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DEPARTMENT OF REVENUE

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

MORRILL 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 Morrill 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 Morrill 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: Rose Nelson, Morrill County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

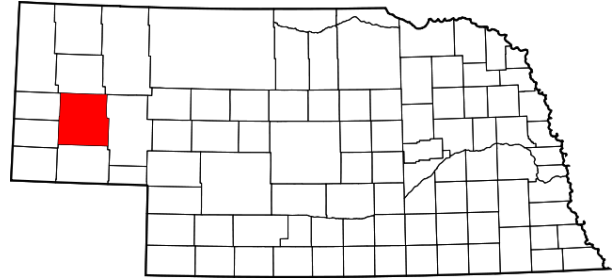
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

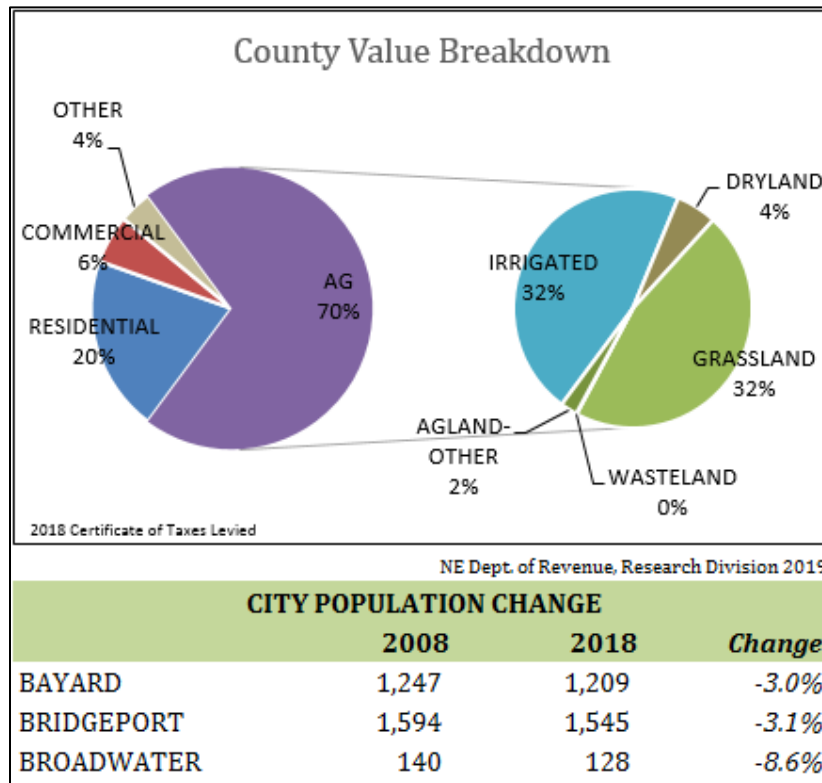
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,424 square miles, Morrill County had 4,836 residents, per the Census Bureau Quick Facts for 2017, a 4% population decline from the 2010 U.S. Census. Reports indicated that 71% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$67,763 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Morrill County are located in and around the county seat of Bridgeport. According to the latest information available from the U.S. Census Bureau, there were 106 employer establishments with total employment of 632.



Agricultural land accounts for the majority of the valuation base throughout the county. Grassland makes up the majority of the land in the county. Morrill County is included in the North Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Morrill County ranks third in dry edible beans. The feedlots, ethanol plant, grain-handling facilities and fertilizer plant are also contributory factors to the local agricultural economy.

2019 Residential Correlation for Morrill County

Assessment Actions

The county physically inspected a portion of the rural townships completing the six-year inspection and review cycle. The county assessor also reviewed and updated the primary use of smaller rural parcels within the county. A land study was completed for rural residential parcels and land values were updated. Pick-up work in the remainder of the county was completed in a timely fashion.

Assessment Practice Review

Several aspects were reviewed to ensure the accuracy of the data submitted to the sales file. Assessed values submitted were reviewed and a random audit of Real Estate Transfer Statements were compared to sales information. Additionally, the electronic transmission of the sales were also reviewed. It was revealed that the county exports data accurately and in a timely manner.

A comparison of the sold parcels compared to unsold parcels revealed disparities indicating a bias towards the sold properties within the Village of Bayard. The review indicated the assessment practices did not disperse value equally to the unsold parcels; however, the Village of Bayard was also struck by a tornado in June of 2017. Assessments are often sporadic in the assessment year following a natural disaster as some properties are repaired and others remain in need of repair. The county assessor was very willing to discuss assessment practices in the county with the Division, but was not able to replicate valuation models or transparently explain how the values were arrived. The county assessor did assert that there had been repairs or improvements made to homes with Bayard that have not been picked up.

Sales verification and qualification processes were discussed with the county assessor. Sales questionnaires are used by the county in the verification process. Additionally, the county will complete an on-site sales review or attempt to contact parties involved in the transaction if additional information is needed. The usability rating is typical and there appears to be no bias in the qualification of sales of the residential class.

Valuation Groups were also examined to ensure unique economic characteristics were identified. Currently, for the residential class the groups mimic the assessor locations. Three of the four groups represent the villages within the county. While the fourth is comprised of the rural residential parcels.

The six-year inspection and review cycle was also discussed with the county assessor. The county assessor became current with the inspection and review cycle this year after having to prioritize the inspection work due to a tornado in the prior year. The county assessor is planning to create a cycle to keep the inspection and review work current. Currently, Morrill County complies with the six-year inspection and review cycle.

2019 Residential Correlation for Morrill County

Description of Analysis

Four different valuation groups have been identified for the residential class in Morrill County, representing different economic characteristics throughout the county.

Valuation Group	Description
1	Bridgeport
2	Bayard
3	Broadwater
4	Rural

The statistical profile indicates that two of the three measures of central tendency are within the acceptable range. Valuation Group 1 is within the range. Valuation Groups 3 and 4 have small samples, which are affected by outlier sales. Valuation Group 2 is also within the range; however, as discussed, the 2018 assessment practice review left the Division with concerns regarding the uniformity of assessments within the residential class. Review of the statistical profile enhances those concerns. The date of sale substratum indicates a significant drop in assessment to sale ratios beginning in April 2018, rather than a gradual decrease as would be expected with normal market changes.

DATE OF SALE *							
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	
Qtrs							
01-OCT-16 To 31-DEC-16	10	90.65	99.77	87.10	22.13	114.55	
01-JAN-17 To 31-MAR-17	6	99.60	99.47	99.11	08.30	100.36	
01-APR-17 To 30-JUN-17	10	78.49	83.94	82.67	18.05	101.54	
01-JUL-17 To 30-SEP-17	22	94.45	103.69	88.31	28.95	117.42	
01-OCT-17 To 31-DEC-17	10	97.05	101.07	83.65	19.65	120.82	
01-JAN-18 To 31-MAR-18	12	99.81	105.29	98.82	12.61	106.55	
01-APR-18 To 30-JUN-18	12	81.06	82.74	77.31	18.69	107.02	
01-JUL-18 To 30-SEP-18	13	84.23	96.73	87.86	31.77	110.10	

This trend could be indicative of sale bias; however, a review of just Valuation Group 2, where sales bias was detected does not show the trend as clearly. There are 15 sales in Valuation Group 2 in the last six months of the study period with a collective median of 79%; however, the individual ratios vary from 51% to 139% suggesting a significant amount of dispersion. At this time, it is unclear whether that dispersion is attributable to normal market variation in rural locations or the lingering effects of property valuations after a natural disaster. Regardless, a percentage adjustment would not improve the uniformity of assessments within Valuation Group 2.

It is clear that an adjustment to residential property values will need to be made in future assessments. Whether there are wide spread valuation increases or corrections to individual assessment because of storm damage repairs is unknown at this time. The Division will continue to work with the county assessor as more information becomes available.

2019 Residential Correlation for Morrill County

The 2019 County Abstract of Assessment, Form 45 Compared with the Certificate of Taxes Levied Report indicates a decrease to residential value and an increase to agricultural homes. This reflects the review and reclassification of rural records that was described in the assessment actions and improved equalization for rural property owners.

Equalization and Quality of Assessment

The statistics indicate that assessments within the residential class are not uniform. The impact the natural disaster had on the residential market is not easily definable. The statistics only reflect uniformity issues within Valuation Group 2, indicating that there are not assessment uniformity issues within the rest of the class.

There is no clear evidence that the uniformity is attributable to unreliable assessment processes. The assessment practices for the residential class of property appears to comply with generally accepted mass appraisal techniques.

Level of Value

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

2019 Commercial Correlation for Morrill County

Assessment Actions

For the 2019 assessment year, only routine maintenance was conducted in the commercial class.

Assessment Practice Review

Part of the review evaluates the accuracy and timeliness of the sales information submitted to the state sales file. Values submitted are compared to property record cards in the county. Additionally, the Real Estate Transfer Statements (Form 521's) are compared to sales data within the state sales file. Frequency of the transmissions were also evaluated for timeliness. These audits indicate that the Morrill County accurately and timely exports data to the state sales file.

The sales qualification and verification processes of the county were reviewed with the county assessor. The county utilizes sales questionnaires to help with the qualification process. The utilization rate is lower than typical. Review of the sales indicates that the county provides adequate comments as to why a sale is not being used.

Valuation groups of the commercial class were studied to ensure that economic differences that affect the market are identified. In Morrill, there are two separate valuation groups for the commercial class. Valuation Group 1 is the Village of Bridgeport. As the largest community, the commercial market is more stable here than the rest of the county. Valuation Group 2 is comprised of the smaller villages and rural commercial parcels. The commercial market within the smaller communities is more volatile than Valuation Group 1.

The physical inspection and review cycle for the commercial class is conducted with the help of a contract appraisal firm. New photos and updated listing data was collected as part of the on-site review. The commercial class was last inspected in 2018. The county complies with the six-year inspection and review cycle.

Appraisal tables for the commercial class were reviewed with the county assessor. The reappraisal of the commercial class was completed for the 2018 assessment year along with the physical inspection. Costing and depreciation were updated as part of the reappraisal.

Description of Analysis

Two separate valuation groups have been identified to recognize differing economic characteristics throughout the county.

Valuation Group	Description
1	Bridgeport
2	Bayard, Broadwater and Rural

2019 Commercial Correlation for Morrill County

The statistical profile includes only 14 qualified sales over the three-year study period. All three measures of central tendency are within the acceptable range. Although the statistics look reliable, the commercial class was subject to a revaluation in 2018 and the majority of those sales are reflective of the commercial appraisal. Normally, a wider variance in dispersion is to be expected in rural communities. Based on the sample size, the median will not be used to measure the level of value for the commercial class.

Further analysis of historical changes to value compared to villages of similar economics was conducted. The villages of Bridgeport and Bayard have appreciated 4-5% over the past ten years, which corresponds closely to the changes within the surrounding counties supporting that the commercial class has kept pace with the market historically.

Comparison of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report to the sample reveal that minimal changes had occurred in the commercial class, mirroring the reported assessment actions of routine maintenance only.

Equalization and Quality of Assessment

The sample size is considered insufficient for measurement purposes. However, review of the assessment actions and further analysis indicate that an acceptable level of value has been achieved. The quality of assessment for the commercial class of real property complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	92.15	93.62	93.74	08.01	99.87
2	10	94.99	94.68	96.18	12.73	98.44
____ALL____	14	94.99	94.38	94.95	11.32	99.40

Level of Value

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

2019 Agricultural Correlation for Morrill County

Assessor Actions

For the agricultural class, the county finished the rural physical inspection, completing the six-year inspection and review cycle. Review of the primary use of smaller rural parcels was also conducted. Changes were updated where needed. Market analysis of unimproved agricultural sales was conducted with sales within the county. As a result, the county assessor lowered irrigated values \$15/acre across all three market areas.

Assessment Practice Review

One portion of the review involves the assurance that data submitted to the state sales file is accurate and timely filed. Assessed values were compared to the property record cards of the county while Real Estate Transfer Statements (Form 521's) were compared to the sales information that was exported. Both of these reviews showed that generally Morrill County submitted sales data in an accurate and timely manner.

Sales qualification and verification processes were discussed with the county assessor. The usability of sales was low for the agricultural class. However, review of the sales roster indicates that a large majority of the non-qualified sales were combination sales, partial interests, family or non-agricultural influences.

