

NEBRASKA

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DEPARTMENT OF REVENUE

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

MCPHERSON 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 McPherson 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 McPherson 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: Kathy Hoberg, McPherson County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

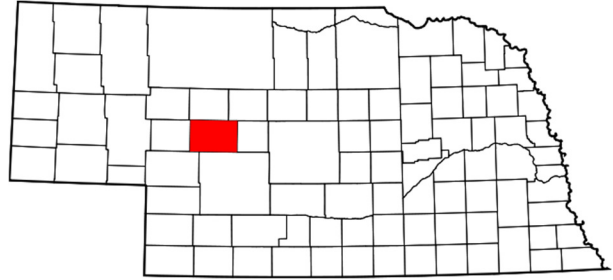
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

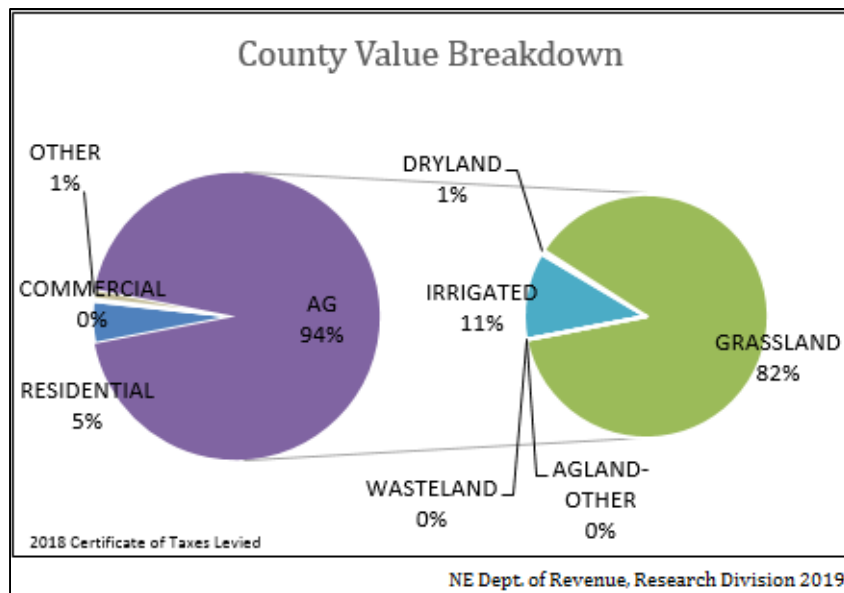
**Further information may be found in Exhibit 94*

County Overview

With a total area of 859 square miles, McPherson County had 499 residents, per the Census Bureau Quick Facts for 2017, reflecting an overall population decline from the 2010 U.S. Census of 7%. Reports indicated that 67% of county residents were homeowners and 95% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$65,176 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in McPherson County are evenly disbursed throughout the county. According to the latest information available from the U.S. Census Bureau, there were seven employer establishments with total employment of 22.



Agricultural land is the single largest contributor to the county's 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. McPherson County is included in both the Upper Loup and Twin Platte Natural Resources Districts (NRD).

2019 Residential Correlation for McPherson County

Assessment Actions

Only routine maintenance and pick-up work was completed for residential property in McPherson County for the 2019 assessment year.

Assessment Practice Review

The assessment practice review is vital to the determination of a level of value in McPherson County because of the minimal amount of qualified residential sales that occur and the overall small number of residential parcels located countywide. Only one valuation group is required for the residential class. Sales qualification, sold and unsold property comparison, and the valuation process were all examined in the Property Assessment Division's (Division) annual review.

In July, the McPherson County Assessor changed Computer Assisted Mass Appraisal (CAMA) vendors. With the help of the new CAMA system, the county has begun submitting sales to the state sales file electronically. Errors in the sales submissions were identified before; however, the electronic submission process should eliminate these errors moving forward. Additionally, all sales were reviewed and non-qualified sales had documentation to support the county's decision. An audit of the county's Assessed Value Update (AVU) records showed no errors.

Tax Valuation, Inc. performed the last reappraisal of residential property in the county in 2016. During this reappraisal, depreciation, land, and cost tables were updated using local market data, keeping the county compliant with the six-year inspection and review cycle requirement. No apparent valuation bias was determined during the review of sold and unsold property.

Description of Analysis

McPherson County does not have any incorporated villages and there is a small number of residential properties countywide; therefore, only valuation group is used. Generally, there are not enough residential sales in the two-year study period to conduct a meaningful statistical analysis. For 2019, only five arm's-length transactions occurred in the county.

One high dollar sale influences the weighted mean nearly 30 points lower than the median. This variability, along with the small sample size, leads to the conclusion that the statistics should not solely be used to determine a level of value.

Equalization and Quality of Assessment

Based on the assessment practices review, residential property in McPherson County is uniformly valued and complies with generally accepted mass appraisal techniques.

Level of Value

Based on the review of all available information, the level of value of residential property in McPherson County is determined to be at the statutory level of 100% of market value.

2019 Commercial Correlation for McPherson County

Assessment Actions

Only general maintenance and was completed for the commercial property in McPherson County for the 2019 assessment year.

Assessment Practice Review

Over the last five years, McPherson County has not had an arm's-length commercial sale or even a non-qualified sale. With no sales data to rely on, and very few commercial parcels countywide, only one valuation group is necessary. A review of the county's Assessed Value Update (AVU) records showed no errors. The commercial property was last reappraised in 2013 at the same time residential property was reviewed. A contract appraisal firm performed on-site inspections and updated land, cost, and depreciation tables as well. This review maintains compliance with the statutorily required six-year inspection and review cycle. Land tables were valued the same as residential land tables, and depreciation tables were developed from data outside the county due to no sales data with the county.

Description of Analysis

Comparison of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows no change in value for the commercial property class, which matches the assessment actions taken by the county assessor. With no commercial sales to analyze, the assessment practice review is the basis for determining a level of value for McPherson County commercial property.

Equalization and Quality of Assessment

Based on the assessment practice review, the values for commercial property in McPherson County are uniform and comply with generally accepted mass appraisal techniques.

Level of Value

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

2019 Agricultural Correlation for McPherson County

Assessment Actions

Only review work and general maintenance was performed on agricultural land in McPherson County for the 2019 assessment year. An agricultural land sales study was performed, with no valuation adjustments concluded.

Assessment Practice Review

The Property Assessment Division's (Division) annual assessment practice review focuses on the qualification of sales data, the classification and valuation of agricultural land, including market areas, and the assessment of agricultural homes and outbuildings.

McPherson County attempts to utilize as many sales as possible and from 2011 to 2017, the county assessor used a higher percentage of agricultural sales than the state average. However, in 2018 the utilization was much lower than normal. Because of the low number of sales during each study period, the utilization rates vary widely from year to year. Review of the sales rosters indicates that reasons for excluding sales are well documented and that qualification determinations are made without any apparent bias. An audit of the county's Assessed Value Update (AVU) records showed no errors.

Agricultural land in McPherson County is very homogeneous, with 96% of land as grassland. The majority of grassland is made of Valentine Sand soils, and is generally used as pasture. Because the land is very homogeneous, there are no market areas within the county. In the past, agricultural land use has been cyclically reviewed relying on aerial imagery, taxpayer reports, and some physical inspection. McPherson County finalized a gWorks system implementation in 2017. Moving forward, land use changes will be reviewed and documented through aerial imagery, and physical inspections when necessary. Nearly all rural land has agricultural use in McPherson County, only a small amount of parcels just outside of Tryon have no or limited agricultural use and are coded rural residential.

Agricultural homes and outbuildings were inspected in 2015, at the same time residential and commercial buildings were inspected, which meets the six-year inspection and review cycle requirement. The cost and depreciation tables for the agricultural homes are the same that are used for the residential class. The agricultural outbuildings are priced using local cost information that breaks value down by building type, age, and condition. These tables were also updated in 2015 and are used for all similar buildings in the county, regardless of classification.

Description of Analysis

In McPherson County, only eight qualified agricultural sales occurred within the three-year study period. All eight of the sales were 95% Majority Land Use (MLU) grassland, which accounts for nearly all of the land in the county.

