494
<u>ALL</u>	11	61.41	61.69	64.89	10.37	95.07	43.87	76.06	49.00 to 72.07	788,136	511,428

<b>AREA (MARKET)</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	11	61.41	61.69	64.89	10.37	95.07	43.87	76.06	49.00 to 72.07	788,136	511,428
<u>ALL</u>	11	61.41	61.69	64.89	10.37	95.07	43.87	76.06	49.00 to 72.07	788,136	511,428

<b>95%MLU By Market Area</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Grass</u>											
County	8	60.82	60.67	64.85	12.36	93.55	43.87	76.06	43.87 to 76.06	674,312	437,283
1	8	60.82	60.67	64.85	12.36	93.55	43.87	76.06	43.87 to 76.06	674,312	437,283
<u>ALL</u>	11	61.41	61.69	64.89	10.37	95.07	43.87	76.06	49.00 to 72.07	788,136	511,428



**57 Logan**  
**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 : 11  
 Total Sales Price : 8,669,492  
 Total Adj. Sales Price : 8,669,492  
 Total Assessed Value : 5,625,711  
 Avg. Adj. Sales Price : 788,136  
 Avg. Assessed Value : 511,428

MEDIAN : 61  
 WGT. MEAN : 65  
 MEAN : 62  
 COD : 10.37  
 PRD : 95.07

COV : 14.86  
 STD : 09.17  
 Avg. Abs. Dev : 06.37  
 MAX Sales Ratio : 76.06  
 MIN Sales Ratio : 43.87

95% Median C.I. : 49.00 to 72.07  
 95% Wgt. Mean C.I. : 58.69 to 71.09  
 95% Mean C.I. : 55.53 to 67.85

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**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
<b>_____Irrigated_____</b>											
County	2	63.72	63.72	64.77	03.63	98.38	61.41	66.02	N/A	1,350,000	874,454
1	2	63.72	63.72	64.77	03.63	98.38	61.41	66.02	N/A	1,350,000	874,454
<b>_____Grass_____</b>											
County	8	60.82	60.67	64.85	12.36	93.55	43.87	76.06	43.87 to 76.06	674,312	437,283
1	8	60.82	60.67	64.85	12.36	93.55	43.87	76.06	43.87 to 76.06	674,312	437,283
<b>_____ALL_____</b>											
	11	61.41	61.69	64.89	10.37	95.07	43.87	76.06	49.00 to 72.07	788,136	511,428

## Logan County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Logan	1	3740	3740	3600	3460	2955	2955	2600	2485	3091
Thomas	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Blaine	1	n/a	2100	2100	2100	2100	2100	2100	2100	2100
Custer	2	n/a	1680	1861	1916	n/a	2026	2075	2077	2056
Custer	5	n/a	4276	3940	3337	3052	2989	2781	2598	3641
Lincoln	2	2500	2500	2445	2490	2500	2450	2491	2473	2479
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Logan	1	1625	1625	1560	1560	1440	1434	1210	1210	1439
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Blaine	1	n/a	n/a	n/a	n/a	720	n/a	720	720	720
Custer	2	n/a	540	530	530	530	530	530	530	532
Custer	5	n/a	1865	1700	1433	1331	1286	1206	1135	1507
Lincoln	2	1300	1300	1300	1300	1300	1300	1300	1300	1300
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Logan	1	525	525	525	525	525	525	525	525	525
Thomas	1	n/a	n/a	465	n/a	465	465	465	465	465
Blaine	1	n/a	720	720	720	720	720	570	570	574
Custer	2	n/a	530	530	530	530	534	537	531	531
Custer	5	n/a	969	948	952	952	943	933	855	871
Lincoln	2	560	560	560	560	560	495	495	494	495
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450

County	Mkt Area	CRP	TIMBER	WASTE
Logan	1	n/a	n/a	15
Thomas	1	n/a	n/a	150
Blaine	1	n/a	n/a	25
Custer	2	n/a	n/a	26
Custer	5	n/a	n/a	50
Lincoln	2	n/a	n/a	345
McPherson	1	725	n/a	10

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.

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	21	Median :	65	COV :	19.66	95% Median C.I. :	61.41 to 76.06
Total Sales Price :	15,451,083	Wgt. Mean :	69	STD :	13.59	95% Wgt. Mean C.I. :	63.67 to 73.41
Total Adj. Sales Price :	15,451,083	Mean :	69	Avg. Abs. Dev :	09.76	95% Mean C.I. :	62.94 to 75.32
Total Assessed Value :	10,590,498						
Avg. Adj. Sales Price :	735,766	COD :	15.00	MAX Sales Ratio :	92.73		
Avg. Assessed Value :	504,309	PRD :	100.86	MIN Sales Ratio :	43.87		

Printed : 04/01/2019

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016	5	65.04	64.77	65.45	02.03	98.96	61.41	67.63	N/A	914,712	598,636
04/01/2016 To 06/30/2016	4	61.71	57.74	59.39	08.62	97.22	43.87	63.66	N/A	593,000	352,169
07/01/2016 To 09/30/2016	1	65.83	65.83	65.83		100.00	65.83	65.83	N/A	575,000	378,536
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	2	81.85	81.85	76.70	07.07	106.71	76.06	87.63	N/A	873,000	669,587
04/01/2017 To 06/30/2017	3	91.30	80.56	78.28	11.76	102.91	59.08	91.30	N/A	411,667	322,262
07/01/2017 To 09/30/2017	2	72.99	72.99	65.37	16.88	111.66	60.67	85.30	N/A	333,687	218,142
10/01/2017 To 12/31/2017	1	72.07	72.07	72.07		100.00	72.07	72.07	N/A	750,000	540,509
01/01/2018 To 03/31/2018	2	57.51	57.51	62.54	14.80	91.96	49.00	66.02	N/A	1,238,575	774,552
04/01/2018 To 06/30/2018	1	92.73	92.73	92.73		100.00	92.73	92.73	N/A	1,055,000	978,255
07/01/2018 To 09/30/2018											
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	10	64.18	62.06	63.56	05.59	97.64	43.87	67.63	60.97 to 65.83	752,056	478,039
10/01/2016 To 09/30/2017	7	85.30	78.76	75.16	12.46	104.79	59.08	91.30	59.08 to 91.30	521,196	391,749
10/01/2017 To 09/30/2018	4	69.05	69.96	71.64	18.03	97.65	49.00	92.73	N/A	1,070,538	766,967
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	10	64.18	62.06	63.56	05.59	97.64	43.87	67.63	60.97 to 65.83	752,056	478,039
01/01/2017 To 12/31/2017	8	80.68	77.93	74.64	13.58	104.41	59.08	91.30	59.08 to 91.30	549,797	410,344