Additionally, market areas were reviewed to ensure that unique characteristics that influence market values were adequately captured. Morrill County is stratified into three separate market areas with unique geographic differences. Market Area 2 is in the northern part of the county and is comprised mainly of grassland that is part of the unique ecosystem of the Nebraska Sand Hills Region. Market Area 3 is the remainder of the county with the exception of land along the North Platte River. This region is about two-thirds grassland and one-third cropland. Market Area 4, is located along the North Platte River and is recognized as special value due to the hunting and recreational use.

The six-year inspection and review cycle were also evaluated. The county conducts review work in-house and has brought the inspection and review cycle current for the 2019 assessment year. Land use was last reviewed using aerial imagery in conjunction with the soil conversion. This year, the county assessor focused on reviewing smaller parcels for primary use.

Appraisal table were also reviewed with the county. Agricultural homes are valued utilizing the same appraisal methods as the rural residential class. Outbuildings use Marshall and Swift costing and Computer Assisted Mass Appraisal system depreciation. The county continues to review and update acres within government programs. Acres in the Conservation Reserve Program (CRP) is uniquely identified and valued the same as dryland. Acres in the Conservation Reserve Enhancement Program (CREP) are valued the same as irrigated lands.

2019 Agricultural Correlation for Morrill County

Description of Analysis

Morrill County is located in the Panhandle of Nebraska. There are three market areas representing differing geographic characteristics and economic factors.

The statistical sample contains 29 qualified sales over the three-year study period. All three measures of central tendency are within the range. When stratified into market areas, Market Area 3 is the only area with a sufficient number of sales for statistical measurement. Although Market Area 2 and 4 lack a measurable number of sales, the county assessor has historically recognized market trends within these areas keeping pace with Market Area 3. If the sample is further broken down into 80% majority land use (MLU), again all three subclasses have too few sales by market area for measurement purposes. Review of comparability with surrounding counties is relied upon to support a level of value. Values set by the county assessor are comparable to neighboring counties and indicate that an acceptable level of value has been achieved.

Equalization and Quality of Assessment

Agricultural improvements are reviewed and revalued using the same appraisal processes as the rural residential and are believed to be equalized. Although the 80% MLU subclasses are considered too small for measurement purposes, the overall statistics and comparability with neighboring counties indicate that the agricultural land values in Morrill County are equalized. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	7	71.15	72.90	69.61	09.57	104.73
3	4	73.86	75.12	71.55	07.73	104.99
4	3	71.15	69.95	64.71	11.62	108.10
<u> Dry </u>						
County	3	67.70	76.26	71.15	19.17	107.18
2	1	67.70	67.70	67.70	00.00	100.00
3	2	80.54	80.54	73.48	24.17	109.61
<u> Grass </u>						
County	13	68.82	69.79	70.12	10.36	99.53
2	5	68.82	73.71	69.91	09.14	105.44
3	8	66.69	67.34	70.41	11.49	95.64
<u> ALL </u>	29	68.82	71.05	70.47	12.66	100.82

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Morrill County is 69%.

2019 Agricultural Correlation for Morrill County

Special Valuation

A review of agricultural land value in Morrill County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of Market Area 3 where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Morrill County is 69%

2019 Opinions of the Property Tax Administrator for Morrill 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	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.

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

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

Dated this 5th day of April, 2019.



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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Morrill County

Residential Real Property - Current

Number of Sales	95	Median	94.92
Total Sales Price	\$8,072,250	Mean	97.26
Total Adj. Sales Price	\$8,072,250	Wgt. Mean	87.16
Total Assessed Value	\$7,035,695	Average Assessed Value of the Base	\$43,589
Avg. Adj. Sales Price	\$84,971	Avg. Assessed Value	\$74,060

Confidence Interval - Current

95% Median C.I	90.25 to 99.03
95% Wgt. Mean C.I	82.54 to 91.78
95% Mean C.I	91.13 to 103.39
% of Value of the Class of all Real Property Value in the County	14.09
% of Records Sold in the Study Period	3.59
% of Value Sold in the Study Period	6.09

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	116	97	97.16
2017	127	96	95.71
2016	110	98	97.52
2015	121	97	96.73

2019 Commission Summary for Morrill County

Commercial Real Property - Current

Number of Sales	14	Median	94.99
Total Sales Price	\$930,000	Mean	94.38
Total Adj. Sales Price	\$930,000	Wgt. Mean	94.95
Total Assessed Value	\$883,030	Average Assessed Value of the Base	\$124,342
Avg. Adj. Sales Price	\$66,429	Avg. Assessed Value	\$63,074

Confidence Interval - Current

95% Median C.I	84.85 to 105.40
95% Wgt. Mean C.I	90.35 to 99.55
95% Mean C.I	86.21 to 102.55
% of Value of the Class of all Real Property Value in the County	5.55
% of Records Sold in the Study Period	3.83
% of Value Sold in the Study Period	1.94

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	11	100	96.67
2017	8	100	89.37
2016	8	100	88.84
2015	23	100	97.81

62 Morrill
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 : 95
Total Sales Price : 8,072,250
Total Adj. Sales Price : 8,072,250
Total Assessed Value : 7,035,695
Avg. Adj. Sales Price : 84,971
Avg. Assessed Value : 74,060

MEDIAN : 95
WGT. MEAN : 87
MEAN : 97
COD : 21.77
PRD : 111.59

COV : 31.33
STD : 30.47
Avg. Abs. Dev : 20.66
MAX Sales Ratio : 258.20
MIN Sales Ratio : 43.77

95% Median C.I. : 90.25 to 99.03
95% Wgt. Mean C.I. : 82.54 to 91.78
95% Mean C.I. : 91.13 to 103.39

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	10	90.65	99.77	87.10	22.13	114.55	75.12	176.38	76.06 to 131.57	85,050	74,078
01-JAN-17 To 31-MAR-17	6	99.60	99.47	99.11	08.30	100.36	85.69	115.58	85.69 to 115.58	62,833	62,277
01-APR-17 To 30-JUN-17	10	78.49	83.94	82.67	18.05	101.54	64.19	109.59	65.35 to 108.68	101,400	83,824
01-JUL-17 To 30-SEP-17	22	94.45	103.69	88.31	28.95	117.42	51.69	258.20	77.16 to 119.50	82,270	72,655
01-OCT-17 To 31-DEC-17	10	97.05	101.07	83.65	19.65	120.82	43.77	152.39	80.96 to 135.42	76,270	63,798
01-JAN-18 To 31-MAR-18	12	99.81	105.29	98.82	12.61	106.55	78.38	146.02	92.78 to 113.16	99,350	98,175
01-APR-18 To 30-JUN-18	12	81.06	82.74	77.31	18.69	107.02	50.68	113.10	69.39 to 99.11	115,750	89,486
01-JUL-18 To 30-SEP-18	13	84.23	96.73	87.86	31.77	110.10	61.25	151.09	66.46 to 137.54	52,069	45,746
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	48	93.68	98.23	87.65	22.95	112.07	51.69	258.20	84.57 to 98.68	84,405	73,981
01-OCT-17 To 30-SEP-18	47	96.13	96.27	86.66	20.52	111.09	43.77	152.39	84.23 to 100.11	85,549	74,141
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	48	95.03	98.50	87.00	22.51	113.22	43.77	258.20	89.24 to 100.51	82,576	71,839
<u>ALL</u>	95	94.92	97.26	87.16	21.77	111.59	43.77	258.20	90.25 to 99.03	84,971	74,060

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	45	95.13	99.83	86.84	25.46	114.96	51.69	258.20	83.41 to 100.51	88,691	77,019
2	39	96.13	96.63	90.43	17.28	106.86	50.68	152.39	89.24 to 99.50	78,837	71,291
3	5	77.16	82.96	81.83	12.21	101.38	71.28	98.15	N/A	40,200	32,895
4	6	101.20	94.01	77.59	25.90	121.16	43.77	135.42	43.77 to 135.42	134,250	104,168
<u>ALL</u>	95	94.92	97.26	87.16	21.77	111.59	43.77	258.20	90.25 to 99.03	84,971	74,060

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	95	94.92	97.26	87.16	21.77	111.59	43.77	258.20	90.25 to 99.03	84,971	74,060
06											
07											
<u>ALL</u>	95	94.92	97.26	87.16	21.77	111.59	43.77	258.20	90.25 to 99.03	84,971	74,060

62 Morrill
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 : 95
Total Sales Price : 8,072,250
Total Adj. Sales Price : 8,072,250
Total Assessed Value : 7,035,695
Avg. Adj. Sales Price : 84,971
Avg. Assessed Value : 74,060

MEDIAN : 95
WGT. MEAN : 87
MEAN : 97
COD : 21.77
PRD : 111.59

COV : 31.33
STD : 30.47
Avg. Abs. Dev : 20.66
MAX Sales Ratio : 258.20
MIN Sales Ratio : 43.77

95% Median C.I. : 90.25 to 99.03
95% Wgt. Mean C.I. : 82.54 to 91.78
95% Mean C.I. : 91.13 to 103.39

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	205.30	205.30	190.72	25.77	107.64	152.39	258.20	N/A	3,450	6,580	
Less Than 15,000	4	133.10	158.81	136.20	34.93	116.60	110.83	258.20	N/A	5,725	7,798	
Less Than 30,000	16	110.43	127.80	116.25	24.12	109.94	77.52	258.20	101.88 to 152.39	19,272	22,403	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	93	94.70	94.94	87.07	19.78	109.04	43.77	176.38	89.24 to 98.68	86,724	75,511	
Greater Than 14,999	91	94.23	94.55	87.02	19.90	108.65	43.77	176.38	85.69 to 98.15	88,454	76,973	
Greater Than 29,999	79	92.78	91.08	86.00	18.92	105.91	43.77	151.09	83.41 to 96.13	98,277	84,522	
<u>Incremental Ranges</u>												
0 TO 4,999	2	205.30	205.30	190.72	25.77	107.64	152.39	258.20	N/A	3,450	6,580	
5,000 TO 14,999	2	112.32	112.32	112.69	01.33	99.67	110.83	113.80	N/A	8,000	9,015	
15,000 TO 29,999	12	108.36	117.46	114.65	17.71	102.45	77.52	176.38	99.11 to 138.86	23,788	27,271	
30,000 TO 59,999	26	95.18	100.94	99.40	23.24	101.55	61.04	151.09	82.92 to 121.15	44,948	44,678	
60,000 TO 99,999	26	96.53	93.57	92.95	14.77	100.67	51.69	134.77	83.41 to 100.51	81,740	75,977	
100,000 TO 149,999	12	88.91	81.53	81.53	16.23	100.00	50.68	98.68	65.35 to 97.87	122,483	99,863	
150,000 TO 249,999	12	77.22	75.53	75.62	14.36	99.88	43.77	95.13	64.19 to 91.78	176,892	133,757	
250,000 TO 499,999	3	84.57	84.33	83.96	11.68	100.44	69.39	99.03	N/A	292,500	245,587	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	95	94.92	97.26	87.16	21.77	111.59	43.77	258.20	90.25 to 99.03	84,971	74,060	

62 Morrill
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 : 14
Total Sales Price : 930,000
Total Adj. Sales Price : 930,000
Total Assessed Value : 883,030
Avg. Adj. Sales Price : 66,429
Avg. Assessed Value : 63,074

MEDIAN : 95
WGT. MEAN : 95
MEAN : 94
COD : 11.32
PRD : 99.40

COV : 15.00
STD : 14.16
Avg. Abs. Dev : 10.75
MAX Sales Ratio : 119.68
MIN Sales Ratio : 68.95

95% Median C.I. : 84.85 to 105.40
95% Wgt. Mean C.I. : 90.35 to 99.55
95% Mean C.I. : 86.21 to 102.55

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	96.03	96.03	96.03	00.00	100.00	96.03	96.03	N/A	20,000	19,205
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	1	117.14	117.14	117.14	00.00	100.00	117.14	117.14	N/A	7,000	8,200
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	4	96.15	101.58	97.10	06.86	104.61	94.35	119.68	N/A	126,250	122,584
01-OCT-17 To 31-DEC-17	2	85.40	85.40	85.46	00.64	99.93	84.85	85.95	N/A	45,000	38,458
01-JAN-18 To 31-MAR-18	1	68.95	68.95	68.95	00.00	100.00	68.95	68.95	N/A	10,000	6,895
01-APR-18 To 30-JUN-18	1	105.33	105.33	105.33	00.00	100.00	105.33	105.33	N/A	15,000	15,800
01-JUL-18 To 30-SEP-18	4	86.62	89.18	93.88	08.47	94.99	78.07	105.40	N/A	70,750	66,420
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	1	96.03	96.03	96.03	00.00	100.00	96.03	96.03	N/A	20,000	19,205
01-OCT-16 To 30-SEP-17	5	96.67	104.69	97.37	09.69	107.52	94.35	119.68	N/A	102,400	99,707
01-OCT-17 To 30-SEP-18	8	85.78	87.72	91.78	09.73	95.58	68.95	105.40	68.95 to 105.40	49,750	45,661
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	2	106.59	106.59	101.50	09.91	105.01	96.03	117.14	N/A	13,500	13,703
01-JAN-17 To 31-DEC-17	6	94.99	96.19	95.34	08.21	100.89	84.85	119.68	84.85 to 119.68	99,167	94,542
<u>ALL</u>	14	94.99	94.38	94.95	11.32	99.40	68.95	119.68	84.85 to 105.40	66,429	63,074