McPherson County's grassland values continue to remain comparative to surrounding counties. Values to the west are approximately 10% lower than McPherson County, and values to the east

2019 Agricultural Correlation for McPherson County

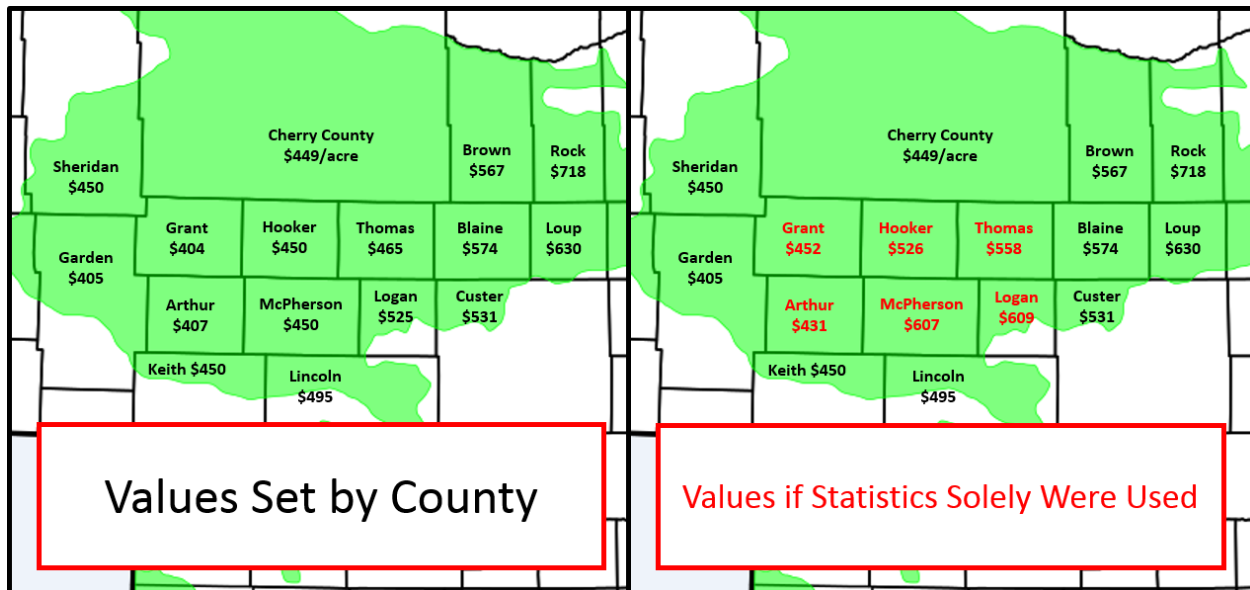
are approximately 17% higher. Hooker County and Keith County, which border both north and south, respectively, are valued approximately the same with the weighted average grassland value.

The statistical profile shows a median well below the acceptable range; however, a sample size of eight qualified sales is inadequate to conduct a meaningful analysis of the level of value. Additionally, the majority of the transactions that occurred in the study period, stemmed from two buyers, creating unnatural economic conditions not typical for that area. Review of sales from within 12 miles of McPherson County display significantly higher assessment to sale ratios highlighting the impact that these individual buyers are having on the county's statistics.

Review of the expanded statistic shows a median that is still low at 60%; however, as individual low ratios, from the previously mentioned buyers are removed from the sample the median raises two percentage points as each sale is removed, again highlighting the significant impact of these sales. Based on the statistical analysis and the comparison of values to surrounding counties, the level of value of agricultural land is believed to be 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 McPherson County are assessed uniformly and according to generally accepted mass appraisal techniques. Additionally, agricultural outbuildings in McPherson County exhibit equalized valuation with rural residential improvements.



Level of Value

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

2019 Opinions of the Property Tax Administrator for McPherson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for McPherson County

Residential Real Property - Current

Number of Sales	5	Median	102.63
Total Sales Price	\$473,600	Mean	89.67
Total Adj. Sales Price	\$473,600	Wgt. Mean	74.22
Total Assessed Value	\$351,522	Average Assessed Value of the Base	\$34,588
Avg. Adj. Sales Price	\$94,720	Avg. Assessed Value	\$70,304

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	60.35 to 118.99
% of Value of the Class of all Real Property Value in the County	1.54
% of Records Sold in the Study Period	3.88
% of Value Sold in the Study Period	7.88

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	6	100	99.88
2017	6	100	99.30
2016	4	100	100.30
2015	7	100	97.26

2019 Commission Summary for McPherson County

Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$45,163
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.19
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	0	100	00.00
2017	0	100	00.00
2016	0	100	00.00
2015	0	100	00.00

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RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

Number of Sales : 5
 Total Sales Price : 473,600
 Total Adj. Sales Price : 473,600
 Total Assessed Value : 351,522
 Avg. Adj. Sales Price : 94,720
 Avg. Assessed Value : 70,304

MEDIAN : 103
 WGT. MEAN : 74
 MEAN : 90
 COD : 15.99
 PRD : 120.82

COV : 26.34
 STD : 23.62
 Avg. Abs. Dev : 16.41
 MAX Sales Ratio : 107.75
 MIN Sales Ratio : 52.94

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 60.35 to 118.99

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	2	104.38	104.38	103.93	01.68	100.43	102.63	106.13	N/A	60,500	62,879
01-JAN-17 To 31-MAR-17	2	65.92	65.92	56.80	19.69	116.06	52.94	78.90	N/A	151,300	85,944
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											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	4	90.77	85.15	70.27	21.19	121.18	52.94	106.13	N/A	105,900	74,412
01-OCT-17 To 30-SEP-18	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	2	65.92	65.92	56.80	19.69	116.06	52.94	78.90	N/A	151,300	85,944
<u>ALL</u>	5	102.63	89.67	74.22	15.99	120.82	52.94	107.75	N/A	94,720	70,304

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	5	102.63	89.67	74.22	15.99	120.82	52.94	107.75	N/A	94,720	70,304
<u>ALL</u>	5	102.63	89.67	74.22	15.99	120.82	52.94	107.75	N/A	94,720	70,304

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	5	102.63	89.67	74.22	15.99	120.82	52.94	107.75	N/A	94,720	70,304
06											
07											
<u>ALL</u>	5	102.63	89.67	74.22	15.99	120.82	52.94	107.75	N/A	94,720	70,304

60 McPherson

RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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Number of Sales : 5
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 Avg. Assessed Value : 70,304

MEDIAN : 103
 WGT. MEAN : 74
 MEAN : 90
 COD : 15.99
 PRD : 120.82

COV : 26.34
 STD : 23.62
 Avg. Abs. Dev : 16.41
 MAX Sales Ratio : 107.75
 MIN Sales Ratio : 52.94

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 60.35 to 118.99

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SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	5	102.63	89.67	74.22	15.99	120.82	52.94	107.75	N/A	94,720	70,304
Greater Than 14,999	5	102.63	89.67	74.22	15.99	120.82	52.94	107.75	N/A	94,720	70,304
Greater Than 29,999	5	102.63	89.67	74.22	15.99	120.82	52.94	107.75	N/A	94,720	70,304
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	106.13	97.59	97.96	09.06	99.62	78.90	107.75	N/A	46,667	45,714
60,000 TO 99,999	1	102.63	102.63	102.63	00.00	100.00	102.63	102.63	N/A	76,000	77,998
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	52.94	52.94	52.94	00.00	100.00	52.94	52.94	N/A	257,600	136,382
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	5	102.63	89.67	74.22	15.99	120.82	52.94	107.75	N/A	94,720	70,304

60 McPherson

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 : 0
 Total Sales Price : 0
 Total Adj. Sales Price : 0
 Total Assessed Value : 0
 Avg. Adj. Sales Price : 0
 Avg. Assessed Value : 0

MEDIAN : 0
 WGT. MEAN : 0
 MEAN : 0
 COD : 00.00
 PRD : 00.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 00.00
 MIN Sales Ratio : 00.00

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

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</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											
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											
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											
01-OCT-16 To 30-SEP-17											
01-OCT-17 To 30-SEP-18											
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16											
01-JAN-17 To 31-DEC-17											
<u>ALL</u>											

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03											
04											
<u>ALL</u>											

**60 McPherson
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 : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

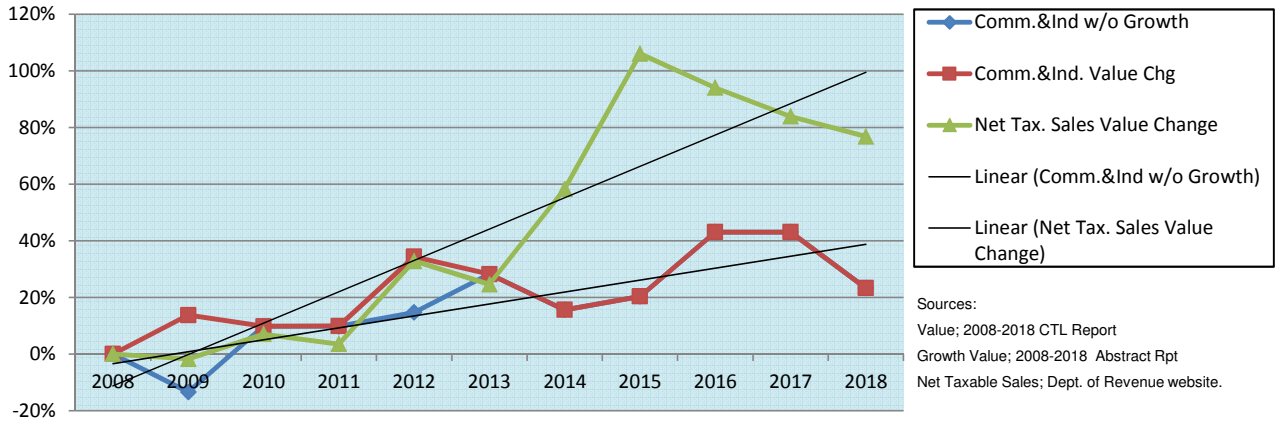
COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