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	21	65.07	69.13	68.54	15.00	100.86	43.87	92.73	61.41 to 76.06	735,766	504,309

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	21	Median :	65	COV :	19.66	95% Median C.I. :	61.41 to 76.06
Total Sales Price :	15,451,083	Wgt. Mean :	69	STD :	13.59	95% Wgt. Mean C.I. :	63.67 to 73.41
Total Adj. Sales Price :	15,451,083	Mean :	69	Avg. Abs. Dev :	09.76	95% Mean C.I. :	62.94 to 75.32
Total Assessed Value :	10,590,498						
Avg. Adj. Sales Price :	735,766	COD :	15.00	MAX Sales Ratio :	92.73		
Avg. Assessed Value :	504,309	PRD :	100.86	MIN Sales Ratio :	43.87		

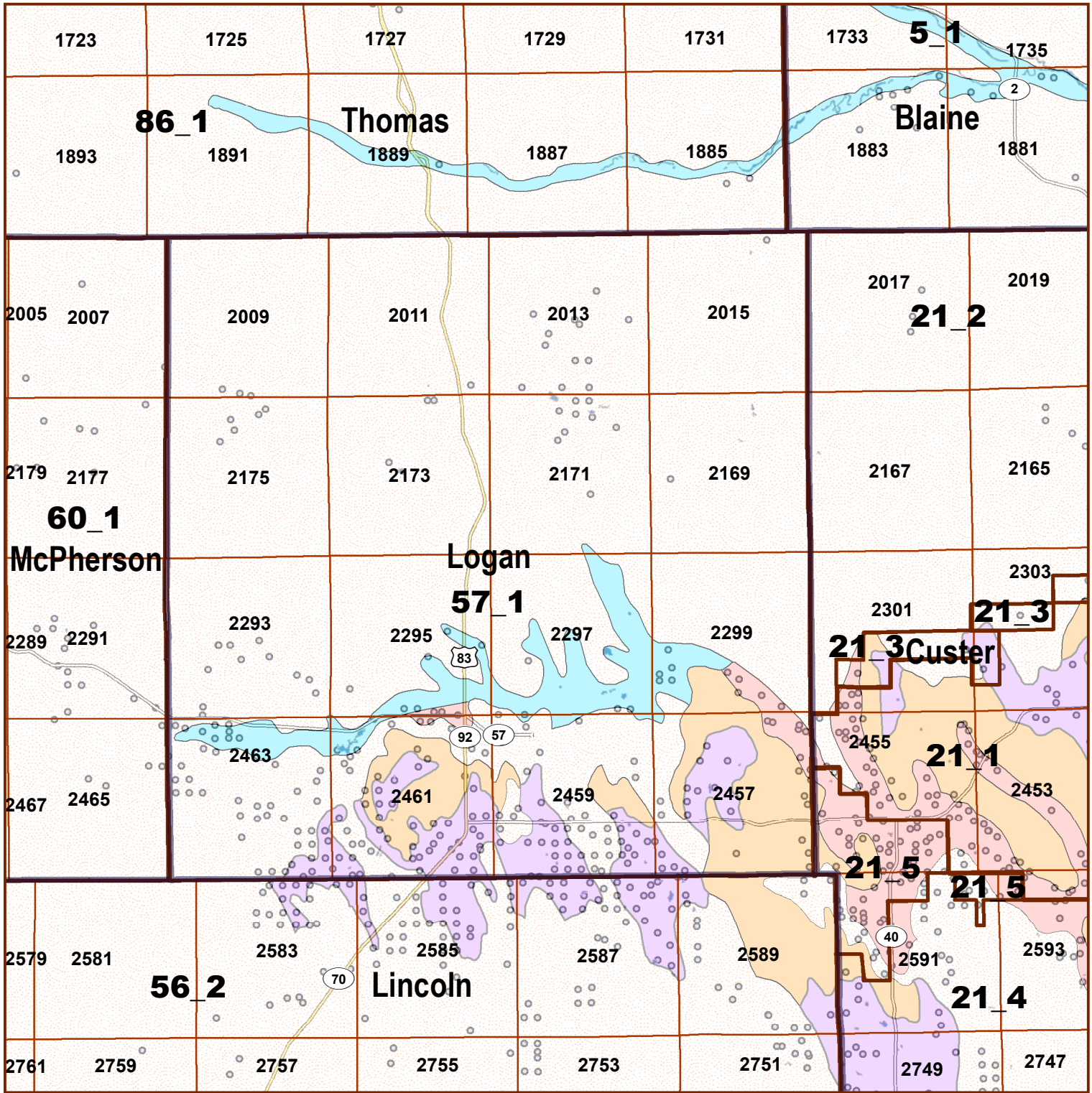
Printed : 04/01/2019

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 Value
<u>Grass</u>											
County	18	65.06	69.92	69.51	17.05	100.59	43.87	92.73	60.97 to 85.30	676,449	470,170
1	18	65.06	69.92	69.51	17.05	100.59	43.87	92.73	60.97 to 85.30	676,449	470,170
<u>ALL</u>											
10/01/2015 To 09/30/2018	21	65.07	69.13	68.54	15.00	100.86	43.87	92.73	61.41 to 76.06	735,766	504,309

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 Value
<u>Irrigated</u>											
County	2	63.72	63.72	64.77	03.63	98.38	61.41	66.02	N/A	1,350,000	874,454
1	2	63.72	63.72	64.77	03.63	98.38	61.41	66.02	N/A	1,350,000	874,454
<u>Grass</u>											
County	18	65.06	69.92	69.51	17.05	100.59	43.87	92.73	60.97 to 85.30	676,449	470,170
1	18	65.06	69.92	69.51	17.05	100.59	43.87	92.73	60.97 to 85.30	676,449	470,170
<u>ALL</u>											
10/01/2015 To 09/30/2018	21	65.07	69.13	68.54	15.00	100.86	43.87	92.73	61.41 to 76.06	735,766	504,309