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	4	92.15	93.62	93.74	08.01	99.87	84.85	105.33	N/A	117,250	109,911
2	10	94.99	94.68	96.18	12.73	98.44	68.95	119.68	78.07 to 117.14	46,100	44,339
<u>ALL</u>	14	94.99	94.38	94.95	11.32	99.40	68.95	119.68	84.85 to 105.40	66,429	63,074

62 Morrill
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 : 14
Total Sales Price : 930,000
Total Adj. Sales Price : 930,000
Total Assessed Value : 883,030
Avg. Adj. Sales Price : 66,429
Avg. Assessed Value : 63,074

MEDIAN : 95
WGT. MEAN : 95
MEAN : 94
COD : 11.32
PRD : 99.40

COV : 15.00
STD : 14.16
Avg. Abs. Dev : 10.75
MAX Sales Ratio : 119.68
MIN Sales Ratio : 68.95

95% Median C.I. : 84.85 to 105.40
95% Wgt. Mean C.I. : 90.35 to 99.55
95% Mean C.I. : 86.21 to 102.55

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	14	94.99	94.38	94.95	11.32	99.40	68.95	119.68	84.85 to 105.40	66,429	63,074
04											
<u>ALL</u>	14	94.99	94.38	94.95	11.32	99.40	68.95	119.68	84.85 to 105.40	66,429	63,074

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	85.61	90.57	87.35	18.76	103.69	68.95	117.14	N/A	10,333	9,027
Less Than 30,000	6	100.68	98.79	100.02	15.16	98.77	68.95	119.68	68.95 to 119.68	14,333	14,337
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	94.99	94.38	94.95	11.32	99.40	68.95	119.68	84.85 to 105.40	66,429	63,074
Greater Than 14,999	11	95.62	95.42	95.21	08.77	100.22	78.07	119.68	84.85 to 105.40	81,727	77,814
Greater Than 29,999	8	90.99	91.07	94.43	07.63	96.44	78.07	105.40	78.07 to 105.40	105,500	99,626
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	85.61	90.57	87.35	18.76	103.69	68.95	117.14	N/A	10,333	9,027
15,000 TO 29,999	3	105.33	107.01	107.16	07.48	99.86	96.03	119.68	N/A	18,333	19,647
30,000 TO 59,999	4	85.40	85.81	86.05	05.09	99.72	78.07	94.35	N/A	41,250	35,495
60,000 TO 99,999											
100,000 TO 149,999	3	95.62	96.22	96.31	06.19	99.91	87.63	105.40	N/A	126,333	121,673
150,000 TO 249,999											
250,000 TO 499,999	1	96.67	96.67	96.67	00.00	100.00	96.67	96.67	N/A	300,000	290,010
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	14	94.99	94.38	94.95	11.32	99.40	68.95	119.68	84.85 to 105.40	66,429	63,074

62 Morrill
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 : 14
Total Sales Price : 930,000
Total Adj. Sales Price : 930,000
Total Assessed Value : 883,030
Avg. Adj. Sales Price : 66,429
Avg. Assessed Value : 63,074

MEDIAN : 95
WGT. MEAN : 95
MEAN : 94
COD : 11.32
PRD : 99.40

COV : 15.00
STD : 14.16
Avg. Abs. Dev : 10.75
MAX Sales Ratio : 119.68
MIN Sales Ratio : 68.95

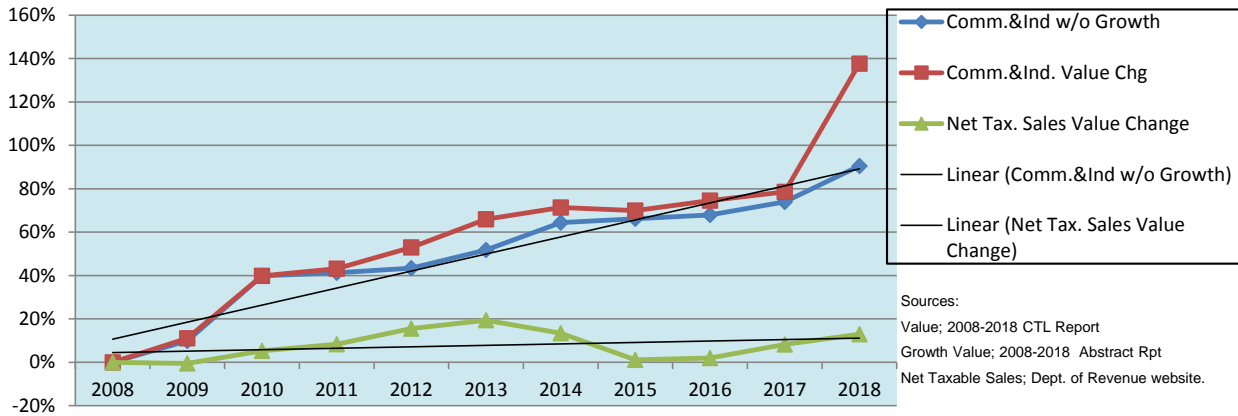
95% Median C.I. : 84.85 to 105.40
95% Wgt. Mean C.I. : 90.35 to 99.55
95% Mean C.I. : 86.21 to 102.55

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	78.07	78.07	78.07	00.00	100.00	78.07	78.07	N/A	35,000	27,325
342	1	96.67	96.67	96.67	00.00	100.00	96.67	96.67	N/A	300,000	290,010
344	2	90.79	90.79	93.14	05.33	97.48	85.95	95.62	N/A	97,500	90,813
350	1	119.68	119.68	119.68	00.00	100.00	119.68	119.68	N/A	20,000	23,935
384	3	87.63	89.50	87.95	04.26	101.76	84.85	96.03	N/A	58,000	51,013
406	4	95.47	94.26	93.22	17.79	101.12	68.95	117.14	N/A	11,500	10,720
447	1	94.35	94.35	94.35	00.00	100.00	94.35	94.35	N/A	40,000	37,740
531	1	105.40	105.40	105.40	00.00	100.00	105.40	105.40	N/A	120,000	126,475
<u>ALL</u>	14	94.99	94.38	94.95	11.32	99.40	68.95	119.68	84.85 to 105.40	66,429	63,074

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	\$ 19,031,822	\$ 1,600		\$ 19,030,222	--	\$ 25,742,447	--
2009	\$ 21,122,371	\$ 216,134	1.02%	\$ 20,906,237	9.85%	\$ 25,602,872	-0.54%
2010	\$ 26,612,012	\$ -	0.00%	\$ 26,612,012	25.99%	\$ 27,086,963	5.80%
2011	\$ 27,249,788	\$ 376,720	1.38%	\$ 26,873,068	0.98%	\$ 27,879,629	2.93%
2012	\$ 29,099,628	\$ 1,810,390	6.22%	\$ 27,289,238	0.14%	\$ 29,753,231	6.72%
2013	\$ 31,579,336	\$ 2,699,858	8.55%	\$ 28,879,478	-0.76%	\$ 30,728,206	3.28%
2014	\$ 32,602,835	\$ 1,307,108	4.01%	\$ 31,295,727	-0.90%	\$ 29,202,073	-4.97%
2015	\$ 32,342,558	\$ 727,541	2.25%	\$ 31,615,017	-3.03%	\$ 26,042,963	-10.82%
2016	\$ 33,217,216	\$ 1,262,720	3.80%	\$ 31,954,496	-1.20%	\$ 26,234,086	0.73%
2017	\$ 33,970,951	\$ 870,720	2.56%	\$ 33,100,231	-0.35%	\$ 27,853,715	6.17%
2018	\$ 45,240,215	\$ 8,979,400	19.85%	\$ 36,260,815	6.74%	\$ 29,081,938	4.41%
Ann %chg	9.04%			Average	3.75%	1.23%	1.37%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	9.85%	10.98%	-0.54%
2010	39.83%	39.83%	5.22%
2011	41.20%	43.18%	8.30%
2012	43.39%	52.90%	15.58%
2013	51.74%	65.93%	19.37%
2014	64.44%	71.31%	13.44%
2015	66.12%	69.94%	1.17%
2016	67.90%	74.54%	1.91%
2017	73.92%	78.50%	8.20%
2018	90.53%	137.71%	12.97%

County Number	62
County Name	Morrill

62 Morrill
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 : 29
Total Sales Price : 17,487,961
Total Adj. Sales Price : 17,487,961
Total Assessed Value : 12,324,618
Avg. Adj. Sales Price : 603,033
Avg. Assessed Value : 424,987

MEDIAN : 69
WGT. MEAN : 70
MEAN : 71
COD : 12.66
PRD : 100.82

COV : 16.33
STD : 11.60
Avg. Abs. Dev : 08.71
MAX Sales Ratio : 100.00
MIN Sales Ratio : 53.26

95% Median C.I. : 63.82 to 76.60
95% Wgt. Mean C.I. : 65.93 to 75.01
95% Mean C.I. : 66.64 to 75.46

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	2	78.39	78.39	76.32	10.28	102.71	70.33	86.45	N/A	333,863	254,793	
01-JAN-16 To 31-MAR-16	2	70.51	70.51	70.39	00.65	100.17	70.05	70.96	N/A	1,112,867	783,318	
01-APR-16 To 30-JUN-16	7	63.05	62.66	61.28	05.73	102.25	57.75	67.70	57.75 to 67.70	446,935	273,889	
01-JUL-16 To 30-SEP-16	4	72.96	74.13	74.43	21.37	99.60	53.26	97.35	N/A	411,750	306,484	
01-OCT-16 To 31-DEC-16	1	68.76	68.76	68.76	00.00	100.00	68.76	68.76	N/A	490,880	337,520	
01-JAN-17 To 31-MAR-17												
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17	1	71.15	71.15	71.15	00.00	100.00	71.15	71.15	N/A	218,500	155,470	
01-OCT-17 To 31-DEC-17	2	76.14	76.14	74.72	02.01	101.90	74.61	77.66	N/A	2,738,385	2,046,118	
01-JAN-18 To 31-MAR-18	3	68.29	71.12	68.76	11.19	103.43	61.07	84.00	N/A	741,667	509,988	
01-APR-18 To 30-JUN-18	4	72.71	75.59	68.67	17.48	110.08	56.95	100.00	N/A	274,576	188,561	
01-JUL-18 To 30-SEP-18	3	79.16	73.21	76.19	09.70	96.09	58.72	81.76	N/A	103,167	78,603	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	15	66.86	68.86	68.06	12.35	101.18	53.26	97.35	59.22 to 70.96	511,267	347,958	
01-OCT-16 To 30-SEP-17	2	69.96	69.96	69.50	01.72	100.66	68.76	71.15	N/A	354,690	246,495	
01-OCT-17 To 30-SEP-18	12	75.61	73.97	72.59	12.21	101.90	56.95	100.00	61.07 to 81.76	759,131	551,021	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	14	66.36	67.49	67.37	11.05	100.18	53.26	97.35	58.16 to 70.96	535,154	360,522	
01-JAN-17 To 31-DEC-17	3	74.61	74.47	74.58	02.91	99.85	71.15	77.66	N/A	1,898,423	1,415,902	
<u>ALL</u>	29	68.82	71.05	70.47	12.66	100.82	53.26	100.00	63.82 to 76.60	603,033	424,987	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
2	8	68.56	71.13	70.26	08.94	101.24	58.16	86.45	58.16 to 86.45	1,250,395	878,528	
3	18	69.41	71.20	71.59	14.13	99.46	53.26	100.00	61.07 to 77.66	365,628	261,764	
4	3	71.15	69.95	64.71	11.62	108.10	56.95	81.76	N/A	301,167	194,880	
<u>ALL</u>	29	68.82	71.05	70.47	12.66	100.82	53.26	100.00	63.82 to 76.60	603,033	424,987	

62 Morrill
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 : 29
 Total Sales Price : 17,487,961
 Total Adj. Sales Price : 17,487,961
 Total Assessed Value : 12,324,618
 Avg. Adj. Sales Price : 603,033
 Avg. Assessed Value : 424,987