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

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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											
___ Ranges Excl. Low \$ ___												
Greater Than	4,999											
Greater Than	14,999											
Greater Than	29,999											
___ Incremental Ranges ___												
0 TO	4,999											
5,000 TO	14,999											
15,000 TO	29,999											
30,000 TO	59,999											
60,000 TO	99,999											
100,000 TO	149,999											
150,000 TO	249,999											
250,000 TO	499,999											
500,000 TO	999,999											
1,000,000 +												
___ ALL ___												

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	\$ 439,514	\$ -		\$ 439,514	--	\$ 400,877	--
2009	\$ 499,845	\$ 119,250	23.86%	\$ 380,595	-13.41%	\$ 393,893	-1.74%
2010	\$ 482,669	\$ -	0.00%	\$ 482,669	-3.44%	\$ 429,011	8.92%
2011	\$ 483,005	\$ 336	0.07%	\$ 482,669	0.00%	\$ 415,110	-3.24%
2012	\$ 590,635	\$ 86,383	14.63%	\$ 504,252	4.40%	\$ 532,589	28.30%
2013	\$ 563,415	\$ -	0.00%	\$ 563,415	-4.61%	\$ 499,489	-6.21%
2014	\$ 508,084	\$ -	0.00%	\$ 508,084	-9.82%	\$ 634,591	27.05%
2015	\$ 528,919	\$ -	0.00%	\$ 528,919	4.10%	\$ 825,874	30.14%
2016	\$ 628,737	\$ -	0.00%	\$ 628,737	18.87%	\$ 777,834	-5.82%
2017	\$ 628,737	\$ -	0.00%	\$ 628,737	0.00%	\$ 736,971	-5.25%
2018	\$ 541,956	\$ -	0.00%	\$ 541,956	-13.80%	\$ 708,737	-3.83%
Ann %chg	2.12%			Average	-1.77%	5.86%	6.83%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	-13.41%	13.73%	-1.74%
2010	9.82%	9.82%	7.02%
2011	9.82%	9.90%	3.55%
2012	14.73%	34.38%	32.86%
2013	28.19%	28.19%	24.60%
2014	15.60%	15.60%	58.30%
2015	20.34%	20.34%	106.02%
2016	43.05%	43.05%	94.03%
2017	43.05%	43.05%	83.84%
2018	23.31%	23.31%	76.80%

County Number	60
County Name	McPherson

60 McPherson
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 : 8
Total Sales Price : 2,904,000
Total Adj. Sales Price : 2,904,000
Total Assessed Value : 1,454,630
Avg. Adj. Sales Price : 363,000
Avg. Assessed Value : 181,829

MEDIAN : 46
WGT. MEAN : 50
MEAN : 52
COD : 14.94
PRD : 103.21

COV : 21.62
STD : 11.18
Avg. Abs. Dev : 06.93
MAX Sales Ratio : 75.00
MIN Sales Ratio : 44.41

95% Median C.I. : 44.41 to 75.00
95% Wgt. Mean C.I. : 43.26 to 56.92
95% Mean C.I. : 42.35 to 61.05

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-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											
01-OCT-16 To 31-DEC-16	1	47.37	47.37	47.37	00.00	100.00	47.37	47.37	N/A	912,000	432,000
01-JAN-17 To 31-MAR-17	2	62.34	62.34	54.35	20.32	114.70	49.67	75.00	N/A	259,500	141,048
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	44.78	44.78	44.78	00.00	100.00	44.78	44.78	N/A	200,000	89,550
01-JAN-18 To 31-MAR-18	2	44.94	44.94	45.07	01.11	99.71	44.44	45.43	N/A	217,500	98,017
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	2	53.45	53.45	54.29	16.91	98.45	44.41	62.49	N/A	419,000	227,475
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16											
01-OCT-16 To 30-SEP-17	3	49.67	57.35	49.90	18.54	114.93	47.37	75.00	N/A	477,000	238,032
01-OCT-17 To 30-SEP-18	5	44.78	48.31	50.27	08.51	96.10	44.41	62.49	N/A	294,600	148,107
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	1	47.37	47.37	47.37	00.00	100.00	47.37	47.37	N/A	912,000	432,000
01-JAN-17 To 31-DEC-17	3	49.67	56.48	51.69	20.27	109.27	44.78	75.00	N/A	239,667	123,882
<u>ALL</u>	8	46.40	51.70	50.09	14.94	103.21	44.41	75.00	44.41 to 75.00	363,000	181,829

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	8	46.40	51.70	50.09	14.94	103.21	44.41	75.00	44.41 to 75.00	363,000	181,829
<u>ALL</u>	8	46.40	51.70	50.09	14.94	103.21	44.41	75.00	44.41 to 75.00	363,000	181,829

95%MLU By Market Area										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	46.40	51.70	50.09	14.94	103.21	44.41	75.00	44.41 to 75.00	363,000	181,829
1	8	46.40	51.70	50.09	14.94	103.21	44.41	75.00	44.41 to 75.00	363,000	181,829
<u>ALL</u>	8	46.40	51.70	50.09	14.94	103.21	44.41	75.00	44.41 to 75.00	363,000	181,829

60 McPherson
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 : 8
 Total Sales Price : 2,904,000
 Total Adj. Sales Price : 2,904,000
 Total Assessed Value : 1,454,630
 Avg. Adj. Sales Price : 363,000
 Avg. Assessed Value : 181,829

MEDIAN : 46
 WGT. MEAN : 50
 MEAN : 52
 COD : 14.94
 PRD : 103.21

COV : 21.62
 STD : 11.18
 Avg. Abs. Dev : 06.93
 MAX Sales Ratio : 75.00
 MIN Sales Ratio : 44.41

95% Median C.I. : 44.41 to 75.00
 95% Wgt. Mean C.I. : 43.26 to 56.92
 95% Mean C.I. : 42.35 to 61.05

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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
____ Grass ____											
County	8	46.40	51.70	50.09	14.94	103.21	44.41	75.00	44.41 to 75.00	363,000	181,829
1	8	46.40	51.70	50.09	14.94	103.21	44.41	75.00	44.41 to 75.00	363,000	181,829
____ ALL ____	8	46.40	51.70	50.09	14.94	103.21	44.41	75.00	44.41 to 75.00	363,000	181,829

McPherson County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100
Hooker	1	n/a	n/a	n/a	n/a	n/a	1800	1800	1800	1800
Thomas	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Logan	1	3740	3740	3600	3460	2955	2955	2600	2485	3091
Lincoln	2	2500	2500	2445	2490	2500	2450	2491	2473	2479
Keith	1	n/a	2101	n/a	2100	2100	2100	2100	2100	2100
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Grant	1	n/a	n/a	n/a	n/a	n/a	1500	1500	1500	1500

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Logan	1	1625	1625	1560	1560	1440	1434	1210	1210	1439
Lincoln	2	1300	1300	1300	1300	1300	1300	1300	1300	1300
Keith	1	n/a	625	n/a	625	600	600	600	600	608
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Hooker	1	n/a	n/a	n/a	n/a	n/a	450	450	450	450
Thomas	1	n/a	n/a	465	n/a	465	465	465	465	465
Logan	1	525	525	525	525	525	525	525	525	525
Lincoln	2	560	560	560	560	560	495	495	494	495
Keith	1	n/a	540	n/a	505	460	460	450	450	450
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	404

County	Mkt Area	CRP	TIMBER	WASTE
McPherson	1	725	n/a	10
Hooker	1	n/a	n/a	9
Thomas	1	n/a	n/a	150
Logan	1	n/a	n/a	15
Lincoln	2	n/a	n/a	345
Keith	1	710	n/a	265
Arthur	1	n/a	n/a	10
Grant	1	n/a	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 :	16	Median :	60	COV :	21.83	95% Median C.I. :	45.43 to 71.56
Total Sales Price :	13,401,394	Wgt. Mean :	66	STD :	13.16	95% Wgt. Mean C.I. :	50.39 to 81.16
Total Adj. Sales Price :	13,401,394	Mean :	60	Avg. Abs.Dev :	11.58	95% Mean C.I. :	53.28 to 67.30
Total Assessed Value :	8,814,970						
Avg. Adj. Sales Price :	837,587	COD :	19.33	MAX Sales Ratio :	81.82		
Avg. Assessed Value :	550,936	PRD :	91.65	MIN Sales Ratio :	44.41		