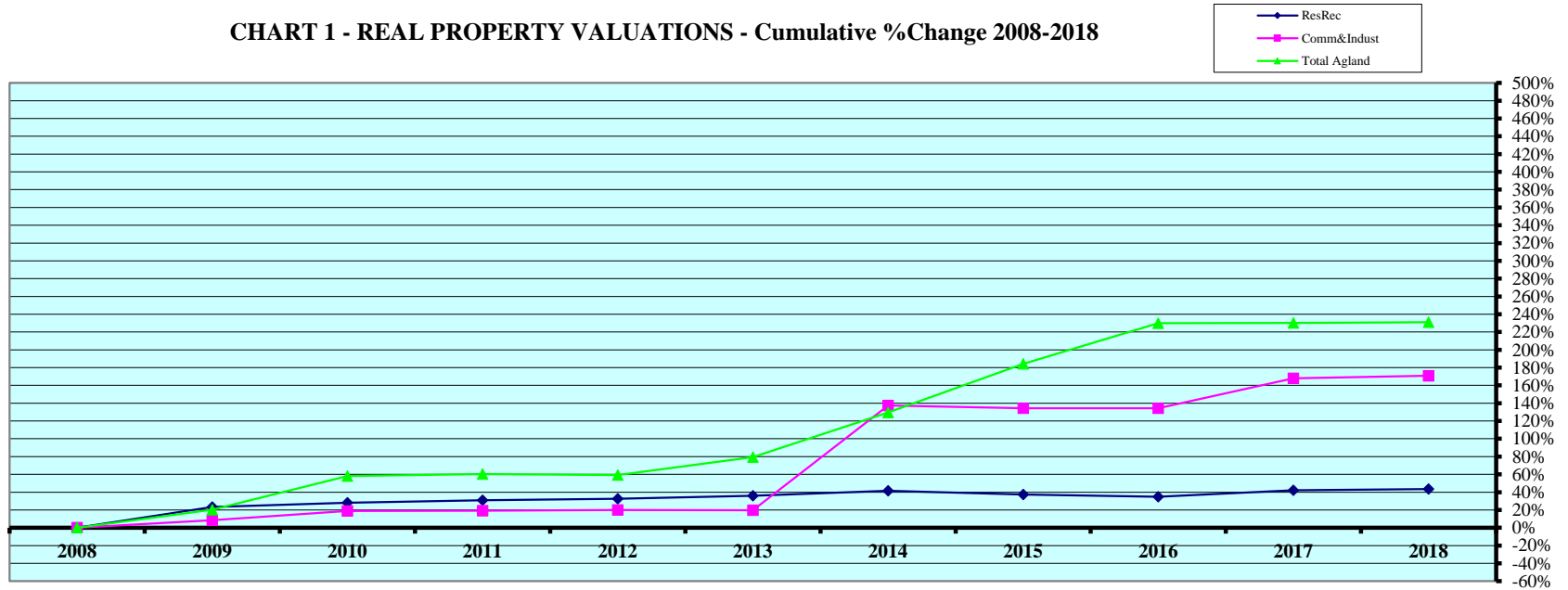
**Legend**

- 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

## Logan County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	9,544,888	--	--	--	1,558,942	--	--	--	85,480,795	--	--	--
2009	11,761,277	2,216,389	23.22%	23.22%	1,689,783	130,841	8.39%	8.39%	102,799,124	17,318,329	20.26%	20.26%
2010	12,216,144	454,867	3.87%	27.99%	1,854,763	164,980	9.76%	18.98%	135,177,802	32,378,678	31.50%	58.14%
2011	12,486,998	270,854	2.22%	30.82%	1,859,019	4,256	0.23%	19.25%	137,138,972	1,961,170	1.45%	60.43%
2012	12,648,149	161,151	1.29%	32.51%	1,868,258	9,239	0.50%	19.84%	136,111,173	-1,027,799	-0.75%	59.23%
2013	12,985,303	337,154	2.67%	36.04%	1,865,795	-2,463	-0.13%	19.68%	153,373,829	17,262,656	12.68%	79.42%
2014	13,499,708	514,405	3.96%	41.43%	3,701,585	1,835,790	98.39%	137.44%	196,172,358	42,798,529	27.90%	129.49%
2015	13,103,383	-396,325	-2.94%	37.28%	3,651,447	-50,138	-1.35%	134.23%	242,985,551	46,813,193	23.86%	184.26%
2016	12,866,127	-237,256	-1.81%	34.80%	3,654,375	2,928	0.08%	134.41%	281,987,367	39,001,816	16.05%	229.88%
2017	13,552,577	686,450	5.34%	41.99%	4,178,245	523,870	14.34%	168.02%	282,121,912	134,545	0.05%	230.04%
2018	13,693,674	141,097	1.04%	43.47%	4,222,544	44,299	1.06%	170.86%	282,959,393	837,481	0.30%	231.02%

Rate Annual %chg: Residential & Recreational **3.68%** Commercial & Industrial **10.48%** Agricultural Land **12.72%**