MEDIAN : 69
 WGT. MEAN : 70
 MEAN : 71
 COD : 12.66
 PRD : 100.82

COV : 16.33
 STD : 11.60
 Avg. Abs. Dev : 08.71
 MAX Sales Ratio : 100.00
 MIN Sales Ratio : 53.26

95% Median C.I. : 63.82 to 76.60
 95% Wgt. Mean C.I. : 65.93 to 75.01
 95% Mean C.I. : 66.64 to 75.46

Printed:3/19/2019 11:56:54AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	70.60	72.93	70.69	05.00	103.17	68.76	81.76	N/A	566,454	400,416
3	2	69.41	69.41	69.71	00.94	99.57	68.76	70.05	N/A	944,907	658,710
4	2	76.46	76.46	75.60	06.94	101.14	71.15	81.76	N/A	188,000	142,123
_____Dry_____											
County	3	67.70	76.26	71.15	19.17	107.18	61.07	100.00	N/A	200,720	142,817
2	1	67.70	67.70	67.70	00.00	100.00	67.70	67.70	N/A	242,500	164,180
3	2	80.54	80.54	73.48	24.17	109.61	61.07	100.00	N/A	179,830	132,135
_____Grass_____											
County	12	68.56	69.23	69.64	10.33	99.41	57.75	86.45	59.22 to 79.16	364,784	254,026
2	5	68.82	73.71	69.91	09.14	105.44	65.85	86.45	N/A	544,529	380,654
3	7	63.05	66.02	69.20	10.80	95.40	57.75	82.10	57.75 to 82.10	236,395	163,577
_____ALL_____	29	68.82	71.05	70.47	12.66	100.82	53.26	100.00	63.82 to 76.60	603,033	424,987

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	71.15	72.90	69.61	09.57	104.73	56.95	84.00	56.95 to 84.00	453,731	315,822
3	4	73.86	75.12	71.55	07.73	104.99	68.76	84.00	N/A	568,154	406,529
4	3	71.15	69.95	64.71	11.62	108.10	56.95	81.76	N/A	301,167	194,880
_____Dry_____											
County	3	67.70	76.26	71.15	19.17	107.18	61.07	100.00	N/A	200,720	142,817
2	1	67.70	67.70	67.70	00.00	100.00	67.70	67.70	N/A	242,500	164,180
3	2	80.54	80.54	73.48	24.17	109.61	61.07	100.00	N/A	179,830	132,135
_____Grass_____											
County	13	68.82	69.79	70.12	10.36	99.53	57.75	86.45	59.22 to 79.16	361,724	253,634
2	5	68.82	73.71	69.91	09.14	105.44	65.85	86.45	N/A	544,529	380,654
3	8	66.69	67.34	70.41	11.49	95.64	57.75	82.10	57.75 to 82.10	247,471	174,247
_____ALL_____	29	68.82	71.05	70.47	12.66	100.82	53.26	100.00	63.82 to 76.60	603,033	424,987

Morrill County 2019 Average Acre Value Comparison

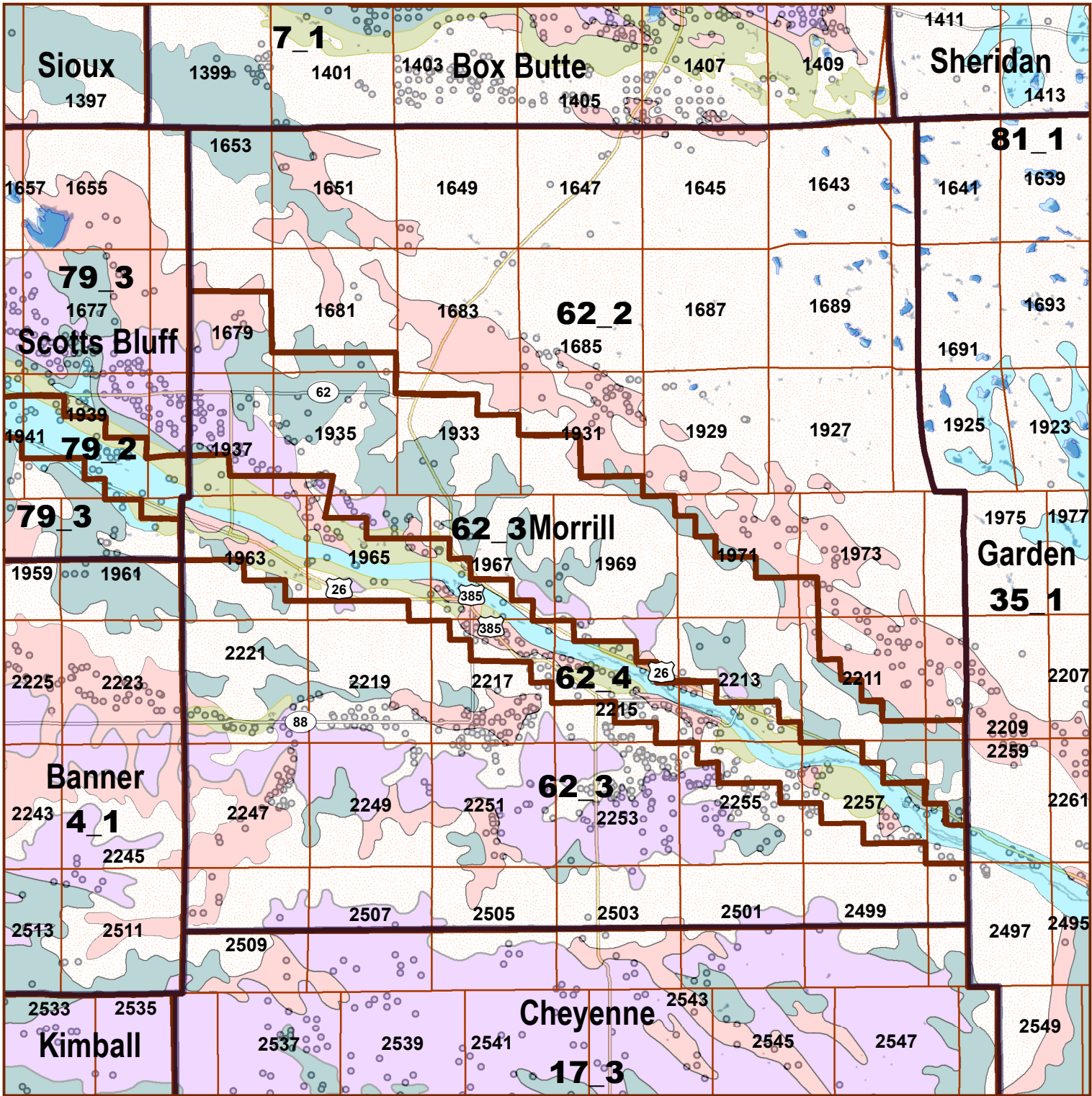
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Morrill	2	n/a	2000	2000	2000	n/a	2000	2000	2000	2000
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	2257
Box Butte	1	n/a	2936	2661	2955	2586	2987	2990	2996	2975
Morrill	3	n/a	2185	2185	2185	2080	2080	2080	2080	2134
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
Cheyenne	1	n/a	2460	2450	2445	2440	2335	2100	1950	2412
Banner	1	n/a	2000	1900	1800	1800	1800	1600	1324	1737
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	2257
Morrill	4	n/a	2185	2185	2185	2080	2080	2080	2081	2119
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
ScottsBluff	2	n/a	n/a	2600	2600	2090	1630	1630	1630	2171

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	437
Garden	1	n/a	755	755	750	750	750	730	730	752
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	425
Box Butte	1	n/a	415	n/a	415	415	415	415	415	415
Morrill	3	n/a	525	525	475	475	475	475	475	488
Garden	1	n/a	755	755	750	750	750	730	730	752
Cheyenne	1	n/a	490	432	452	472	425	390	363	465
Banner	1	n/a	495	495	475	475	450	440	420	472
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	425
Morrill	4	n/a	555	555	555	n/a	495	495	495	510
Garden	1	n/a	755	755	750	750	750	730	730	752
ScottsBluff	2	n/a	n/a	n/a	465	n/a	385	385	350	399

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Morrill	2	n/a	385	385	385	n/a	385	385	385	385
Garden	1	n/a	415	415	415	410	410	405	405	405
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341
Box Butte	1	n/a	320	320	320	320	320	320	320	320
Morrill	3	n/a	460	450	410	375	375	375	375	380
Garden	1	n/a	415	415	415	410	410	405	405	405
Cheyenne	1	n/a	436	430	392	381	378	367	300	347
Banner	1	n/a	470	460	440	410	400	400	357	388
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341
Morrill	4	n/a	450	450	432	375	375	380	435	407
Garden	1	n/a	415	415	415	410	410	405	405	405
ScottsBluff	2	n/a	n/a	384	403	414	368	367	353	362

County	Mkt Area	CRP	TIMBER	WASTE
Morrill	2	436	n/a	30
Garden	1	745	n/a	50
ScottsBluff	3	342	n/a	100
Box Butte	1	356	n/a	100
Morrill	3	480	n/a	34
Garden	1	745	n/a	50
Cheyenne	1	421	n/a	100
Banner	1	400	n/a	40
ScottsBluff	3	342	n/a	100
Morrill	4	525	n/a	403
Garden	1	745	n/a	50
ScottsBluff	2	n/a	n/a	100

Source: 2019 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



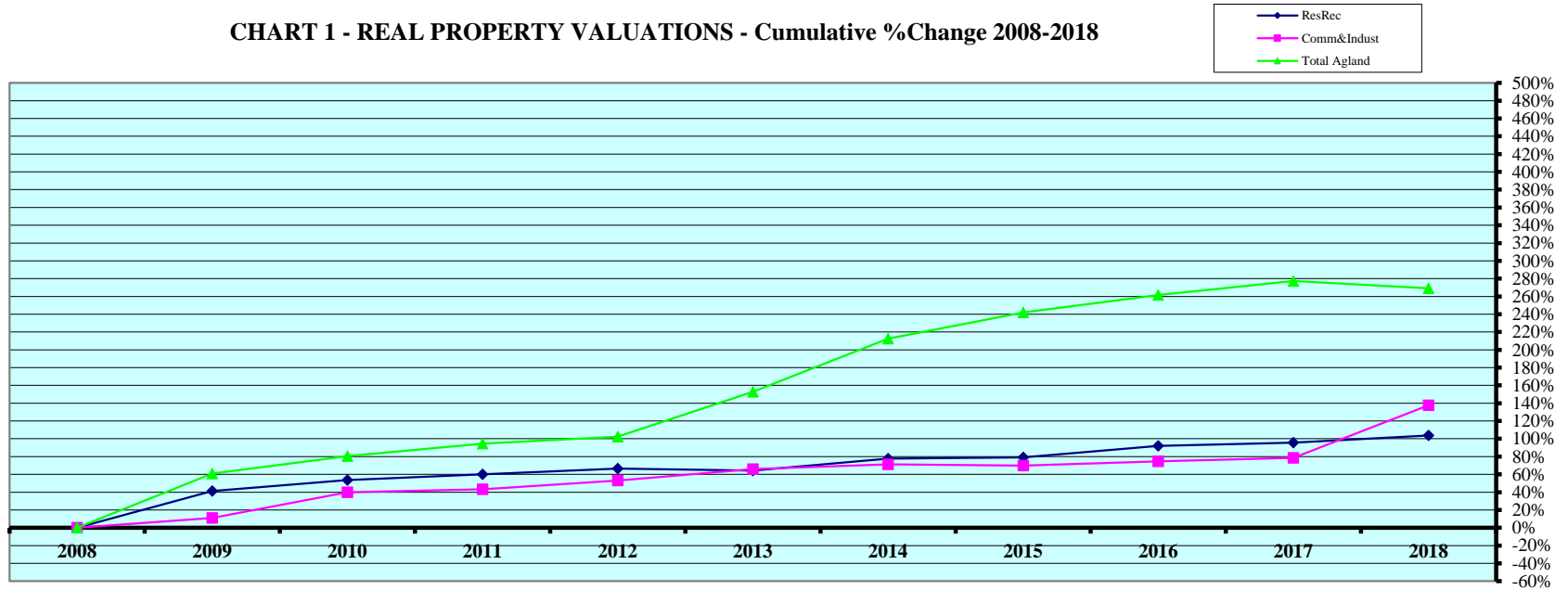
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Morrill 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	61,107,665	--	--	--	19,031,822	--	--	--	155,375,510	--	--	--
2009	86,304,068	25,196,403	41.23%	41.23%	21,122,371	2,090,549	10.98%	10.98%	249,980,540	94,605,030	60.89%	60.89%
2010	93,865,917	7,561,849	8.76%	53.61%	26,612,012	5,489,641	25.99%	39.83%	280,406,200	30,425,660	12.17%	80.47%
2011	97,802,784	3,936,867	4.19%	60.05%	27,249,788	637,776	2.40%	43.18%	302,402,550	21,996,350	7.84%	94.63%
2012	101,755,368	3,952,584	4.04%	66.52%	29,099,628	1,849,840	6.79%	52.90%	314,397,860	11,995,310	3.97%	102.35%
2013	100,310,956	-1,444,412	-1.42%	64.15%	31,579,336	2,479,708	8.52%	65.93%	392,606,900	78,209,040	24.88%	152.68%
2014	108,648,537	8,337,581	8.31%	77.80%	32,602,835	1,023,499	3.24%	71.31%	485,578,275	92,971,375	23.68%	212.52%
2015	109,454,963	806,426	0.74%	79.12%	32,342,558	-260,277	-0.80%	69.94%	531,480,425	45,902,150	9.45%	242.06%
2016	117,379,156	7,924,193	7.24%	92.09%	33,217,216	874,658	2.70%	74.54%	561,947,730	30,467,305	5.73%	261.67%
2017	119,527,773	2,148,617	1.83%	95.60%	33,970,951	753,735	2.27%	78.50%	586,316,740	24,369,010	4.34%	277.35%
2018	124,474,023	4,946,250	4.14%	103.70%	45,240,215	11,269,264	33.17%	137.17%	573,726,350	-12,590,390	-2.15%	269.25%