Printed : 04/01/2019

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016											
07/01/2016 To 09/30/2016	2	79.40	79.40	79.32	03.05	100.10	76.98	81.82	N/A	358,819	284,614
10/01/2016 To 12/31/2016	1	47.37	47.37	47.37		100.00	47.37	47.37	N/A	912,000	432,000
01/01/2017 To 03/31/2017	6	69.95	67.23	69.97	07.53	96.08	49.67	75.00	49.67 to 75.00	1,548,459	1,083,468
04/01/2017 To 06/30/2017											
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	1	44.78	44.78	44.78		100.00	44.78	44.78	N/A	200,000	89,550
01/01/2018 To 03/31/2018	2	44.94	44.94	45.07	01.11	99.71	44.44	45.43	N/A	217,500	98,017
04/01/2018 To 06/30/2018	1	56.25	56.25	56.25		100.00	56.25	56.25	N/A	512,000	288,000
07/01/2018 To 09/30/2018	3	57.34	54.75	55.42	10.52	98.79	44.41	62.49	N/A	444,667	246,450
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	2	79.40	79.40	79.32	03.05	100.10	76.98	81.82	N/A	358,819	284,614
10/01/2016 To 09/30/2017	7	68.95	64.39	67.95	11.02	94.76	47.37	75.00	47.37 to 75.00	1,457,537	990,401
10/01/2017 To 09/30/2018	7	45.43	50.73	52.92	13.34	95.86	44.41	62.49	44.41 to 62.49	354,429	187,562
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	3	76.98	68.72	61.44	14.91	111.85	47.37	81.82	N/A	543,213	333,743
01/01/2017 To 12/31/2017	7	68.95	64.02	69.44	11.56	92.19	44.78	75.00	44.78 to 75.00	1,355,822	941,480

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	16	59.92	60.29	65.78	19.33	91.65	44.41	81.82	45.43 to 71.56	837,587	550,936

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	16	Median :	60	COV :	21.83	95% Median C.I. :	45.43 to 71.56
Total Sales Price :	13,401,394	Wgt. Mean :	66	STD :	13.16	95% Wgt. Mean C.I. :	50.39 to 81.16
Total Adj. Sales Price :	13,401,394	Mean :	60	Avg. Abs. Dev :	11.58	95% Mean C.I. :	53.28 to 67.30
Total Assessed Value :	8,814,970						
Avg. Adj. Sales Price :	837,587	COD :	19.33	MAX Sales Ratio :	81.82		
Avg. Assessed Value :	550,936	PRD :	91.65	MIN Sales Ratio :	44.41		

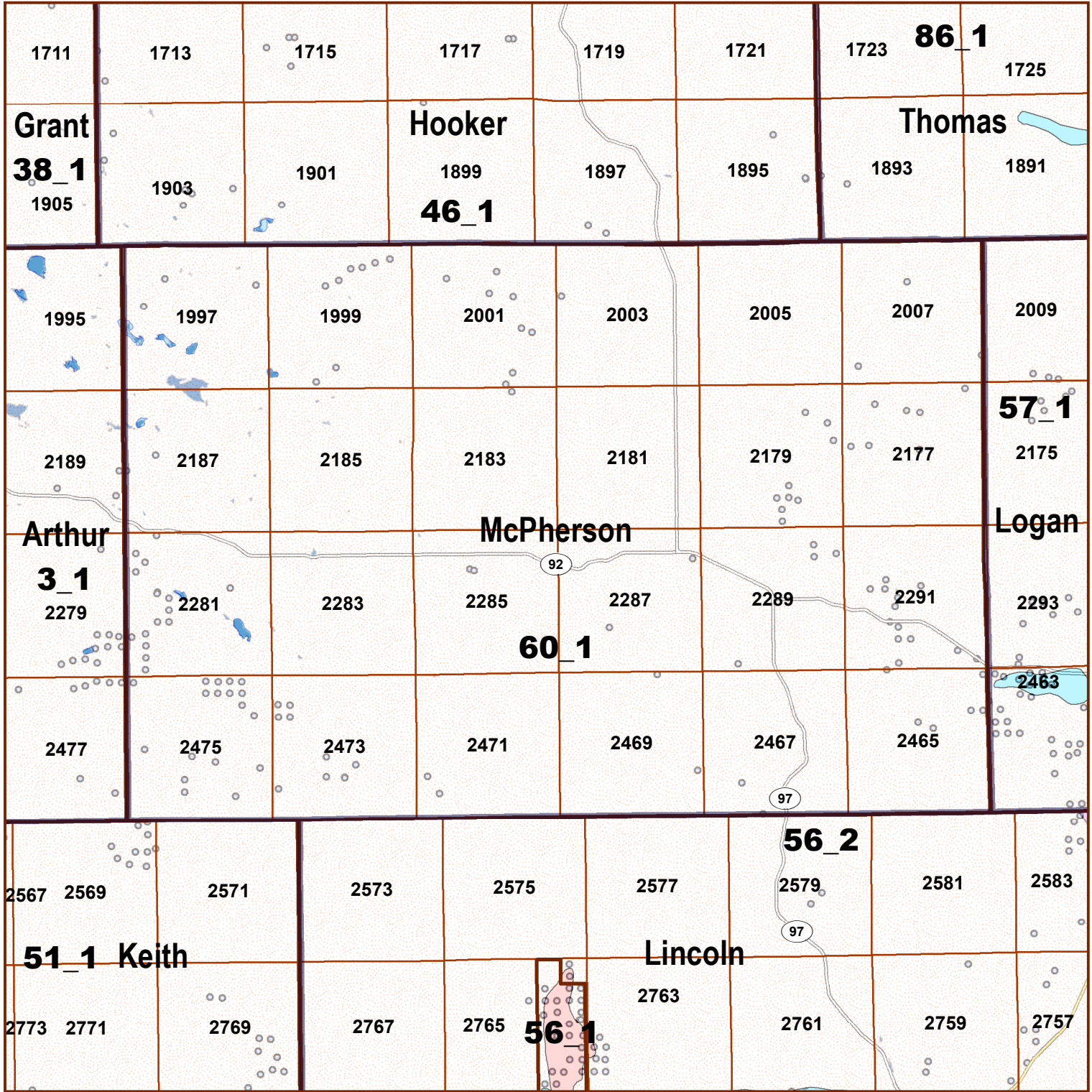
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Grass</u>											
County	16	59.92	60.29	65.78	19.33	91.65	44.41	81.82	45.43 to 71.56	837,587	550,936
1	16	59.92	60.29	65.78	19.33	91.65	44.41	81.82	45.43 to 71.56	837,587	550,936
<u>ALL</u>											
10/01/2015 To 09/30/2018	16	59.92	60.29	65.78	19.33	91.65	44.41	81.82	45.43 to 71.56	837,587	550,936

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>Grass</u>											
County	16	59.92	60.29	65.78	19.33	91.65	44.41	81.82	45.43 to 71.56	837,587	550,936
1	16	59.92	60.29	65.78	19.33	91.65	44.41	81.82	45.43 to 71.56	837,587	550,936
<u>ALL</u>											
10/01/2015 To 09/30/2018	16	59.92	60.29	65.78	19.33	91.65	44.41	81.82	45.43 to 71.56	837,587	550,936