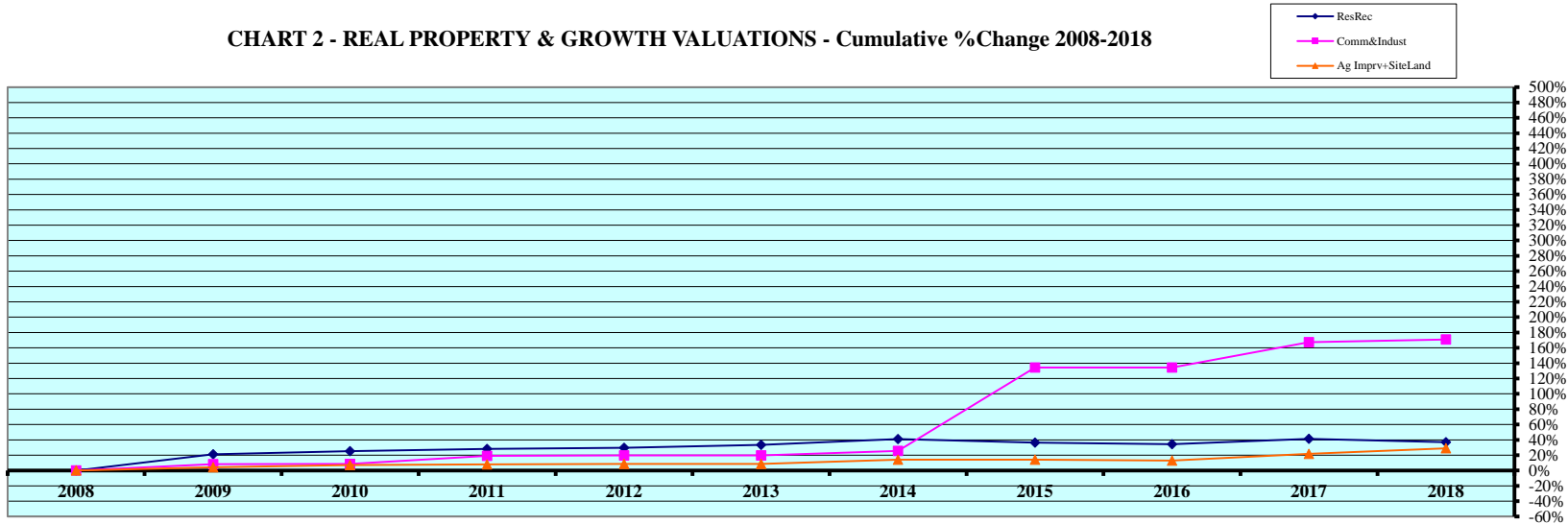
Cnty# **57**  
County **LOGAN**

**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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	9,544,888	359,228	3.76%	9,185,660	--	--	1,558,942	0	0.00%	1,558,942	--	--	
2009	11,761,277	188,424	1.60%	11,572,853	21.25%	21.25%	1,689,783	0	0.00%	1,689,783	8.39%	8.39%	
2010	12,216,144	250,557	2.05%	11,965,587	1.74%	25.36%	1,854,763	160,367	8.65%	1,694,396	0.27%	8.69%	
2011	12,486,998	253,582	2.03%	12,233,416	0.14%	28.17%	1,859,019	0	0.00%	1,859,019	0.23%	19.25%	
2012	12,648,149	281,900	2.23%	12,366,249	-0.97%	29.56%	1,868,258	4,381	0.23%	1,863,877	0.26%	19.56%	
2013	12,985,303	234,970	1.81%	12,750,333	0.81%	33.58%	1,865,795	0	0.00%	1,865,795	-0.13%	19.68%	
2014	13,499,708	44,800	0.33%	13,454,908	3.62%	40.96%	3,701,585	1,743,718	47.11%	1,957,867	4.93%	25.59%	
2015	13,103,383	94,372	0.72%	13,009,011	-3.63%	36.29%	3,651,447	0	0.00%	3,651,447	-1.35%	134.23%	
2016	12,866,127	50,944	0.40%	12,815,183	-2.20%	34.26%	3,654,375	0	0.00%	3,654,375	0.08%	134.41%	
2017	13,552,577	65,631	0.48%	13,486,946	4.83%	41.30%	4,178,245	9,657	0.23%	4,168,588	14.07%	167.40%	
2018	13,693,674	618,771	4.52%	13,074,903	-3.52%	36.98%	4,222,544	0	0.00%	4,222,544	1.06%	170.86%	
Rate Ann%chg	<b>3.68%</b>							<b>10.48%</b>					
								C & I w/o growth					
								<b>2.78%</b>					

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	10,476,852	2,481,275	12,958,127	48,687	0.38%	12,909,440	--	--
2009	11,401,836	2,625,826	14,027,662	530,376	3.78%	13,497,286	4.16%	4.16%
2010	11,325,197	2,694,205	14,019,402	151,143	1.08%	13,868,259	-1.14%	7.02%
2011	11,224,377	2,832,975	14,057,352	45,619	0.32%	14,011,733	-0.05%	8.13%
2012	11,219,511	3,000,013	14,219,524	144,467	1.02%	14,075,057	0.13%	8.62%
2013	11,173,766	3,164,244	14,338,010	251,197	1.75%	14,086,813	-0.93%	8.71%
2014	11,636,428	3,160,710	14,797,138	0	0.00%	14,797,138	3.20%	14.19%
2015	11,552,714	3,690,697	15,243,411	449,108	2.95%	14,794,303	-0.02%	14.17%
2016	11,491,498	3,776,031	15,267,529	629,036	4.12%	14,638,493	-3.97%	12.97%
2017	12,506,293	3,869,823	16,376,116	611,047	3.73%	15,765,069	3.26%	21.66%
2018	13,281,868	4,131,388	17,413,256	704,083	4.04%	16,709,173	2.03%	28.95%
Rate Ann%chg	<b>2.40%</b>	<b>5.23%</b>	<b>3.00%</b>			Ag Imprv+Site w/o growth	<b>0.67%</b>	

(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.

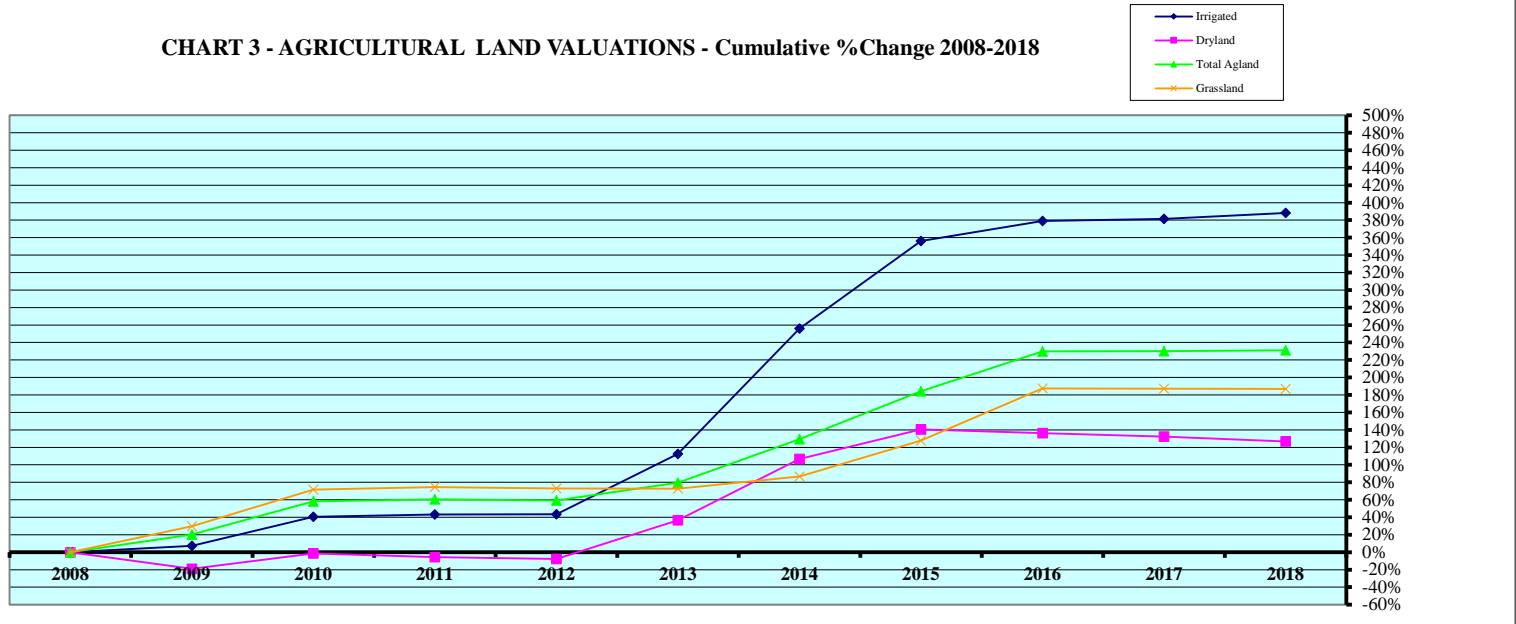
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	57
County	LOGAN