Rate Annual %chg: Residential & Recreational **7.37%** Commercial & Industrial **9.04%** Agricultural Land **13.95%**

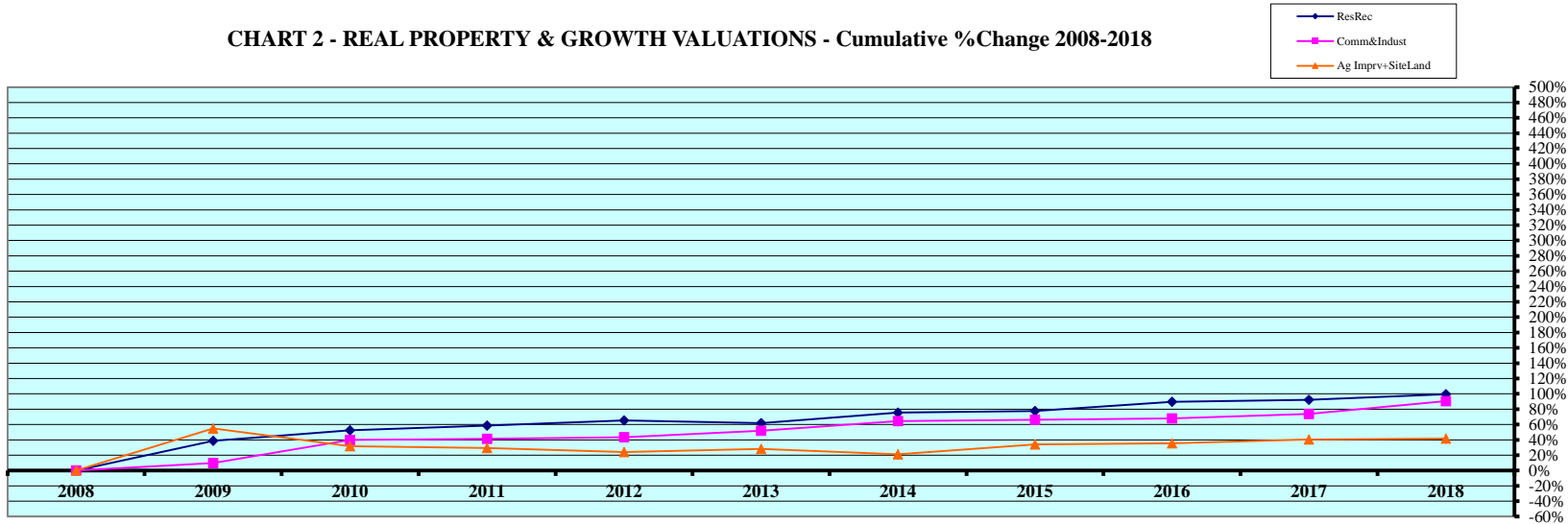
Cnty# **62**
County **MORRILL**

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	61,107,665	526,792	0.86%	60,580,873	--	--	19,031,822	1,600	0.01%	19,030,222	--	--		
2009	86,304,068	1,613,742	1.87%	84,690,326	38.59%	38.59%	21,122,371	216,134	1.02%	20,906,237	9.85%	9.85%		
2010	93,865,917	685,966	0.73%	93,179,951	7.97%	52.48%	26,612,012	0	0.00%	26,612,012	25.99%	39.83%		
2011	97,802,784	952,391	0.97%	96,850,393	3.18%	58.49%	27,249,788	376,720	1.38%	26,873,068	0.98%	41.20%		
2012	101,755,368	680,614	0.67%	101,074,754	3.35%	65.40%	29,099,628	1,810,390	6.22%	27,289,238	0.14%	43.39%		
2013	100,310,956	1,383,390	1.38%	98,927,566	-2.78%	61.89%	31,579,336	2,699,858	8.55%	28,879,478	-0.76%	51.74%		
2014	108,648,537	1,301,488	1.20%	107,347,049	7.01%	75.67%	32,602,835	1,307,108	4.01%	31,295,727	-0.90%	64.44%		
2015	109,454,963	929,729	0.85%	108,525,234	-0.11%	77.60%	32,342,558	727,541	2.25%	31,615,017	-3.03%	66.12%		
2016	117,379,156	1,517,738	1.29%	115,861,418	5.85%	89.60%	33,217,216	1,262,720	3.80%	31,954,496	-1.20%	67.90%		
2017	119,527,773	1,985,866	1.66%	117,541,907	0.14%	92.35%	33,970,951	870,720	2.56%	33,100,231	-0.35%	73.92%		
2018	124,474,023	2,571,460	2.07%	121,902,563	1.99%	99.49%	45,240,215	8,979,400	19.85%	36,260,815	6.74%	90.53%		
Rate Ann%chg	7.37%						6.52%	9.04%						3.75%
								C & I w/o growth						

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	26,286,571	21,470,038	47,756,609	740,520	1.55%	47,016,089	--	--
2009	41,002,548	35,768,985	76,771,533	2,800,511	3.65%	73,971,022	54.89%	54.89%
2010	42,656,497	20,780,123	63,436,620	487,776	0.77%	62,948,844	-18.00%	31.81%
2011	41,671,264	21,390,189	63,061,453	1,284,476	2.04%	61,776,977	-2.62%	29.36%
2012	39,544,854	21,087,330	60,632,184	1,337,971	2.21%	59,294,213	-5.97%	24.16%
2013	40,939,934	21,767,283	62,707,217	1,435,883	2.29%	61,271,334	1.05%	28.30%
2014	37,142,675	21,806,137	58,948,812	1,031,181	1.75%	57,917,631	-7.64%	21.28%
2015	40,372,825	25,576,910	65,949,735	1,980,943	3.00%	63,968,792	8.52%	33.95%
2016	40,088,850	26,342,651	66,431,501	1,681,965	2.53%	64,749,536	-1.82%	35.58%
2017	40,746,560	26,639,727	67,386,287	291,505	0.43%	67,094,782	1.00%	40.49%
2018	41,018,190	29,733,865	70,752,055	3,044,108	4.30%	67,707,947	0.48%	41.78%
Rate Ann%chg	4.55%	3.31%	4.01%	Ag Imprv+Site w/o growth			2.99%	

(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.

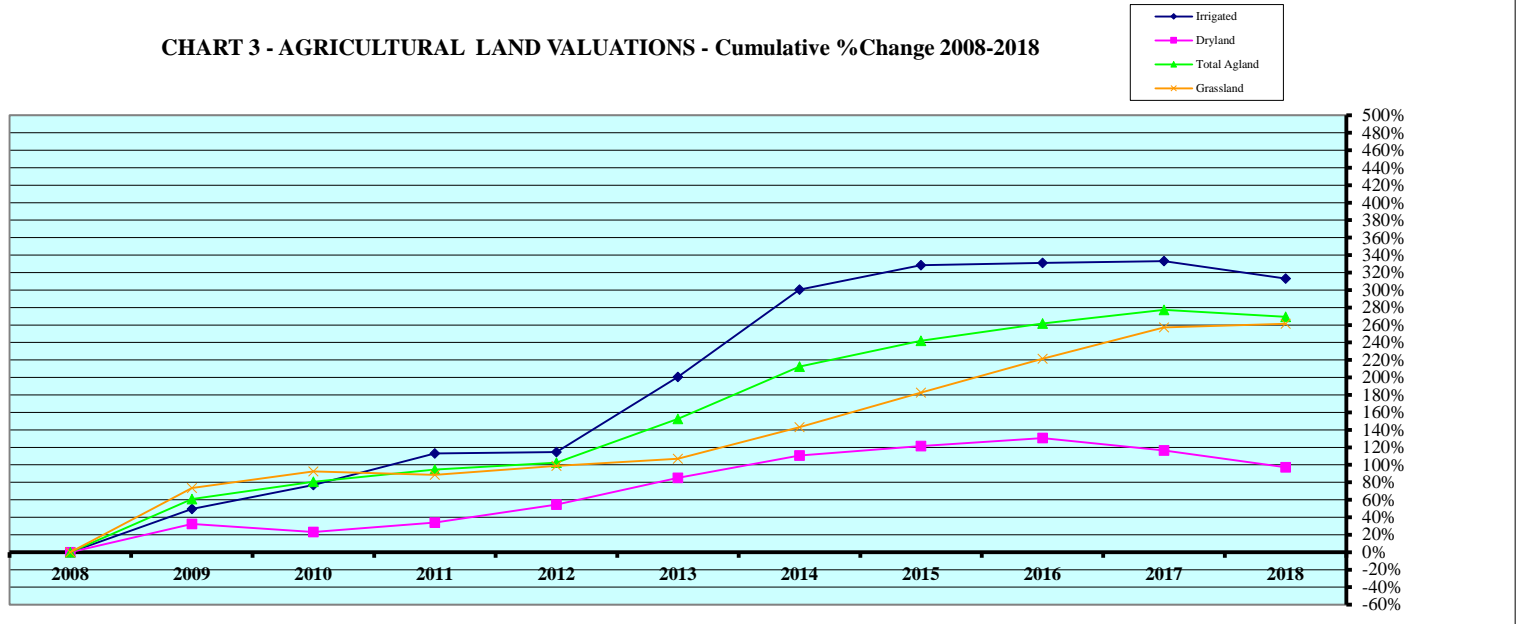
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	62
County	MORRILL

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	63,958,725	--	--	--	16,044,985	--	--	--	73,141,565	--	--	--
2009	95,603,365	31,644,640	49.48%	49.48%	21,245,105	5,200,120	32.41%	32.41%	126,891,660	53,750,095	73.49%	73.49%
2010	113,136,590	17,533,225	18.34%	76.89%	19,763,340	-1,481,765	-6.97%	23.17%	140,694,245	13,802,585	10.88%	92.36%
2011	136,211,885	23,075,295	20.40%	112.97%	21,496,540	1,733,200	8.77%	33.98%	137,780,080	-2,914,165	-2.07%	88.37%
2012	137,192,320	980,435	0.72%	114.50%	24,772,105	3,275,565	15.24%	54.39%	145,486,535	7,706,455	5.59%	98.91%
2013	192,260,190	55,067,870	40.14%	200.60%	29,702,230	4,930,125	19.90%	85.12%	151,392,710	5,906,175	4.06%	106.99%
2014	256,121,820	63,861,630	33.22%	300.45%	33,795,430	4,093,200	13.78%	110.63%	177,716,560	26,323,850	17.39%	142.98%
2015	274,041,775	17,919,955	7.00%	328.47%	35,516,340	1,720,910	5.09%	121.35%	206,715,710	28,999,150	16.32%	182.62%
2016	275,768,105	1,726,330	0.63%	331.17%	36,995,560	1,479,220	4.16%	130.57%	234,993,445	28,277,735	13.68%	221.29%
2017	276,994,430	1,226,325	0.44%	333.08%	34,714,440	-2,281,120	-6.17%	116.36%	261,301,810	26,308,365	11.20%	257.25%
2018	264,234,910	-12,759,520	-4.61%	313.13%	31,659,805	-3,054,635	-8.80%	97.32%	264,317,025	3,015,215	1.15%	261.38%