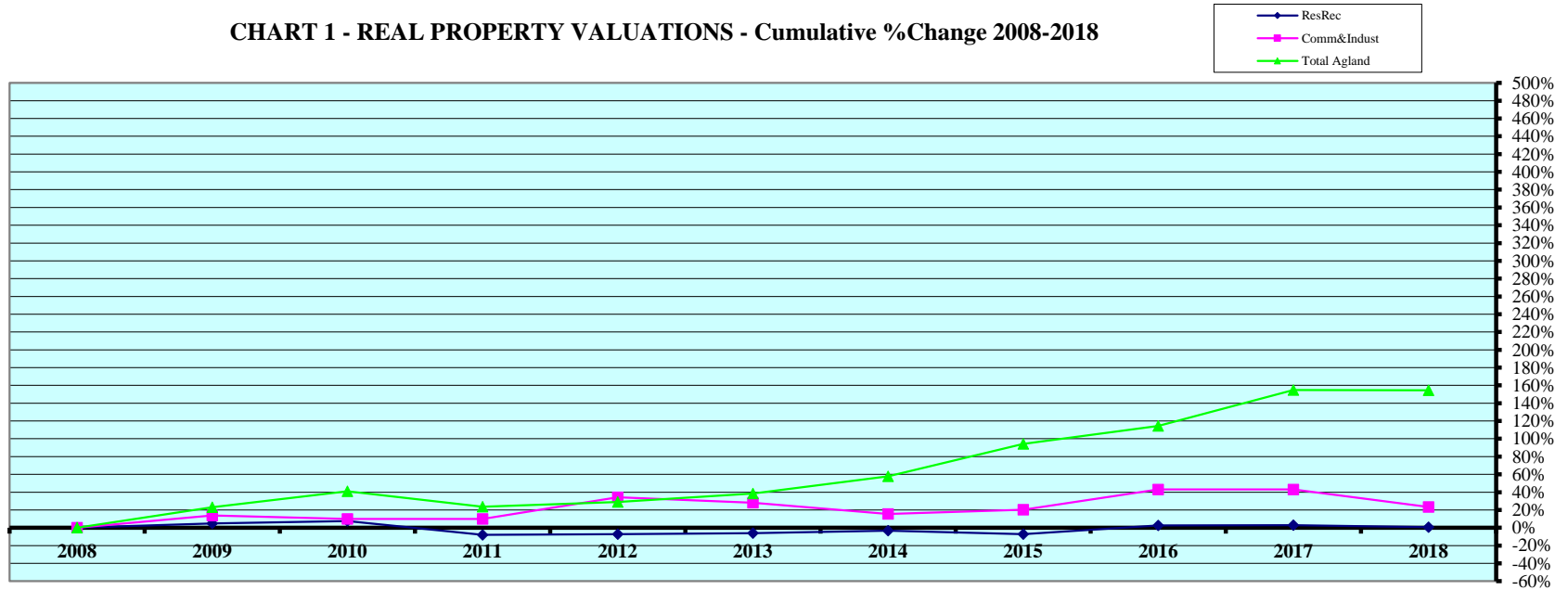
Legend

- 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

McPherson County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	4,417,895	--	--	--	439,514	--	--	--	106,608,569	--	--	--
2009	4,627,155	209,260	4.74%	4.74%	499,845	60,331	13.73%	13.73%	131,198,316	24,589,747	23.07%	23.07%
2010	4,750,090	122,935	2.66%	7.52%	482,669	-17,176	-3.44%	9.82%	150,319,202	19,120,886	14.57%	41.00%
2011	4,065,845	-684,245	-14.40%	-7.97%	483,005	336	0.07%	9.90%	131,824,344	-18,494,858	-12.30%	23.65%
2012	4,099,805	33,960	0.84%	-7.20%	590,635	107,630	22.28%	34.38%	137,372,380	5,548,036	4.21%	28.86%
2013	4,147,884	48,079	1.17%	-6.11%	563,415	-27,220	-4.61%	28.19%	147,696,342	10,323,962	7.52%	38.54%
2014	4,271,814	123,930	2.99%	-3.31%	508,084	-55,331	-9.82%	15.60%	168,164,749	20,468,407	13.86%	57.74%
2015	4,095,618	-176,196	-4.12%	-7.29%	528,919	20,835	4.10%	20.34%	207,087,300	38,922,551	23.15%	94.25%
2016	4,532,717	437,099	10.67%	2.60%	628,737	99,818	18.87%	43.05%	228,583,973	21,496,673	10.38%	114.41%
2017	4,545,037	12,320	0.27%	2.88%	628,737	0	0.00%	43.05%	271,632,594	43,048,621	18.83%	154.79%
2018	4,441,752	-103,285	-2.27%	0.54%	541,956	-86,781	-13.80%	23.31%	271,179,564	-453,030	-0.17%	154.37%

Rate Annual %chg: Residential & Recreational **0.05%**

Commercial & Industrial **2.12%**

Agricultural Land **9.79%**

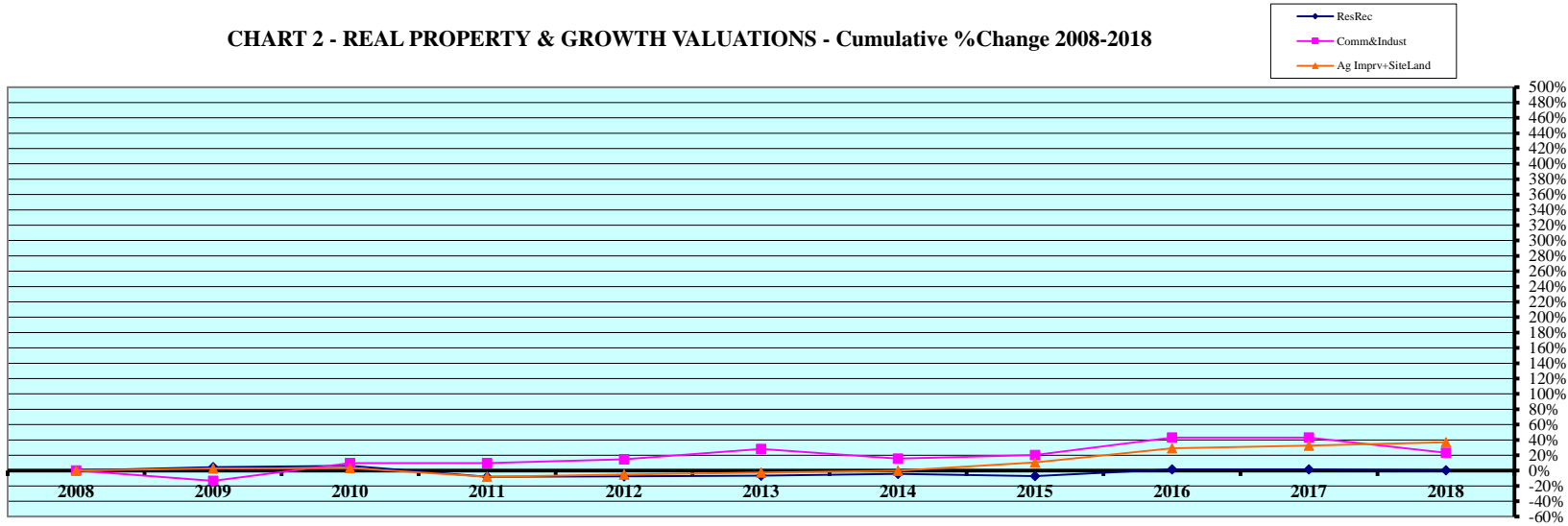
Cnty# **60**
County **MCPHERSON**

CHART 1

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

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾								
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth			
2008	4,417,895	145,836	3.30%	4,272,059	--	--	439,514	0	0.00%	439,514	--	--			
2009	4,627,155	5,625	0.12%	4,621,530	4.61%	4.61%	499,845	119,250	23.86%	380,595	-13.41%	-13.41%			
2010	4,750,090	56,880	1.20%	4,693,210	1.43%	6.23%	482,669	0	0.00%	482,669	-3.44%	9.82%			
2011	4,065,845	4,453	0.11%	4,061,392	-14.50%	-8.07%	483,005	336	0.07%	482,669	0.00%	9.82%			
2012	4,099,805	10,990	0.27%	4,088,815	0.56%	-7.45%	590,635	86,383	14.63%	504,252	4.40%	14.73%			
2013	4,147,884	26,580	0.64%	4,121,304	0.52%	-6.71%	563,415	0	0.00%	563,415	-4.61%	28.19%			
2014	4,271,814	40,800	0.96%	4,231,014	2.00%	-4.23%	508,084	0	0.00%	508,084	-9.82%	15.60%			
2015	4,095,618	1,873	0.05%	4,093,745	-4.17%	-7.34%	528,919	0	0.00%	528,919	4.10%	20.34%			
2016	4,532,717	43,248	0.95%	4,489,469	9.62%	1.62%	628,737	0	0.00%	628,737	18.87%	43.05%			
2017	4,545,037	61,927	1.36%	4,483,110	-1.09%	1.48%	628,737	0	0.00%	628,737	0.00%	43.05%			
2018	4,441,752	844	0.02%	4,440,908	-2.29%	0.52%	541,956	0	0.00%	541,956	-13.80%	23.31%			
Rate Ann%chg	0.05%						-0.33%						2.12%	C & I w/o growth	-1.77%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	7,304,982	1,944,331	9,249,313	119,032	1.29%	9,130,281	--	--
2009	7,609,196	1,958,680	9,567,876	69,120	0.72%	9,498,756	2.70%	2.70%
2010	7,733,977	2,104,642	9,838,619	269,822	2.74%	9,568,797	0.01%	3.45%
2011	6,722,688	2,280,785	9,003,473	497,367	5.52%	8,506,106	-13.54%	-8.04%
2012	6,762,316	2,162,487	8,924,803	153,752	1.72%	8,771,051	-2.58%	-5.17%
2013	7,020,480	2,268,503	9,288,983	261,872	2.82%	9,027,111	1.15%	-2.40%
2014	7,206,684	2,432,029	9,638,713	404,223	4.19%	9,234,490	-0.59%	-0.16%
2015	7,725,890	2,599,596	10,325,486	85,143	0.82%	10,240,343	6.24%	10.71%
2016	8,977,741	3,364,278	12,342,019	407,138	3.30%	11,934,881	15.59%	29.04%
2017	9,205,886	3,356,280	12,562,166	307,884	2.45%	12,254,282	-0.71%	32.49%
2018	9,385,686	3,337,699	12,723,385	54,258	0.43%	12,669,127	0.85%	36.97%
Rate Ann%chg	2.54%	5.55%	3.24%	Ag Imprv+Site w/o growth			0.91%	

(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.