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	20,790,143	--	--	--	6,872,790	--	--	--	57,806,303	--	--	--
2009	22,279,091	1,488,948	7.16%	7.16%	5,568,980	-1,303,810	-18.97%	-18.97%	74,916,952	17,110,649	29.60%	29.60%
2010	29,207,484	6,928,393	31.10%	40.49%	6,772,502	1,203,522	21.61%	-1.46%	99,163,640	24,246,688	32.36%	71.54%
2011	29,770,163	562,679	1.93%	43.19%	6,494,171	-278,331	-4.11%	-5.51%	100,840,462	1,676,822	1.69%	74.45%
2012	29,811,201	41,038	0.14%	43.39%	6,338,738	-155,433	-2.39%	-7.77%	99,929,208	-911,254	-0.90%	72.87%
2013	44,187,428	14,376,227	48.22%	112.54%	9,379,697	3,040,959	47.97%	36.48%	99,774,960	-154,248	-0.15%	72.60%
2014	73,978,165	29,790,737	67.42%	255.83%	14,200,866	4,821,169	51.40%	106.62%	107,961,583	8,186,623	8.21%	86.76%
2015	94,809,628	20,831,463	28.16%	356.03%	16,531,173	2,330,307	16.41%	140.53%	131,612,799	23,651,216	21.91%	127.68%
2016	99,580,959	4,771,331	5.03%	378.98%	16,237,154	-294,019	-1.78%	136.25%	166,137,476	34,524,677	26.23%	187.40%
2017	100,098,272	517,313	0.52%	381.47%	15,967,164	-269,990	-1.66%	132.32%	166,024,368	-113,108	-0.07%	187.21%
2018	101,497,301	1,399,029	1.40%	388.20%	15,581,484	-385,680	-2.42%	126.71%	165,848,500	-175,868	-0.11%	186.90%

Rate Ann.%chg: Irrigated 17.18% Dryland 8.53% Grassland 11.12%

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	11,316	--	--	--	243	--	--	--	85,480,795	--	--	--
2009	33,858	22,542	199.20%	199.20%	243	0	0.00%	0.00%	102,799,124	17,318,329	20.26%	20.26%
2010	33,933	75	0.22%	199.87%	243	0	0.00%	0.00%	135,177,802	32,378,678	31.50%	58.14%
2011	33,933	0	0.00%	199.87%	243	0	0.00%	0.00%	137,138,972	1,961,170	1.45%	60.43%
2012	31,838	-2,095	-6.17%	181.35%	188	-55	-22.63%	-22.63%	136,111,173	-1,027,799	-0.75%	59.23%
2013	31,556	-282	-0.89%	178.86%	188	0	0.00%	-22.63%	153,373,829	17,262,656	12.68%	79.42%
2014	31,556	0	0.00%	178.86%	188	0	0.00%	-22.63%	196,172,358	42,798,529	27.90%	129.49%
2015	31,763	207	0.66%	180.69%	188	0	0.00%	-22.63%	242,985,551	46,813,193	23.86%	184.26%
2016	31,590	-173	-0.54%	179.16%	188	0	0.00%	-22.63%	281,987,367	39,001,816	16.05%	229.88%
2017	31,920	330	1.04%	182.08%	188	0	0.00%	-22.63%	282,121,912	134,545	0.05%	230.04%
2018	31,920	0	0.00%	182.08%	188	0	0.00%	-22.63%	282,959,393	837,481	0.30%	231.02%

Cnty# 57  
County LOGAN

Rate Ann.%chg: Total Agric Land 12.72%



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

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	20,470,615	24,161	847			7,003,865	19,646	357			57,820,463	319,292	181		
2009	22,279,091	25,765	865	2.06%	2.06%	5,568,980	18,454	302	-15.35%	-15.35%	74,917,704	318,799	235	29.77%	29.77%
2010	29,207,484	26,154	1,117	29.15%	31.81%	7,133,762	18,092	394	30.66%	10.61%	98,810,714	318,744	310	31.91%	71.19%
2011	29,767,963	26,660	1,117	-0.02%	31.79%	6,639,416	16,593	400	1.48%	12.24%	100,717,526	319,738	315	1.61%	73.95%
2012	29,811,201	26,706	1,116	-0.03%	31.75%	6,338,312	15,732	403	0.69%	13.01%	99,923,909	317,218	315	0.00%	73.95%
2013	44,167,210	28,344	1,558	39.59%	83.92%	9,438,680	14,680	643	59.59%	80.35%	99,746,072	316,654	315	0.00%	73.95%
2014	73,828,292	29,907	2,469	58.42%	191.37%	15,580,715	13,370	1,165	81.25%	226.88%	107,565,707	316,370	340	7.94%	87.75%
2015	94,809,627	31,108	3,048	23.46%	259.72%	16,531,126	11,471	1,441	23.66%	304.24%	131,613,219	317,043	415	22.10%	129.24%
2016	99,580,959	32,122	3,100	1.72%	265.90%	16,237,154	11,271	1,441	-0.03%	304.11%	165,981,890	315,930	525	26.56%	190.12%
2017	99,680,618	32,214	3,094	-0.19%	265.22%	15,967,164	11,077	1,441	0.05%	304.33%	166,112,605	316,223	525	-0.01%	190.08%
2018	101,500,334	32,850	3,090	-0.15%	264.69%	15,585,527	10,822	1,440	-0.09%	303.95%	165,848,543	315,821	525	-0.03%	189.99%