Rate Ann.%chg: Irrigated 15.24% Dryland 7.03% Grassland 13.71%

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	156,205	--	--	--	2,074,030	--	--	--	155,375,510	--	--	--
2009	238,220	82,015	52.50%	52.50%	6,002,190	3,928,160	189.40%	189.40%	249,980,540	94,605,030	60.89%	60.89%
2010	238,145	-75	-0.03%	52.46%	6,573,880	571,690	9.52%	216.96%	280,406,200	30,425,660	12.17%	80.47%
2011	121,525	-116,620	-48.97%	-22.20%	6,792,520	218,640	3.33%	227.50%	302,402,550	21,996,350	7.84%	94.63%
2012	119,840	-1,685	-1.39%	-23.28%	6,827,060	34,540	0.51%	229.17%	314,397,860	11,995,310	3.97%	102.35%
2013	129,730	9,890	8.25%	-16.95%	19,122,040	12,294,980	180.09%	821.98%	392,606,900	78,209,040	24.88%	152.68%
2014	613,670	483,940	373.04%	292.86%	17,330,795	-1,791,245	-9.37%	735.61%	485,578,275	92,971,375	23.68%	212.52%
2015	590,190	-23,480	-3.83%	277.83%	14,616,410	-2,714,385	-15.66%	604.73%	531,480,425	45,902,150	9.45%	242.06%
2016	592,910	2,720	0.46%	279.57%	13,597,710	-1,018,700	-6.97%	555.62%	561,947,730	30,467,305	5.73%	261.67%
2017	428,165	-164,745	-27.79%	174.10%	12,877,895	-719,815	-5.29%	520.91%	586,316,740	24,369,010	4.34%	277.35%
2018	422,065	-6,100	-1.42%	170.20%	13,092,545	214,650	1.67%	531.26%	573,726,350	-12,590,390	-2.15%	269.25%

Cnty# 62
County MORRILL

Rate Ann.%chg: Total Agric Land 13.95%

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	63,789,535	114,866	555			16,098,775	72,958	221			73,183,935	683,996	107		
2009	95,786,925	115,211	831	49.71%	49.71%	21,234,660	72,708	292	32.36%	32.36%	126,821,555	683,472	186	73.42%	73.42%
2010	113,389,130	115,376	983	18.21%	76.97%	19,752,315	72,488	272	-6.70%	23.49%	139,926,540	683,107	205	10.39%	91.45%
2011	133,026,180	117,180	1,135	15.51%	104.42%	20,012,280	77,641	258	-5.41%	16.81%	139,443,655	680,838	205	-0.01%	91.42%
2012	136,618,480	120,008	1,138	0.28%	104.99%	24,853,295	83,424	298	15.58%	35.01%	145,493,835	673,754	216	5.44%	101.83%
2013	191,681,730	121,189	1,582	38.94%	184.81%	29,692,250	82,752	359	20.44%	62.61%	151,007,915	674,339	224	3.70%	109.30%
2014	254,135,295	121,519	2,091	32.22%	276.59%	33,868,420	82,639	410	14.22%	85.73%	177,890,340	676,125	263	17.49%	145.90%
2015	272,918,630	122,537	2,227	6.50%	301.06%	35,566,830	82,498	431	5.19%	95.38%	206,708,255	675,681	306	16.28%	185.93%
2016	276,249,490	124,044	2,227	-0.01%	301.02%	36,982,070	82,165	450	4.40%	103.98%	234,467,185	674,219	348	13.68%	225.03%
2017	278,586,865	125,135	2,226	-0.03%	300.89%	34,910,920	75,199	464	3.14%	110.39%	260,724,775	678,793	384	10.45%	258.99%
2018	264,230,870	124,266	2,126	-4.49%	282.89%	31,810,510	68,510	464	0.02%	110.42%	264,146,595	685,571	385	0.31%	260.11%

Rate Annual %chg Average Value/Acre: **14.37%**

7.72%

13.67%

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	165,280	8,400	20			2,074,845	12,203	170			155,312,370	892,424	174		
2009	251,895	8,397	30	52.47%	52.47%	5,976,190	12,220	489	187.64%	187.64%	250,071,225	892,007	280	61.09%	61.09%
2010	251,965	8,399	30	0.00%	52.47%	6,383,630	12,749	501	2.39%	194.50%	279,703,580	892,118	314	11.84%	80.15%
2011	182,535	6,085	30	0.00%	52.47%	6,455,050	13,685	472	-5.80%	177.43%	299,119,700	895,429	334	6.55%	91.95%
2012	132,735	4,425	30	0.00%	52.47%	6,756,520	14,586	463	-1.80%	172.44%	313,854,865	896,197	350	4.84%	101.23%
2013	130,640	4,355	30	0.00%	52.47%	34,471,050	14,734	2,340	405.09%	1276.05%	406,983,585	897,369	454	29.50%	160.60%
2014	852,930	4,272	200	565.57%	914.78%	19,162,480	15,396	1,245	-46.80%	632.07%	485,909,465	899,950	540	19.05%	210.24%
2015	621,955	4,237	147	-26.48%	646.08%	18,645,655	15,341	1,215	-2.35%	614.87%	534,461,325	900,293	594	9.95%	241.11%
2016	598,610	4,046	148	0.78%	651.92%	13,953,580	15,315	911	-25.04%	435.86%	562,250,935	899,789	625	5.26%	259.05%
2017	422,195	2,667	158	7.02%	704.71%	13,229,395	16,082	823	-9.71%	383.84%	587,874,150	897,876	655	4.78%	276.21%
2018	421,550	2,695	156	-1.21%	694.95%	13,279,835	15,975	831	1.06%	388.94%	573,889,360	897,017	640	-2.29%	267.61%

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MORRILL

Rate Annual %chg Average Value/Acre: **13.90%**

(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
5,042	MORRILL	57,689,625	47,863,885	189,158,396	124,053,518	26,751,915	18,488,300	420,505	573,726,350	41,018,190	29,733,865	1,490,125	1,110,394,674
cnty sectorvalue % of total value:		5.20%	4.31%	17.04%	11.17%	2.41%	1.67%	0.04%	51.67%	3.69%	2.68%	0.13%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,209	BAYARD	1,127,765	1,126,759	1,880,688	26,344,700	3,885,800	308,325	0	0	0	0	0	34,674,037
23.98%	%sector of county sector	1.95%	2.35%	0.99%	21.24%	14.53%	1.67%						3.12%
	%sector of municipality	3.25%	3.25%	5.42%	75.98%	11.21%	0.89%						100.00%
1,545	BRIDGEPORT	9,737,585	2,665,784	3,763,738	43,357,475	17,707,160	5,733,900	0	50,470	0	0	0	83,016,112
30.64%	%sector of county sector	16.88%	5.57%	1.99%	34.95%	66.19%	31.01%		0.01%				7.48%
	%sector of municipality	11.73%	3.21%	4.53%	52.23%	21.33%	6.91%		0.06%				100.00%
128	BROADWATER	133,325	343,044	1,050,550	1,989,850	345,855	0	0	0	0	0	0	3,862,624
2.54%	%sector of county sector	0.23%	0.72%	0.56%	1.60%	1.29%							0.35%
	%sector of municipality	3.45%	8.88%	27.20%	51.52%	8.95%							100.00%
2,882	Total Municipalities	10,998,675	4,135,587	6,694,976	71,692,025	21,938,815	6,042,225	0	50,470	0	0	0	121,552,773
57.16%	%all municip.sectors of cnty	19.07%	8.64%	3.54%	57.79%	82.01%	32.68%		0.01%				10.95%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,348	Value : 819,665,080	Growth 3,650,725	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	467	1,073,710	6	4,785	398	3,445,000	871	4,523,495	
02. Res Improve Land	1,244	5,983,235	0	0	334	3,694,090	1,578	9,677,325	
03. Res Improvements	1,339	67,749,420	0	0	435	33,122,555	1,774	100,871,975	
04. Res Total	1,806	74,806,365	6	4,785	833	40,261,645	2,645	115,072,795	1,905,488
% of Res Total	68.28	65.01	0.23	0.00	31.49	34.99	36.00	14.04	52.19
05. Com UnImp Land	49	206,125	0	0	18	76,445	67	282,570	
06. Com Improve Land	233	1,791,625	0	0	37	363,255	270	2,154,880	
07. Com Improvements	241	19,912,795	0	0	42	4,419,200	283	24,331,995	
08. Com Total	290	21,910,545	0	0	60	4,858,900	350	26,769,445	77,210
% of Com Total	82.86	81.85	0.00	0.00	17.14	18.15	4.76	3.27	2.11
09. Ind UnImp Land	0	0	0	0	8	658,500	8	658,500	
10. Ind Improve Land	2	22,035	0	0	5	1,660,990	7	1,683,025	
11. Ind Improvements	3	1,792,545	0	0	5	14,605,540	8	16,398,085	
12. Ind Total	3	1,814,580	0	0	13	16,925,030	16	18,739,610	251,440
% of Ind Total	18.75	9.68	0.00	0.00	81.25	90.32	0.22	2.29	6.89
13. Rec UnImp Land	0	0	0	0	4	394,345	4	394,345	
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	4	394,345	4	394,345	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	0.05	0.00
Res & Rec Total	1,806	74,806,365	6	4,785	837	40,655,990	2,649	115,467,140	1,905,488
% of Res & Rec Total	68.18	64.79	0.23	0.00	31.60	35.21	36.05	14.09	52.19
Com & Ind Total	293	23,725,125	0	0	73	21,783,930	366	45,509,055	328,650
% of Com & Ind Total	80.05	52.13	0.00	0.00	19.95	47.87	4.98	5.55	9.00

17. Taxable Total	2,099	98,531,490	6	4,785	910	62,439,920	3,015	160,976,195	2,234,138
% of Taxable Total	69.62	61.21	0.20	0.00	30.18	38.79	41.03	19.64	61.20

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	8	881,820	4,166,655	0	0	0
20. Industrial	1	6,415	16,685,800	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	8	881,820	4,166,655
20. Industrial	0	0	0	1	6,415	16,685,800
21. Other	0	0	0	0	0	0
22. Total Sch II				9	888,235	20,852,455

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	52	2,425,070	52	2,425,070	0
24. Non-Producing	0	0	0	0	42	39,215	42	39,215	0
25. Total	0	0	0	0	94	2,464,285	94	2,464,285	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	214	0	292	506

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	24,320	0	0	3,374	435,809,635	3,378	435,833,955
28. Ag-Improved Land	0	0	0	0	844	147,371,190	844	147,371,190
29. Ag Improvements	0	0	0	0	861	73,019,455	861	73,019,455

30. Ag Total				4,239	656,224,600
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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	42	43.00	516,000	42	43.00	516,000	
32. HomeSite Improv Land	568	652.40	7,836,240	568	652.40	7,836,240	
33. HomeSite Improvements	588	0.00	43,185,730	588	0.00	43,185,730	452,302
34. HomeSite Total				630	695.40	51,537,970	
35. FarmSite UnImp Land	32	31.88	96,000	32	31.88	96,000	
36. FarmSite Improv Land	767	769.55	2,326,560	767	769.55	2,326,560	
37. FarmSite Improvements	828	0.00	29,833,725	828	0.00	29,833,725	964,285
38. FarmSite Total				860	801.43	32,256,285	
39. Road & Ditches	2,212	6,510.81	0	2,212	6,510.81	0	
40. Other- Non Ag Use	2	24.98	33,980	2	24.98	33,980	
41. Total Section VI				1,490	8,032.62	83,828,235	1,416,587

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	568.52	432,250	5	568.52	432,250