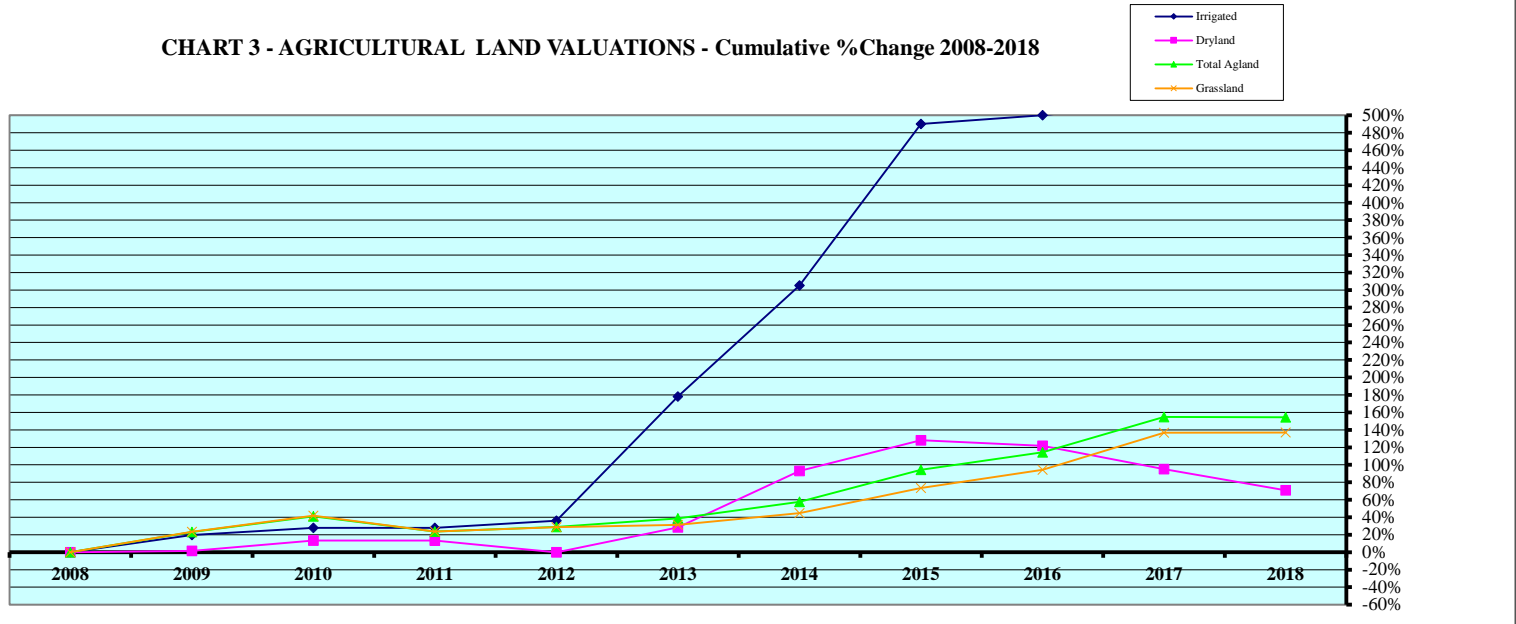
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	60
County	MCPHERSON

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	5,212,476	--	--	--	849,100	--	--	--	100,502,899	--	--	--
2009	6,242,825	1,030,349	19.77%	19.77%	862,584	13,484	1.59%	1.59%	124,048,813	23,545,914	23.43%	23.43%
2010	6,669,436	426,611	6.83%	27.95%	961,987	99,403	11.52%	13.29%	142,647,510	18,598,697	14.99%	41.93%
2011	6,669,436	0	0.00%	27.95%	961,987	0	0.00%	13.29%	124,152,652	-18,494,858	-12.97%	23.53%
2012	7,096,113	426,677	6.40%	36.14%	847,614	-114,373	-11.89%	-0.18%	129,388,384	5,235,732	4.22%	28.74%
2013	14,497,430	7,401,317	104.30%	178.13%	1,090,621	243,007	28.67%	28.44%	132,068,022	2,679,638	2.07%	31.41%
2014	21,125,389	6,627,959	45.72%	305.29%	1,638,543	547,922	50.24%	92.97%	145,360,548	13,292,526	10.06%	44.63%
2015	30,757,083	9,631,694	45.59%	490.07%	1,937,368	298,825	18.24%	128.17%	174,352,580	28,992,032	19.94%	73.48%
2016	31,272,423	515,340	1.68%	499.95%	1,881,543	-55,825	-2.88%	121.59%	195,388,550	21,035,970	12.07%	94.41%
2017	32,051,061	778,638	2.49%	514.89%	1,656,351	-225,192	-11.97%	95.07%	237,883,725	42,495,175	21.75%	136.69%
2018	31,573,710	-477,351	-1.49%	505.73%	1,449,716	-206,635	-12.48%	70.74%	238,114,491	230,766	0.10%	136.92%

Rate Ann.%chg: Irrigated 19.74% Dryland 5.50% Grassland 9.01%

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	44,094	--	--	--	0	--	--	--	106,608,569	--	--	--
2009	44,094	0	0.00%	0.00%	0	0	0	0	131,198,316	24,589,747	23.07%	23.07%
2010	40,269	-3,825	-8.67%	-8.67%	0	0	0	0	150,319,202	19,120,886	14.57%	41.00%
2011	40,269	0	0.00%	-8.67%	0	0	0	0	131,824,344	-18,494,858	-12.30%	23.65%
2012	40,269	0	0.00%	-8.67%	0	0	0	0	137,372,380	5,548,036	4.21%	28.86%
2013	40,269	0	0.00%	-8.67%	0	0	0	0	147,696,342	10,323,962	7.52%	38.54%
2014	40,269	0	0.00%	-8.67%	0	0	0	0	168,164,749	20,468,407	13.86%	57.74%
2015	40,269	0	0.00%	-8.67%	0	0	0	0	207,087,300	38,922,551	23.15%	94.25%
2016	41,457	1,188	2.95%	-5.98%	0	0	0	0	228,583,973	21,496,673	10.38%	114.41%
2017	41,457	0	0.00%	-5.98%	0	0	0	0	271,632,594	43,048,621	18.83%	154.79%
2018	41,647	190	0.46%	-5.55%	0	0	0	0	271,179,564	-453,030	-0.17%	154.37%

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County MCPHERSON

Rate Ann.%chg: Total Agric Land 9.79%

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	5,260,836	13,489	390			832,300	4,162	200			100,494,899	527,688	190		
2009	6,242,825	13,873	450	15.38%	15.38%	862,584	3,594	240	20.00%	20.00%	124,050,928	527,876	235	23.40%	23.40%
2010	6,669,436	13,895	480	6.67%	23.08%	961,987	3,498	275	14.58%	37.50%	142,648,843	528,329	270	14.89%	41.77%
2011	6,669,436	13,895	480	0.00%	23.08%	961,987	3,498	275	0.00%	37.50%	124,152,631	528,309	235	-12.96%	23.40%
2012	7,096,113	14,482	490	2.08%	25.64%	847,614	3,082	275	0.00%	37.50%	129,388,628	528,117	245	4.26%	28.65%
2013	14,541,940	14,542	1,000	104.08%	156.41%	1,090,621	2,908	375	36.36%	87.50%	132,056,893	528,228	250	2.04%	31.27%
2014	21,707,425	14,717	1,475	47.50%	278.21%	1,756,033	2,903	605	61.33%	202.50%	145,209,902	528,036	275	10.00%	44.40%
2015	30,757,083	14,646	2,100	42.37%	438.46%	1,937,368	2,672	725	19.83%	262.50%	174,356,374	528,353	330	20.00%	73.28%
2016	31,272,423	14,892	2,100	0.00%	438.46%	1,937,368	2,672	725	0.00%	262.50%	195,378,108	528,049	370	12.12%	94.28%
2017	31,623,711	15,059	2,100	0.00%	438.46%	1,656,351	2,285	725	0.00%	262.50%	237,967,602	528,638	450	21.66%	136.37%
2018	31,572,660	15,035	2,100	0.00%	438.46%	1,692,447	2,334	725	0.00%	262.50%	237,967,602	528,638	450	0.00%	136.37%

Rate Annual %chg Average Value/Acre: **18.34%**

13.74%

8.98%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	44,094	4,409	10			0	0				106,632,129	549,749	194		
2009	44,094	4,409	10	0.00%	0.00%	0	0				131,200,431	549,753	239	23.04%	23.04%
2010	40,269	4,027	10	0.00%	0.00%	0	0				150,320,535	549,749	273	14.57%	40.97%
2011	40,269	4,027	10	0.00%	0.00%	0	0				131,824,323	549,729	240	-12.30%	23.63%
2012	40,269	4,027	10	0.00%	0.00%	0	0				137,372,624	549,708	250	4.21%	28.84%
2013	40,269	4,027	10	0.00%	0.00%	0	0				147,729,723	549,705	269	7.54%	38.55%
2014	40,269	4,027	10	0.00%	0.00%	0	0				168,713,629	549,682	307	14.21%	58.24%
2015	40,269	4,027	10	0.00%	0.00%	0	0				207,091,094	549,698	377	22.74%	94.23%
2016	41,019	4,102	10	0.00%	0.00%	0	0				228,628,918	549,715	416	10.40%	114.42%
2017	41,457	4,146	10	0.00%	0.00%	0	0				271,289,133	550,128	493	18.57%	154.24%
2018	41,497	4,150	10	0.00%	0.00%	0	0				271,274,206	550,157	493	-0.01%	154.21%