Rate Annual %chg Average Value/Acre: 13.81%

14.98%

11.23%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	11,316	2,263	5			243	49	5			85,306,502	365,411	233		
2009	33,858	2,257	15	200.00%	200.00%	243	49	5	0.00%	0.00%	102,799,876	365,323	281	20.54%	20.54%
2010	33,978	2,265	15	0.00%	200.00%	243	49	5	0.00%	0.00%	135,186,181	365,304	370	31.51%	58.52%
2011	33,933	2,262	15	0.00%	200.00%	243	49	5	0.00%	0.00%	137,159,081	365,302	375	1.46%	60.83%
2012	31,838	2,122	15	0.00%	200.01%	188	38	5	0.12%	0.12%	136,105,448	361,816	376	0.19%	61.13%
2013	31,556	2,104	15	0.00%	200.02%	188	38	5	0.00%	0.12%	153,383,706	361,819	424	12.69%	81.59%
2014	31,556	2,104	15	0.00%	200.02%	188	38	5	0.00%	0.12%	197,006,458	361,788	545	28.45%	133.25%
2015	31,763	2,107	15	0.50%	201.53%	188	38	5	0.00%	0.12%	242,985,923	361,766	672	23.35%	187.71%
2016	31,590	2,106	15	-0.50%	200.02%	188	38	5	0.00%	0.12%	281,831,781	361,466	780	16.08%	233.98%
2017	31,920	2,128	15	-0.01%	200.00%	188	38	5	0.03%	0.14%	281,792,495	361,680	779	-0.07%	233.74%
2018	31,920	2,128	15	0.00%	200.00%	938	39	24	385.98%	386.67%	282,967,262	361,660	782	0.42%	235.15%

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**LOGAN**

Rate Annual %chg Average Value/Acre: 12.86%

(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
763	LOGAN	12,198,282	987,749	178,197	13,693,674	4,222,544	0	0	282,959,393	13,281,868	4,131,388	860	331,653,955
<i>cnty sectorvalue % of total value:</i>		3.68%	0.30%	0.05%	4.13%	1.27%			85.32%	4.00%	1.25%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
32	GANDY	9,137	0	0	900,116	10,121	0	0	0	0	0	0	919,374
4.19%	<i>%sector of county sector</i>	0.07%			6.57%	0.24%							0.28%
	<i>%sector of municipality</i>	0.99%			97.91%	1.10%							100.00%
305	STAPLETON	221,109	207,792	12,951	8,085,778	1,342,185	0	0	0	0	0	0	9,869,815
39.97%	<i>%sector of county sector</i>	1.81%	21.04%	7.27%	59.05%	31.79%							2.98%
	<i>%sector of municipality</i>	2.24%	2.11%	0.13%	81.92%	13.60%							100.00%
337	Total Municipalities	230,246	207,792	12,951	8,985,894	1,352,306	0	0	0	0	0	0	10,789,189
44.17%	<i>%all municip.sectors of cnty</i>	1.89%	21.04%	7.27%	65.62%	32.03%							3.25%

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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

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 1,550</b>	<b>Value : 318,787,450</b>	<b>Growth 116,306</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	73	170,485	1	20,932	43	565,903	117	757,320	
<b>02. Res Improve Land</b>	166	805,050	0	0	38	200,000	204	1,005,050	
<b>03. Res Improvements</b>	169	8,034,707	1	341,740	39	3,691,249	209	12,067,696	
<b>04. Res Total</b>	242	9,010,242	2	362,672	82	4,457,152	326	13,830,066	36,396
<b>% of Res Total</b>	74.23	65.15	0.61	2.62	25.15	32.23	21.03	4.34	31.29
<b>05. Com UnImp Land</b>	10	61,781	0	0	0	0	10	61,781	
<b>06. Com Improve Land</b>	33	129,402	0	0	4	265,181	37	394,583	
<b>07. Com Improvements</b>	33	1,164,471	0	0	4	2,594,057	37	3,758,528	
<b>08. Com Total</b>	43	1,355,654	0	0	4	2,859,238	47	4,214,892	0
<b>% of Com Total</b>	91.49	32.16	0.00	0.00	8.51	67.84	3.03	1.32	0.00
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	242	9,010,242	2	362,672	82	4,457,152	326	13,830,066	36,396
<b>% of Res &amp; Rec Total</b>	74.23	65.15	0.61	2.62	25.15	32.23	21.03	4.34	31.29
<b>Com &amp; Ind Total</b>	43	1,355,654	0	0	4	2,859,238	47	4,214,892	0
<b>% of Com &amp; Ind Total</b>	91.49	32.16	0.00	0.00	8.51	67.84	3.03	1.32	0.00

<b>17. Taxable Total</b>	285	10,365,896	2	362,672	86	7,316,390	373	18,044,958	36,396
<b>% of Taxable Total</b>	76.41	57.44	0.54	2.01	23.06	40.55	24.06	5.66	31.29

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	14	860	14	860	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	14	860	14	860	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	22	0	8	30

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	312,177	0	0	965	227,592,562	967	227,904,739
28. Ag-Improved Land	0	0	0	0	186	56,303,100	186	56,303,100
29. Ag Improvements	0	0	0	0	196	16,533,793	196	16,533,793