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 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	854.08	5.14%	1,708,160	5.14%	2,000.00
47. 2A1	1.00	0.01%	2,000	0.01%	2,000.00
48. 2A	3,224.07	19.41%	6,448,140	19.41%	2,000.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	5,823.56	35.05%	11,647,120	35.05%	2,000.00
51. 4A1	5,342.08	32.15%	10,684,160	32.15%	2,000.00
52. 4A	1,369.38	8.24%	2,738,760	8.24%	2,000.00
53. Total	16,614.17	100.00%	33,228,340	100.00%	2,000.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,712.73	14.87%	2,262,115	16.33%	480.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	7,993.10	25.21%	3,516,940	25.39%	440.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	8,197.38	25.86%	3,483,935	25.15%	425.01
60. 4D1	7,680.99	24.23%	3,264,470	23.56%	425.01
61. 4D	3,119.15	9.84%	1,325,680	9.57%	425.01
62. Total	31,703.35	100.00%	13,853,140	100.00%	436.96
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,205.51	0.66%	921,715	0.72%	417.91
65. 2G1	17.13	0.01%	6,595	0.01%	385.00
66. 2G	7,994.71	2.40%	3,185,630	2.48%	398.47
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	16,358.90	4.91%	6,380,575	4.96%	390.04
69. 4G1	62,740.43	18.83%	24,214,885	18.82%	385.95
70. 4G	243,957.02	73.20%	93,943,600	73.02%	385.08
71. Total	333,273.70	100.00%	128,653,000	100.00%	386.03
Irrigated Total					
Irrigated Total	16,614.17	4.32%	33,228,340	18.89%	2,000.00
Dry Total					
Dry Total	31,703.35	8.25%	13,853,140	7.87%	436.96
Grass Total					
Grass Total	333,273.70	86.74%	128,653,000	73.13%	386.03
72. Waste	1,279.95	0.33%	38,410	0.02%	30.01
73. Other	1,328.31	0.35%	145,040	0.08%	109.19
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	384,199.48	100.00%	175,917,930	100.00%	457.88

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,995.41	2.41%	4,359,955	2.47%	2,184.99
47. 2A1	8,243.44	9.97%	18,011,935	10.21%	2,185.00
48. 2A	32,501.69	39.32%	71,016,345	40.26%	2,185.00
49. 3A1	827.21	1.00%	1,720,605	0.98%	2,080.01
50. 3A	10,281.04	12.44%	21,384,840	12.12%	2,080.03
51. 4A1	25,591.48	30.96%	53,230,310	30.18%	2,080.00
52. 4A	3,210.69	3.88%	6,678,220	3.79%	2,080.00
53. Total	82,650.96	100.00%	176,402,210	100.00%	2,134.30
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,408.24	21.65%	3,889,375	23.30%	525.01
56. 2D1	1,437.09	4.20%	754,480	4.52%	525.01
57. 2D	12,928.81	37.79%	6,141,315	36.79%	475.01
58. 3D1	421.08	1.23%	200,010	1.20%	474.99
59. 3D	3,402.68	9.95%	1,616,310	9.68%	475.01
60. 4D1	7,465.21	21.82%	3,546,050	21.24%	475.01
61. 4D	1,147.28	3.35%	545,005	3.26%	475.04
62. Total	34,210.39	100.00%	16,692,545	100.00%	487.94
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,741.93	1.21%	1,749,785	1.48%	467.62
65. 2G1	1,261.57	0.41%	584,940	0.49%	463.66
66. 2G	32,710.59	10.57%	13,586,230	11.50%	415.35
67. 3G1	294.45	0.10%	121,955	0.10%	414.18
68. 3G	17,928.10	5.79%	6,804,235	5.76%	379.53
69. 4G1	96,987.22	31.33%	36,565,710	30.94%	377.02
70. 4G	156,617.54	50.60%	58,769,540	49.73%	375.24
71. Total	309,541.40	100.00%	118,182,395	100.00%	381.80
Irrigated Total					
	82,650.96	19.32%	176,402,210	56.53%	2,134.30
Dry Total					
	34,210.39	8.00%	16,692,545	5.35%	487.94
Grass Total					
	309,541.40	72.37%	118,182,395	37.88%	381.80
72. Waste	433.41	0.10%	14,740	0.00%	34.01
73. Other	875.01	0.20%	732,220	0.23%	836.81
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	427,711.17	100.00%	312,024,110	100.00%	729.52

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,798.75	7.07%	3,930,280	7.29%	2,185.01
47. 2A1	1,781.98	7.00%	3,893,645	7.22%	2,185.01
48. 2A	5,706.57	22.41%	12,470,045	23.12%	2,185.21
49. 3A1	186.86	0.73%	388,670	0.72%	2,080.01
50. 3A	2,953.86	11.60%	6,144,020	11.39%	2,080.00
51. 4A1	10,083.65	39.61%	20,976,425	38.89%	2,080.24
52. 4A	2,948.22	11.58%	6,133,875	11.37%	2,080.54
53. Total	25,459.89	100.00%	53,936,960	100.00%	2,118.51
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4.81	0.57%	2,670	0.62%	555.09
56. 2D1	14.02	1.66%	7,785	1.80%	555.28
57. 2D	199.16	23.57%	110,540	25.63%	555.03
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	101.59	12.02%	50,285	11.66%	494.98
60. 4D1	319.70	37.84%	158,260	36.69%	495.03
61. 4D	205.63	24.34%	101,785	23.60%	494.99
62. Total	844.91	100.00%	431,325	100.00%	510.50
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	246.98	0.55%	111,160	0.61%	450.08
65. 2G1	220.79	0.50%	100,730	0.56%	456.23
66. 2G	2,687.71	6.03%	1,163,085	6.42%	432.74
67. 3G1	49.42	0.11%	18,540	0.10%	375.15
68. 3G	3,008.89	6.75%	1,130,560	6.24%	375.74
69. 4G1	19,392.67	43.53%	7,368,160	40.65%	379.95
70. 4G	18,939.37	42.52%	8,233,090	45.42%	434.71
71. Total	44,545.83	100.00%	18,125,325	100.00%	406.89
Irrigated Total					
	25,459.89	29.78%	53,936,960	63.87%	2,118.51
Dry Total					
	844.91	0.99%	431,325	0.51%	510.50
Grass Total					
	44,545.83	52.10%	18,125,325	21.46%	406.89
72. Waste	950.47	1.11%	383,225	0.45%	403.20
73. Other	13,693.43	16.02%	11,577,490	13.71%	845.48
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	85,494.53	100.00%	84,454,325	100.00%	987.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	7.04	15,380	0.00	0	124,717.98	263,552,130	124,725.02	263,567,510
77. Dry Land	0.00	0	0.00	0	66,758.65	30,977,010	66,758.65	30,977,010
78. Grass	23.58	8,940	0.00	0	687,337.35	264,951,780	687,360.93	264,960,720
79. Waste	0.00	0	0.00	0	2,663.83	436,375	2,663.83	436,375
80. Other	0.00	0	0.00	0	15,896.75	12,454,750	15,896.75	12,454,750
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	30.62	24,320	0.00	0	897,374.56	572,372,045	897,405.18	572,396,365

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	124,725.02	13.90%	263,567,510	46.05%	2,113.19
Dry Land	66,758.65	7.44%	30,977,010	5.41%	464.01
Grass	687,360.93	76.59%	264,960,720	46.29%	385.48
Waste	2,663.83	0.30%	436,375	0.08%	163.81
Other	15,896.75	1.77%	12,454,750	2.18%	783.48
Exempt	0.00	0.00%	0	0.00%	0.00
Total	897,405.18	100.00%	572,396,365	100.00%	637.83

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 Bayard	223	426,475	523	2,338,330	545	26,438,295	768	29,203,100	278,825
83.2 Bridgeport	163	573,450	632	3,523,010	697	39,629,540	860	43,726,000	200,093
83.3 Broadwater	60	83,250	87	165,235	93	1,744,215	153	1,992,700	0
83.4 Rural	429	3,834,665	336	3,650,750	439	33,059,925	868	40,545,340	1,426,570
84 Residential Total	875	4,917,840	1,578	9,677,325	1,774	100,871,975	2,649	115,467,140	1,905,488

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	Bayard	29	122,515	93	526,500	97	3,653,730	126	4,302,745	77,210
85.2	Bridgeport	15	193,670	124	1,414,420	129	21,771,115	144	23,379,205	0
85.3	Broadwater	10	8,550	16	24,660	17	233,350	27	266,560	0
85.4	Rural	21	616,335	44	1,872,325	48	15,071,885	69	17,560,545	251,440
86	Commercial Total	75	941,070	277	3,837,905	291	40,730,080	366	45,509,055	328,650

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	1,441.51	0.44%	555,005	0.44%	385.02
89. 2G1	17.13	0.01%	6,595	0.01%	385.00
90. 2G	6,037.06	1.85%	2,324,285	1.85%	385.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	14,300.71	4.38%	5,505,835	4.38%	385.00
93. 4G1	61,247.48	18.76%	23,580,355	18.76%	385.00
94. 4G	243,457.61	74.57%	93,731,340	74.57%	385.00
95. Total	326,501.50	100.00%	125,703,415	100.00%	385.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	764.00	11.28%	366,710	12.43%	479.99
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	1,957.65	28.91%	861,345	29.20%	439.99
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,058.19	30.39%	874,740	29.66%	425.00
102. 4C1	1,492.95	22.05%	634,530	21.51%	425.02
103. 4C	499.41	7.37%	212,260	7.20%	425.02
104. Total	6,772.20	100.00%	2,949,585	100.00%	435.54
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	326,501.50	97.97%	125,703,415	97.71%	385.00
CRP Total	6,772.20	2.03%	2,949,585	2.29%	435.54
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	333,273.70	100.00%	128,653,000	100.00%	386.03

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,303.11	1.09%	1,519,395	1.32%	459.99
89. 2G1	1,032.26	0.34%	464,550	0.40%	450.03
90. 2G	30,021.86	9.91%	12,309,035	10.70%	410.00
91. 3G1	179.28	0.06%	67,250	0.06%	375.11
92. 3G	17,123.74	5.65%	6,422,175	5.58%	375.05
93. 4G1	95,053.27	31.37%	35,647,075	30.99%	375.02
94. 4G	156,255.28	51.57%	58,597,460	50.94%	375.01
95. Total	302,968.80	100.00%	115,026,940	100.00%	379.67
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	438.82	6.68%	230,390	7.30%	525.02
98. 2C1	229.31	3.49%	120,390	3.82%	525.01
99. 2C	2,688.73	40.91%	1,277,195	40.48%	475.02
100. 3C1	115.17	1.75%	54,705	1.73%	474.99
101. 3C	804.36	12.24%	382,060	12.11%	474.99
102. 4C1	1,933.95	29.42%	918,635	29.11%	475.00
103. 4C	362.26	5.51%	172,080	5.45%	475.02
104. Total	6,572.60	100.00%	3,155,455	100.00%	480.09
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	302,968.80	97.88%	115,026,940	97.33%	379.67
CRP Total	6,572.60	2.12%	3,155,455	2.67%	480.09
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	309,541.40	100.00%	118,182,395	100.00%	381.80

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	246.98	0.56%	111,160	0.61%	450.08
89. 2G1	207.81	0.47%	93,525	0.52%	450.05
90. 2G	2,671.28	6.00%	1,153,965	6.38%	431.99
91. 3G1	49.42	0.11%	18,540	0.10%	375.15
92. 3G	2,992.95	6.73%	1,122,670	6.20%	375.10
93. 4G1	19,379.34	43.56%	7,361,560	40.68%	379.87
94. 4G	18,939.37	42.57%	8,233,090	45.50%	434.71
95. Total	44,487.15	100.00%	18,094,510	100.00%	406.74
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	12.98	22.12%	7,205	23.38%	555.08
99. 2C	16.43	28.00%	9,120	29.60%	555.08
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	15.94	27.16%	7,890	25.60%	494.98
102. 4C1	13.33	22.72%	6,600	21.42%	495.12
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	58.68	100.00%	30,815	100.00%	525.14
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	44,487.15	99.87%	18,094,510	99.83%	406.74
CRP Total	58.68	0.13%	30,815	0.17%	525.14
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	44,545.83	100.00%	18,125,325	100.00%	406.89

**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	124,053,518	115,072,795	-8,980,723	-7.24%	1,905,488	-8.78%
02. Recreational	420,505	394,345	-26,160	-6.22%	0	-6.22%
03. Ag-Homesite Land, Ag-Res Dwelling	41,018,190	51,537,970	10,519,780	25.65%	452,302	24.54%
04. Total Residential (sum lines 1-3)	165,492,213	167,005,110	1,512,897	0.91%	2,357,790	-0.51%
05. Commercial	26,751,915	26,769,445	17,530	0.07%	77,210	-0.22%
06. Industrial	18,488,300	18,739,610	251,310	1.36%	251,440	0.00%
07. Total Commercial (sum lines 5-6)	45,240,215	45,509,055	268,840	0.59%	328,650	-0.13%
08. Ag-Farmsite Land, Outbuildings	29,658,025	32,256,285	2,598,260	8.76%	964,285	5.51%
09. Minerals	1,490,125	2,464,285	974,160	65.37	0	65.37%
10. Non Ag Use Land	75,840	33,980	-41,860	-55.20%		
11. Total Non-Agland (sum lines 8-10)	31,223,990	34,754,550	3,530,560	11.31%	964,285	8.22%
12. Irrigated	264,234,910	263,567,510	-667,400	-0.25%		
13. Dryland	31,659,805	30,977,010	-682,795	-2.16%		
14. Grassland	264,317,025	264,960,720	643,695	0.24%		
15. Wasteland	422,065	436,375	14,310	3.39%		
16. Other Agland	13,092,545	12,454,750	-637,795	-4.87%		
17. Total Agricultural Land	573,726,350	572,396,365	-1,329,985	-0.23%		
18. Total Value of all Real Property (Locally Assessed)	815,682,768	819,665,080	3,982,312	0.49%	3,650,725	0.04%

2019 Assessment Survey for Morrill County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$243,371
7.	Adopted budget, or granted budget if different from above:
	\$243,371
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$17,000 (Stanard Appraisal Service and Pritchard & Abbott)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$16,885
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,300
12.	Other miscellaneous funds:
	n/a
13.	Amount of last year's assessor's budget not used:
	\$1.02

B. Computer, Automation Information and GIS

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

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?
	Bridgeport, Bayard, and Broadwater are all zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Services - real property Pritchard & Abbott - oil & gas minerals
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes: Stanard Appraisal Service and Pritchard & Abbott
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Experience and knowledge in the appraisal field.
4.	Have the existing contracts been approved by the PTA?
	Contracts are done on a yearly basis and have been submitted for approval.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Provides recommendations to the county assessor for use in establishing final value estimates.