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MCPHERSON

Rate Annual %chg Average Value/Acre: **9.78%**

(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
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 1,621	Value : 289,179,414	Growth 41,325	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	0	0	0	0	42	233,089	42	233,089	
02. Res Improve Land	0	0	0	0	85	322,189	85	322,189	
03. Res Improvements	0	0	0	0	87	3,906,580	87	3,906,580	
04. Res Total	0	0	0	0	129	4,461,858	129	4,461,858	240
% of Res Total	0.00	0.00	0.00	0.00	100.00	100.00	7.96	1.54	0.58
05. Com UnImp Land	0	0	0	0	4	10,659	4	10,659	
06. Com Improve Land	0	0	0	0	8	34,370	8	34,370	
07. Com Improvements	0	0	0	0	8	496,927	8	496,927	
08. Com Total	0	0	0	0	12	541,956	12	541,956	0
% of Com Total	0.00	0.00	0.00	0.00	100.00	100.00	0.74	0.19	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	0	0	0	0	129	4,461,858	129	4,461,858	240
% of Res & Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.96	1.54	0.58
Com & Ind Total	0	0	0	0	12	541,956	12	541,956	0
% of Com & Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.74	0.19	0.00

17. Taxable Total	0	0	0	0	141	5,003,814	141	5,003,814	240
% of Taxable Total	0.00	0.00	0.00	0.00	100.00	100.00	8.70	1.73	0.58

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	0	1	33	34

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,292	229,079,391	1,292	229,079,391
28. Ag-Improved Land	0	0	0	0	183	43,022,849	183	43,022,849
29. Ag Improvements	0	0	0	0	188	12,073,360	188	12,073,360

30. Ag Total				1,480	284,175,600
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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	3	3.00	12,000	3	3.00	12,000	
32. HomeSite Improv Land	122	137.00	548,000	122	137.00	548,000	
33. HomeSite Improvements	123	0.00	8,832,091	123	0.00	8,832,091	0
34. HomeSite Total				126	140.00	9,392,091	
35. FarmSite UnImp Land	4	4.00	3,300	4	4.00	3,300	
36. FarmSite Improv Land	175	185.00	131,351	175	185.00	131,351	
37. FarmSite Improvements	184	0.00	3,241,269	184	0.00	3,241,269	41,085
38. FarmSite Total				188	189.00	3,375,920	
39. Road & Ditches	292	1,624.10	0	292	1,624.10	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				314	1,953.10	12,768,011	41,085

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	56.00	0.37%	117,600	0.37%	2,100.00
48. 2A	1,418.20	9.33%	2,978,220	9.33%	2,100.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	3,844.19	25.30%	8,072,799	25.30%	2,100.00
51. 4A1	4,735.14	31.16%	9,943,794	31.16%	2,100.00
52. 4A	5,141.57	33.84%	10,797,297	33.84%	2,100.00
53. Total	15,195.10	100.00%	31,909,710	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	534.10	28.34%	387,223	28.34%	725.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	303.20	16.09%	219,821	16.09%	725.00
60. 4D1	420.20	22.30%	304,647	22.30%	725.00
61. 4D	627.02	33.27%	454,592	33.27%	725.00
62. Total	1,884.52	100.00%	1,366,283	100.00%	725.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	251.00	0.05%	112,950	0.05%	450.00
66. 2G	4,005.39	0.76%	1,802,426	0.76%	450.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	21,148.95	4.00%	9,559,766	4.02%	452.02
69. 4G1	49,975.23	9.45%	22,518,974	9.46%	450.60
70. 4G	453,529.43	85.75%	204,095,721	85.72%	450.02
71. Total	528,910.00	100.00%	238,089,837	100.00%	450.15
Irrigated Total					
	15,195.10	2.76%	31,909,710	11.76%	2,100.00
Dry Total					
	1,884.52	0.34%	1,366,283	0.50%	725.00
Grass Total					
	528,910.00	96.14%	238,089,837	87.72%	450.15
72. Waste	4,175.81	0.76%	41,759	0.02%	10.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	550,165.43	100.00%	271,407,589	100.00%	493.32

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	15,195.10	31,909,710	15,195.10	31,909,710
77. Dry Land	0.00	0	0.00	0	1,884.52	1,366,283	1,884.52	1,366,283
78. Grass	0.00	0	0.00	0	528,910.00	238,089,837	528,910.00	238,089,837
79. Waste	0.00	0	0.00	0	4,175.81	41,759	4,175.81	41,759
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	550,165.43	271,407,589	550,165.43	271,407,589

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	15,195.10	2.76%	31,909,710	11.76%	2,100.00
Dry Land	1,884.52	0.34%	1,366,283	0.50%	725.00
Grass	528,910.00	96.14%	238,089,837	87.72%	450.15
Waste	4,175.81	0.76%	41,759	0.02%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	550,165.43	100.00%	271,407,589	100.00%	493.32

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 Rural (1)	42	233,089	85	322,189	87	3,906,580	129	4,461,858	240
84 Residential Total	42	233,089	85	322,189	87	3,906,580	129	4,461,858	240

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Rural (1)	4	10,659	8	34,370	8	496,927	12	541,956	0
86	Commercial Total	4	10,659	8	34,370	8	496,927	12	541,956	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	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	251.00	0.05%	112,950	0.05%	450.00
90. 2G	4,005.39	0.76%	1,802,426	0.76%	450.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	20,993.55	3.97%	9,447,101	3.97%	450.00
93. 4G1	49,865.73	9.43%	22,439,586	9.43%	450.00
94. 4G	453,502.33	85.79%	204,076,073	85.79%	450.00
95. Total	528,618.00	100.00%	237,878,136	100.00%	450.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	155.40	53.22%	112,665	53.22%	725.00
102. 4C1	109.50	37.50%	79,388	37.50%	725.00
103. 4C	27.10	9.28%	19,648	9.28%	725.02
104. Total	292.00	100.00%	211,701	100.00%	725.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	528,618.00	99.94%	237,878,136	99.91%	450.00
CRP Total	292.00	0.06%	211,701	0.09%	725.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	528,910.00	100.00%	238,089,837	100.00%	450.15

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

60 McPherson

	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	4,441,752	4,461,858	20,106	0.45%	240	0.45%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	9,385,686	9,392,091	6,405	0.07%	0	0.07%
04. Total Residential (sum lines 1-3)	13,827,438	13,853,949	26,511	0.19%	240	0.19%
05. Commercial	541,956	541,956	0	0.00%	0	0.00%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	541,956	541,956	0	0.00%	0	0.00%
08. Ag-Farmsite Land, Outbuildings	3,337,699	3,375,920	38,221	1.15%	41,085	-0.09%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	3,337,699	3,375,920	38,221	1.15%	41,085	-0.09%
12. Irrigated	31,573,710	31,909,710	336,000	1.06%		
13. Dryland	1,449,716	1,366,283	-83,433	-5.76%		
14. Grassland	238,114,491	238,089,837	-24,654	-0.01%		
15. Wasteland	41,647	41,759	112	0.27%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	271,179,564	271,407,589	228,025	0.08%		
18. Total Value of all Real Property (Locally Assessed)	288,886,657	289,179,414	292,757	0.10%	41,325	0.09%

2019 Assessment Survey for McPherson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$43,570
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,700
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$5,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,200
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$9,238.65

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	No – a wall map is updated and kept current.
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes, since end of 2017.
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.mcpherson.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	Personal Property software:
	TerraScan owned by Thomson Reuters

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	The unincorporated Village of Tryon has been zoned as a transitional area including a two mile radius around the village; the remainder of the county is zoned agricultural.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation Inc.
2.	GIS Services:
	None
3.	Other services:
	TerraScan owned by Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, when needed.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be a certified appraiser that is knowledgeable in all phases of appraisal work.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	All work will be discussed and the county assessor will consider any suggestions before making the final decision of value.

2019 Residential Assessment Survey for McPherson County

1.	Valuation data collection done by:																		
	Contract appraisers.																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings - Structures located on rural parcels</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.	AG	Outbuildings - Structures located on rural parcels									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.																		
AG	Outbuildings - Structures located on rural parcels																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	The cost approach is used to estimate the market value of residential property. Sales will be utilized in the development of a depreciation table. There are normally not enough sales to do a true sales comparison or income approach that would be meaningful.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Local market information is used to develop depreciation tables.																		
5.	Are individual depreciation tables developed for each valuation group?																		
	N/A																		
6.	Describe the methodology used to determine the residential lot values?																		
	A per square foot cost was developed from the few sales and information provided in the analysis.																		
7.	How are rural residential site values developed?																		
	Rural residential home sites are valued at \$4,000 for the first acre, which is the same for farm home sites.																		
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		
	N/A																		
9.	<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;">2015</td> <td style="text-align: center;">6/2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">NA</td> <td style="text-align: center;">2015</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	2015	6/2014	2015	2015	AG	2015	NA	2015	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	2015	6/2014	2015	2015															
AG	2015	NA	2015	2015															

2019 Commercial Assessment Survey for McPherson County

1.	Valuation data collection done by:				
	Contract appraisers.				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	There are seldom any commercial sales in McPherson County.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	With only 7 commercial properties in McPherson County, the cost approach carries the most weight. A true sales comparison cannot be relied upon; however, the sales are utilized to develop depreciation. There is not enough income and expense data available in this area to make the income approach reliable.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	A contracted appraiser will be consulted. There are currently no unique commercial properties at this time.				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	Depreciation is based on local market information.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	N/A				
6.	Describe the methodology used to determine the commercial lot values.				
	Vacant lot sales are rare, and are primarily relied on experience and information provided by the contracted appraiser in valuing similar lots in counties similar to McPherson County. A square foot cost is utilized.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	6/2014	2015	2015