30. Ag Total				1,163	300,741,632
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	8	8.00	40,000	8	8.00	40,000	
32. HomeSite Improv Land	140	156.10	780,500	140	156.10	780,500	
33. HomeSite Improvements	150	0.00	12,535,382	150	0.00	12,535,382	79,910
34. HomeSite Total				<b>158</b>	<b>164.10</b>	<b>13,355,882</b>	
35. FarmSite UnImp Land	5	5.00	3,750	5	5.00	3,750	
36. FarmSite Improv Land	162	165.09	123,818	162	165.09	123,818	
37. FarmSite Improvements	181	0.00	3,998,411	181	0.00	3,998,411	0
38. FarmSite Total				<b>186</b>	<b>170.09</b>	<b>4,125,979</b>	
39. Road & Ditches	473	1,573.57	0	473	1,573.57	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>344</b>	<b>1,907.76</b>	<b>17,481,861</b>	<b>79,910</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	329.17	1.00%	1,231,096	1.21%	3,740.00
46. 1A	5,859.54	17.75%	21,914,683	21.48%	3,740.00
47. 2A1	4,137.40	12.54%	14,894,640	14.60%	3,600.00
48. 2A	4,358.22	13.20%	15,079,431	14.78%	3,460.00
49. 3A1	2,868.51	8.69%	8,476,449	8.31%	2,955.00
50. 3A	3,091.34	9.37%	9,134,908	8.95%	2,955.00
51. 4A1	4,879.32	14.78%	12,686,232	12.44%	2,600.00
52. 4A	7,481.86	22.67%	18,592,427	18.23%	2,485.00
53. Total	33,005.36	100.00%	102,009,866	100.00%	3,090.71
<b>Dry</b>					
54. 1D1	136.63	1.28%	222,024	1.44%	1,625.00
55. 1D	2,428.52	22.70%	3,946,371	25.64%	1,625.01
56. 2D1	1,000.97	9.36%	1,561,513	10.14%	1,560.00
57. 2D	1,388.19	12.98%	2,165,575	14.07%	1,560.00
58. 3D1	1,752.73	16.39%	2,523,926	16.40%	1,440.00
59. 3D	655.50	6.13%	939,854	6.11%	1,433.80
60. 4D1	2,157.10	20.17%	2,610,105	16.96%	1,210.01
61. 4D	1,176.73	11.00%	1,423,853	9.25%	1,210.01
62. Total	10,696.37	100.00%	15,393,221	100.00%	1,439.11
<b>Grass</b>					
63. 1G1	120.47	0.04%	63,252	0.04%	525.04
64. 1G	1,118.65	0.35%	587,312	0.35%	525.02
65. 2G1	2,310.83	0.73%	1,213,214	0.73%	525.01
66. 2G	4,184.65	1.33%	2,196,998	1.32%	525.01
67. 3G1	862.50	0.27%	452,831	0.27%	525.02
68. 3G	10,500.86	3.33%	5,513,004	3.32%	525.00
69. 4G1	20,161.02	6.38%	10,584,628	6.38%	525.00
70. 4G	276,516.41	87.57%	145,213,337	87.57%	525.15
71. Total	315,775.39	100.00%	165,824,576	100.00%	525.13
<b>Irrigated Total</b>					
Irrigated Total	33,005.36	9.13%	102,009,866	36.01%	3,090.71
<b>Dry Total</b>					
Dry Total	10,696.37	2.96%	15,393,221	5.43%	1,439.11
<b>Grass Total</b>					
Grass Total	315,775.39	87.32%	165,824,576	58.54%	525.13
72. Waste	2,127.97	0.59%	31,920	0.01%	15.00
73. Other	37.50	0.01%	188	0.00%	5.01
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	361,642.59	100.00%	283,259,771	100.00%	783.26



Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	33,005.36	102,009,866	33,005.36	102,009,866
<b>77. Dry Land</b>	0.00	0	0.00	0	10,696.37	15,393,221	10,696.37	15,393,221
<b>78. Grass</b>	594.62	312,177	0.00	0	315,180.77	165,512,399	315,775.39	165,824,576
<b>79. Waste</b>	0.00	0	0.00	0	2,127.97	31,920	2,127.97	31,920
<b>80. Other</b>	0.00	0	0.00	0	37.50	188	37.50	188
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>594.62</b>	<b>312,177</b>	<b>0.00</b>	<b>0</b>	<b>361,047.97</b>	<b>282,947,594</b>	<b>361,642.59</b>	<b>283,259,771</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	33,005.36	9.13%	102,009,866	36.01%	3,090.71
<b>Dry Land</b>	10,696.37	2.96%	15,393,221	5.43%	1,439.11
<b>Grass</b>	315,775.39	87.32%	165,824,576	58.54%	525.13
<b>Waste</b>	2,127.97	0.59%	31,920	0.01%	15.00
<b>Other</b>	37.50	0.01%	188	0.00%	5.01
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>361,642.59</b>	<b>100.00%</b>	<b>283,259,771</b>	<b>100.00%</b>	<b>783.26</b>

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 Gandy (2)	59	106,914	19	91,246	20	693,330	79	891,490	0
83.2 Rural (3)	44	586,835	38	200,000	40	4,032,989	84	4,819,824	22,535
83.3 Stapleton (1)	14	63,571	147	713,804	149	7,341,377	163	8,118,752	13,861
84 Residential Total	117	757,320	204	1,005,050	209	12,067,696	326	13,830,066	36,396

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Gandy (2)	1	6,725	1	1,095	1	2,301	2	10,121	0
85.2	Rural (3)	1	11,000	4	265,181	4	2,594,057	5	2,870,238	0
85.3	Stapleton (1)	8	44,056	32	128,307	32	1,162,170	40	1,334,533	0
86	Commercial Total	10	61,781	37	394,583	37	3,758,528	47	4,214,892	0

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	120.47	0.04%	63,252	0.04%	525.04
88. 1G	1,118.65	0.35%	587,312	0.35%	525.02
89. 2G1	2,310.83	0.73%	1,213,214	0.73%	525.01
90. 2G	4,184.65	1.33%	2,196,998	1.32%	525.01
91. 3G1	862.50	0.27%	452,831	0.27%	525.02
92. 3G	10,500.86	3.33%	5,513,004	3.32%	525.00
93. 4G1	20,161.02	6.38%	10,584,628	6.38%	525.00
94. 4G	276,516.41	87.57%	145,213,337	87.57%	525.15
95. Total	315,775.39	100.00%	165,824,576	100.00%	525.13
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
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	315,775.39	100.00%	165,824,576	100.00%	525.13
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	315,775.39	100.00%	165,824,576	100.00%	525.13

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

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	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	13,693,674	13,830,066	136,392	1.00%	36,396	0.73%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	13,281,868	13,355,882	74,014	0.56%	79,910	-0.04%
<b>04. Total Residential (sum lines 1-3)</b>	<b>26,975,542</b>	<b>27,185,948</b>	<b>210,406</b>	<b>0.78%</b>	<b>116,306</b>	<b>0.35%</b>
05. Commercial	4,222,544	4,214,892	-7,652	-0.18%	0	-0.18%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>4,222,544</b>	<b>4,214,892</b>	<b>-7,652</b>	<b>-0.18%</b>	<b>0</b>	<b>-0.18%</b>
08. Ag-Farmsite Land, Outbuildings	4,131,388	4,125,979	-5,409	-0.13%	0	-0.13%
09. Minerals	860	860	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>4,132,248</b>	<b>4,126,839</b>	<b>-5,409</b>	<b>-0.13%</b>	<b>0</b>	<b>-0.13%</b>
12. Irrigated	101,497,301	102,009,866	512,565	0.51%		
13. Dryland	15,581,484	15,393,221	-188,263	-1.21%		
14. Grassland	165,848,500	165,824,576	-23,924	-0.01%		
15. Wasteland	31,920	31,920	0	0.00%		
16. Other Agland	188	188	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>282,959,393</b>	<b>283,259,771</b>	<b>300,378</b>	<b>0.11%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>318,289,727</b>	<b>318,787,450</b>	<b>497,723</b>	<b>0.16%</b>	<b>116,306</b>	<b>0.12%</b>

## 2019 Assessment Survey for Logan County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$85,320
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$85,320
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$15,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$4,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$4,400
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$35,885

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The county assessor
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.logan.gworks.com">www.logan.gworks.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	gWorks
8.	<b>Personal Property software:</b>
	TerraScan (owned by Thomson Reuters)

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	No - only the rural area is zoned.
3.	<b>What municipalities in the county are zoned?</b>
	None
4.	<b>When was zoning implemented?</b>
	2003

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Tax Valuation Inc., for pickup work
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	MIPS

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, Tax Valuation Inc.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Credentialed and professional experience in the appraisal field.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	The appraisal firm completes the listing work and helps create the depreciation tables, but ultimately the county assessor sets the values.



## 2019 Residential Assessment Survey for Logan County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	A contract appraisal firm, Tax Valuation Inc.																		
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings - structures located on rural parcels throughout the county</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.	AG	Outbuildings - structures located on rural parcels throughout the county									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.																		
AG	Outbuildings - structures located on rural parcels throughout the county																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	Sales were used to establish depreciation as it pertains to the cost approach. However, there are not enough residential sales to adequately utilize the sales comparison or income approaches.																		
<b>4.</b>	<b>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?</b>																		
	The county develops the depreciation study based on local market information.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>																		
	N/A																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		
	Market information and then a square foot cost is applied.																		
<b>7.</b>	<b>How are rural residential site values developed?</b>																		
	Rural residential property are typically identify with 20 acres of less. The first acre is valued at \$5,000, and excess acres are valued at \$2,395 up to 20 acres.																		
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																		
	N/A																		
<b>9.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">6/2014</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">6/2014</td> <td style="text-align: center;">2006</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2016	6/2014	2009	2015-2016	AG	2016	6/2014	2006	2015
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2016	6/2014	2009	2015-2016															
AG	2016	6/2014	2006	2015															

Rural Residential and outbuildings were physically inspected in 2015 and the villages were inspected in 2016 by a contract appraisal firm.

No new lot sales since 2009.

## 2019 Commercial Assessment Survey for Logan County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	A contract appraisal firm, Tax Valuation Inc.				
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	The cost approach, supported by comparable sales using the sales price per square foot. There is not enough data or commercial sales to utilize the income approach.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	A contracted appraiser will be hired to value unique commercial properties.				
<b>4.</b>	<b>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?</b>				
	Depreciation is based on the local market information.				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	No				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	Market information and a square foot cost are applied.				
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2014	2009	2015
	New depreciation was implemented for the 2017 assessment year following a physical inspection the prior year.				

## 2019 Agricultural Assessment Survey for Logan County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The county assessor and deputy county assessor.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.	2016	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.	2016						
	GIS was reviewed in 2014 to capture the irrigated acres and changes in land use throughout the county.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	N/A							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	The county follows the zoning manual in identifying rural residential land as no more than 20 acres. There is no recreational at this time.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Rural home sites are valued at \$5,000 for the first acre and the building site is \$750. Values for 4500 (rural residential) parcels are the first acre is \$5,000, \$2,395 up to ten acres and \$2,395 up to 20 acres. These values are used for the whole county.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	No intensive use identified in the county.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	With lack of market evidence, WRP is valued at 100% market value of grass.							
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>							
<b>8a.</b>	<b>How many special valuation applications are on file?</b>							
	N/A							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	N/A							
	<i><b><u>If your county recognizes a special value, please answer the following</u></b></i>							

<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

## **LOGAN COUNTY 3-YEAR PLAN OF ASSESSMENT JUNE 15, 2018**

Logan County has 282 residential properties, 47 Commercial Properties and 1150 agricultural properties. There are an estimated 150 personal property filings each year and an estimated 50 homestead exemptions.

Logan County has an official, one full-time clerical and one part time clerical that deal with listing of properties, determining of values, and filing personal property schedules. The county also will hire an appraiser as needed. The official and full time clerical handle most of the computer work such as data entry, sketching, record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The County assessor maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land description.

Aerials were taken 2001-2002. In 2015-2016 hired Tax Valuation Inc. to review and take pictures of all rural residential and commercial properties in the County. Ag sales were studied and adjusted values accordingly to sales of dryland, grass, and irrigated classes. In 2016-2017 hired Tax Valuation Inc. to review and take pictures of all residential property in Stapleton and Gandy. In January 2017 completed statewide soil conversion, Ag-land sales were studied and adjusted value according to sales for dryland, grass and irrigated classes. Added new irrigated acres. Work done by Tax Valuation Inc. in 2015-2016 and 2016-2017 was entered on the computer and Residential and Mobile Home pricing was brought up to Marshall Swift 2014 pricing with a new 2017 depreciation table, commercial property was brought up to the Marshall & Swift 2016 pricing with a new 2017 depreciation table. We made no new changes to the land and lot values for residential or commercial. In 2018 we put on new improvements and made no changes to the land and lot value.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to statute. In 2018-2019 we plan to drive 1/3 of the County and review property and do annual pickup work and work on the assessor's record files, review outbuildings, make new depreciation schedule for the outbuildings and work on assessor's record files. In 2018-2019 we are also planning on changing our assessing system over to MIPS. In 2019-2020 we plan to drive 1/3 of the County and review property, do annual pickup work and work on assessor's record files. 2020-2021 we plan to drive the last 1/3 of the county and review property. Also annually study ag-land and take pictures of rural and residential improvements as needed to insert into MIPS system.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules and abstracts are filed on time.

Debbie Myers  
Logan County Assessor