2019 Agricultural Assessment Survey for McPherson County

1.	Valuation data collection done by:	
	The contract appraiser and reviewed by the county assessor.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.
	<u>Year Land Use Completed</u>	
	2016	
	The GIS system was implemented late in 2017. The county assessor works closely with the local NRDs to track and monitor irrigated acres and also uses the websoil survey as a discovery tool. The contract appraisers hired by the county also physically inspected the land for land use changes during their rural inspection process in 2015. GIS mapping was added to each real estate file folder.	
3.	Describe the process used to determine and monitor market areas.	
	Sales studies are done to see if there is a difference in the market within the county. Thus far, there have been none, so one countywide market area is sufficient.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. Non-agricultural influences have not been identified that would cause a parcel to be considered recreational.	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes, farm home sites are priced comparably to the residential home sites in the Village of Tryon.	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	No intensive use has been identified in the county.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	N/A	
	<i><u>If your county has special value applications, please answer the following</u></i>	
8a.	How many special valuation applications are on file?	
	N/A	
8b.	What process was used to determine if non-agricultural influences exist in the county?	
	N/A	

	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

McPHERSON COUNTY
2018 PLAN OF ASSESSMENT
(FOR THE YEARS 2019, 2020 & 2021)

Nebraska State Law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establishes taxpayer confidence in local government and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated.

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and the two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the County Board. A copy of the plan and any amendment shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of the County:

McPherson County has 1,611 parcels of taxable real property and 34 parcels of exempt property. The residential parcel count is approximately 7% of the total taxable parcels, commercial is 1% and agricultural is 92%. Exempt parcels represent 2% of the total county parcels. The taxable value of real property in the County for the 2018 year was \$288,987,309 with approximately .014% attributed to residential .002% to Commercial and 99.98% to agricultural.

McPherson County has 550,157.11 acres of taxable agricultural land. Of that 96.11% consists primarily of grassland. For assessment year 2018, there were 6 building permits and/or information statements filed for new property construction and additions to existing improvements in the county.

Staff/Training/Budget

Due to the population of the county, the McPherson County Clerk is required to be an ex-officio County official, who must also hold the office of Assessor, Register of Deeds, Clerk of District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the elected position of County Clerk. Statutes also now require the completion of 60 hours of continuing education within the four year term of office, in order to hold the Assessor's Certificate.

The County Clerk/Assessor has held this position since being elected in 1982 and assuming the office in 1983. The office has one employee who helps with all the many duties of the County Clerk's position. Due to the combination of the many offices and duties, it is impossible for the County Clerk to devote 100% of her time to the duties of assessing. Each office held has its own share of duties, reports and deadlines which must be met. The County Clerk is also responsible for conducting the County Elections on election years.

McPherson County has contracted with the Company Tax Valuation, Inc. to assist the assessor in the 2016 County Wide Re-appraisal of all County improvements, & Commercial properties, including the compilation of a new depreciation schedule which was used on all Residential properties in the County. They will review all McPherson County sold properties, complete the annual pick-up work, analyze the statistical measures used by the Department of Property Assessment & Taxation & provide opinions of the planned actions to be taken by the Assessor's office for the current assessment of all county real property, in order to allow McPherson County to remain within the state law guidelines.

Normal office hours are 35 hours a week, normal working hours for the County Clerk are 45 hours a week. The Clerk/Assessor has attended IAAO courses and attends the annual workshops & training provided by the Department of Property Assessment & Taxation. The Assessor's general budget for 2017-2018 is \$43,570, including \$8,700 for Appraisal Fees.

Responsibilities:

Record Maintenance/Procedure Manual

The record cards are in hardcopy format and they contain the required information such as ownership, legal description, classification codes, building lists and measurements, parcel identification number, land size, value and annual value posting. The records also show any splits or sales of the parcel including the book and page of the transferring deed and prior owner. Current pictures and land summary is included on each record. The record cards are also in an electronic format.

Mapping/Software

The County has contracted with MIPS for their CAMA computer services for all real and personal property assessments. All residential improvements have been entered into the CAMA program. Future plans are to utilize the sketching program. Sales have been entered into the sales file on the system and statistical information is received from the Department of Revenue. The County has a set of cadastral maps dated 1955 which have not been fully utilized, however the assessor does have 2 large wall maps on which ownership and splits are kept current. Zoning was adopted in McPherson County in 2000. The Village of Tryon is unincorporated but was included in the transition area of the Comprehensive Plan. McPherson County has entered into a contract with GIS Workshop and the GIS system has been implemented in McPherson County for the 2018 year. This has proved to be very beneficial for keeping the land records updated with accurate acre counts, current land use and the ability to have an aerial view of all improvements.

Reports:

Assessor is responsible for the timely filings of the additional following schedules & reports:

Personal Property	Certificate of Taxes Levied
County Abstract	Generate the County Tax Roll
Certification of Values to Subdivisions	Tax List Corrections as needed
School District Taxable Value Report	Administer Homestead Exemptions

Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with her personal knowledge, the sales are verified with the buyer if at all possible; the seller or real estate agent may also be contacted if the buyer cannot be reached. Most of the verification is done by personal contact or by telephone. Since the Assessor is also the Register of Deeds, any special financing arrangements are known to her at the time the Deeds and Mortgages are filed in her office. If the sale involves personal property or is an outlying sale, an extended effort is made to verify the sale. No sale is qualified or disqualified based on a particular percentage above or below the acceptable range. The Real Estate Transfer Statements are completed on a monthly basis and filed timely with the Department of Revenue.

County Progress for the Three Property Classes:

Residential: A county wide inspection, review & reappraisal, was conducted in 2015 on all residential properties, mobile homes, out buildings & lot value. It consisted of data collection and new pictures by Tax Valuation Inc. A new depreciation schedule, was derived from the sales using the June/ 2014 Marshall Swift costing index. The appropriate depreciation & new values were applied to those properties for the 2016 year. All real estate records and property cards were updated during the reappraisal process. Market studies are done each year on Residential Property sales. Adjustments are made, if needed, or a county wide revaluation will be implemented if warranted.

Commercial: There are a total of 12 Commercial properties in McPherson County. A reappraisal of all commercial property in the county, was conducted by Tax Valuation Inc. in 2015, with the new values being applied to all commercial property for the 2016 year. New listings were made with re-measuring, new data collected, & new pictures taken of all Commercial properties. Property cards were updated. Market studies are done each year on any Commercial Property sales & values are adjusted if warranted. There have been no Commercial sales for several years.

Agricultural:

The new 2009 soil survey was implemented in 2010. Soil types and land valuation groups are entered and captured on the Terra Scan Computer system. One new soil type was added in 2017. The County has established one market area for the entire county. Market studies are done on all agricultural sales each year. Land usage for all Ag parcels was reviewed & updated as needed. Land values were set based on market value. New reappraisal values have been applied to all rural and residential outbuildings in the county. A county-wide inspection & review was completed on all ag residences and mobile homes in 2015. It consisted of new data collection and new pictures as needed. A new depreciation schedule, derived from the sales was applied to all residences and mobile homes in the County in 2016. The RCN has been updated, using the June/2014 Marshall Swift costing index. Property record cards were updated.

Pickup Work:

New Improvements are added to the tax roll each year. Publications are made each year in the local paper informing patrons of the need to report new and improved structures. Building permits are required for all residential improvements and all other non-Ag improvements. Information Statements are also received in the Assessor's office for any new improvements. Pickup work commences as soon as the project is reported and all values are established for the new improvements in a timely manner each year prior to the March 19th deadline.

Future Appraisal Plans:

- 2019: Add new improvements to the property record cards. The new soil survey & conversion has been implemented. MIPS records & Property Record cards were updated with the new information. A county-wide inspection & review was completed on all residential properties, mobile homes & commercial properties. It consisted of data collection and new pictures being taken on all improvements in the County. New values, based on a new residential depreciation schedule was applied, using the updated RCN of June/2014 Marshall Swift costing index. Review market study on mobile homes & acreages, and residential properties and set values accordingly. Conduct a market study on all classes of Agricultural land, (dryland, irrigated & grass) and set values to be within compliance of the statutory statistical requirements. Conduct ongoing visual inspection of McPherson County properties when picking up new improvements. Continue working on the GIS System for McPherson County.
- 2020: Add new improvements to the property record cards. Conduct a market study on all classes of Agricultural land and set the values to be within the required statistical measures. Review sales study on mobile homes, residential property & commercial property. Conduct ongoing visual inspection of McPherson County property when picking up new improvements & when working the GIS System.
- 2021: Add new improvements to the property record cards. Review sales statistical measures to determine if any adjustments are needed to bring county residential properties into the required range of value. Conduct a market study on Agricultural land (dryland, grassland and irrigated) and set values accordingly. Conduct ongoing visual inspection of McPherson County property when picking up new improvements & when working the GIS System. These are tentative plans. Some of the reappraisals and adjustments to property classes may be done sooner if the market dictates changes need to be done earlier than planned. This report is submitted June 7, 2018.