2019 Residential Assessment Survey for Morrill County

1.	Valuation data collection done by:												
	Office and Stanard Appraisal Service.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.	2	Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor.	3	Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.	4	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.	AG	Agricultural homes and outbuildings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.												
2	Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor.												
3	Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.												
4	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.												
AG	Agricultural homes and outbuildings.												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	All three approaches (cost, income and sales) will be considered. However, the sales will be utilized the most in building models.												
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?												
	The appraisal company will review the sales and build models, the sales will be charted for a cost range per square foot based on style, quality, condition and age. Plus or minus adjustment factors will be developed for, but not limited to; basement, basement finish, number of garage stalls, fireplace, central air, and so on to arrive at a final value estimate per square foot.												
5.	Are individual depreciation tables developed for each valuation group?												
	Values are established primarily from a model based on a cost range per square foot.												
6.	Describe the methodology used to determine the residential lot values?												
	Land is valued by a square foot method.												
7.	How are rural residential site values developed?												
	The county assessor equalized with surrounding counties and used improved sales to reach market value												
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	All lots values are established from an analysis of the market. A discounted cash flow method is not utilized.												

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2015	2015	2015
	2	2017	2013	2016	2017
	3	2013	2013	2016	2016
	4	2013	2013	2018	2014-2018
	AG	2013	2013	2018	2014-2018

At lot study is done along with the review and revaluation, they may not change if there is insufficient data.

2019 Commercial Assessment Survey for Morrill County

1.	Valuation data collection done by:																		
	Office staff and Stanard Appraisal Service.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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2	Remainder of County																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches (cost, income and sales) will be looked at, the market and income approaches will carry the most weight.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Stanard Appraisal Service has valued the unique commercial properties, such as the ethanol plant, feedlots, and elevator facilities and an independent living facility.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables are not built. The appraisal company will review the sales and build models; the sales will be charted for a cost range per square foot based on occupancy, quality, condition and age. Plus or minus adjustment factors will be developed to arrive at a final value estimate per square foot.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, values are established primarily from a model based on a cost range per square foot, and income when enough information exists.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	From the market a square foot method has been developed.																		
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1	2017	2013	2017	2017															
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2019 Agricultural Assessment Survey for Morrill County

1.	Valuation data collection done by:													
	Office staff and Stanard Appraisal Service.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
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4	Market Area 4 is the area along the Platte River; it has recreational potential.	ongoing												
	In 2014, the county started the physical review and inspection again. The cycle was completed in 2018 with the exception of the river.													
3.	Describe the process used to determine and monitor market areas.													
	Topography and geographical information is looked at. Sales determination is made through sales review and verification, location and use of the property and a physical inspection if needed.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The primary use of the land is a good indicator in determining if it is agricultural. Normally after verification with the buyer and/or seller, or third party to the transaction it can be determined what the use of the property will be. If the on-site review and sales verification process reveals the parcel was not purchased with the intent to farm or ranch it will be considered rural residential or 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													
6.	What separate market analysis has been conducted where intensive use is identified in the county?													
	Analysis was conducted with the help of a contract appraiser. Feed lots are valued on a price per head based on the size and quality of the operation.													
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	Parcels enrolled in the Wetland Reserve Program have been mapped. The contracts are reviewed and those enrolled for a designated period of time that could be returned to agricultural use will be valued as agricultural. Those enrolled in the program into perpetuity will be valued at 100% of market. It is difficult to analyze Wetland Reserve market activity since there is not a large occurrence of these sales.													

	<u>If your county has special value applications, please answer the following</u>
8a.	How many special valuation applications are on file?
	133
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Physical inspections will occur with the owner present when possible.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Goose hunting is the primary driving force in the marketing of these parcels.
8d.	Where is the influenced area located within the county?
	Primarily along the Platte River.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	The sales comparison approach is used to analyze the agricultural market. The sales will be stratified by market area, and then by class (irrigated, dry, grass) on a spreadsheet. Preliminary statistics can be reviewed, purposed values can be tested and the estimated final statistics can be considered.

MORRILL COUNTY

2018 PLAN OF ASSESSMENT

PLAN OF ASSESSMENT REQUIREMENTS:

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

REAL PROPERTY ASSESSMENT REQUIREMENTS:

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

Neb. Rev. Stat. §77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

1. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.

Neb. Rev. Stat. §77-201 (R.S. Supp. 2006)

GENERAL DESCRIPTION OF REAL PROPERTY IN MORRILL COUNTY:

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

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential/Rec	2810	34%	124,296,226	19%	14,718,925	109,577,301
Commercial/Ind	367	5%	47,784,225	4%	4,892,095	42,892,130
Agricultur/Recr	4867	60%	677,138,565	74%	586,262,320	90,876,245
TIF	9	.5%	20,749,240	2%	(Bs888,235)	(Ex19,861,005)
Minerals	94	.5%	(1,490,125)	1%	N/A	N/A
Total	7355	100%	871,458,381	100%	606,761,575	263,206,681

Agricultural land is the predominant property type in Morrill County, with the majority consisting of grassland, primarily used for cow/calf operations.

Bridgeport continues to grow in with new business and residential homes. There were 2 large TIF projects started in the city of Bridgeport with the plans to divide tax in 2018. One of those is not completed for 2018. The city of Bayard also picked up 3 new TIF projects of smaller size.

Additional information is contained in the 2018 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2018.

CURRENT RESOURCES:

Staff/Budget/Training

In addition to the Assessor, there is 1 Deputy Assessor; and 2 full-time clerks on staff. The county contracts with an independent appraiser, as needed, for appraisal maintenance and also with an oils/minerals appraiser for the oils in Morrill County.

The proposed budget for the assessment portion of the Assessor’s budget for FY 2018-2019 is going to be roughly \$243,371. The county has again agreed to a maintenance contract of appraisal through Stanard Appraisal on an “as needed, limited basis.” The County Board again limited the amount of days contracted through Stanard Appraisal to 15 days. In the future the County Board is hoping the Assessor will take over all appraisal functions of the office. They feel that a contracted appraiser is a waste of taxpayer money, and she can do all valuation and appraisal work herself. It is prudent to note that a professional appraisal firm would be the best source of appraising and defending valuations on specialty and/or high dollar commercial properties. Bridgeport has been very economically successful in the last few years, and this has been proven with a new bank, a new grain facility, new offices, historic buildings being renovated with apartments included, a large potato storage and shipping facility, new TIF projects, etc.

By statute, the assessor must physically review and inspect all parcels every 6-years. For Morrill County this was last done in 2009/2010 on all improved properties, and land use completed by the end of 2011. This complete review should have been completed again by 2016 on improved properties and 2017 on all unimproved properties in order to be in compliance. Currently, the Morrill County Assessor’s Office is

trying to review as many parcels as is feasible, along with carrying on with the everyday functions of the office. The south ½ and northeast ¼ of Morrill County has been completed along with all towns of Bridgeport, Bayard & Broadwater. It was expected to have all of Morrill County reviewed by 2017, but several tornadoes through the Bayard and all the way through the northeast corner the county into Box Butte County created a large area to be reviewed again in less than a 2-year time line. It is the plan to complete the county 6 year review by the end of 2018. Also, for the 2018 year, a review was completed on all commercial properties in the county. This included all feedlots.

The contract for Pritchard & Abbot continues for the years 2019 & 2020 for their services for oil appraisal in Morrill County.

The assessor believes continuing education is vital to maintaining proper assessment action. The Assessor, Deputy Assessor, and certified staff try to attend as many monthly district meetings as possible, as well as workshops offered by the Nebraska Association of County Officials, the Property Assessment Division of the Department of Revenue and the International Association of Assessing Officers. The current assessor completed and successfully passed the exams of 3 continuing education courses offered through IAAO in 2010, which were required for her to retain her certificate by the end of 2013. With the budget cuts that seem to occur every year, it will become a challenge to keep 3 certified staff in the Morrill County Assessor's office as well as attend the educational IAAO classes and the expenses associated with each one. The Assessor carefully selects those courses that will most benefit the office. Each of the 3 office staff will again have 60 hours completed for the next term beginning in 2019 through 2020.

Record Maintenance

Morrill County's cadastral maps have not been consistently maintained since the mid 1990's. In the past, the county board recognized the need for consistent maintenance of the records and approved the development of a web based GIS system through GIS Workshop. Development began in June 2007. In 2011, the Morrill County Board has agreed to a 100% support contract through GIS Workshop, which has been an asset to the Deputy Assessor who is skilled in GIS software. The Deputy Assessor is now able to update, as well as clean up parcel information within the GIS Workshop software within the office. It should be noted that Morrill County went online with GISWorkshop in 2014. With the abilities of the Deputy Assessor, Morrill County was able to work out a cheaper contract in order to go online. The Deputy Assessor has also been training the office staff to become more versed in GIS Software, and assist in cleaning up and maintaining the mapping system. Many appraisers, bankers, title agents, insurance agents, and attorneys, among others have been much appreciative of this information being available online alongside of MIPS. Currently the Assessor is including an online GISWorkshop contract in her budget for the year 2018. A new contract has been agreed on by the board and was signed with GISWorkshop for 5 years of services remaining at the same cost each year. The County Board continues to question costs associated with this contract. Due to the Deputy Assessor's skills in working with GISWorkshop, some credit has been applied to the contract. The Morrill County Assessor has been interested in Pictometry, and has had a couple meetings with the vendor and her public to showcase Pictometry's advantages. Again, cost has been an issue, and the County Board voted down Pictometry both times.

New property record cards are currently and continue to be created for each parcel of real property in 2018. Each property record card is filed by legal description and contains up-to-date listings, photographs and sketches for those properties that have improvements. Pictures are continuously being added to, and updated as parcel reviews occur to each parcel that is improved. Morrill County Assessor's office is also

adding situs addresses as they get the information on each parcel. This has been a help to local Law Enforcement, the Road Department, and the public in general. In 2017, the Assessor switched from Apex sketching to MIPS sketching. As time allows and reviews of property are completed, the sketching will be updated to match the MIPS valuation side, and will assist with shortening data entry.

Morrill County utilizes software provided by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. With the completion of development of the GIS system, this office has had the ability to maintain all records electronically and make them available via the Internet. In May of 2013, the Assessor's Office converted over to the new V2 software of MIPS and CAMA. Then in August of 2013, Morrill County Assessor's Office went online with their MIPS/CAMA information. In April of 2016, Morrill County then updated to the V3 of MIPS. All of the MIPS, CAMA & GISWorkshop information can be found online. This has saved a substantial amount of time with phone calls and customers at the counter.

ASSESSMENT PROCEDURES:

Discover/List/Inventory Property

The assessor also keeps in close contact with the register of deeds and all zoning administrators of Morrill County, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices are also useful in tracking land usage. The Morrill County Zoning Board and Morrill County Board of Commissioners are in the process of changing zoning regulations to not require surveys for parcels under 10 acres. This will create a hardship for the Assessor's Office in determining the exact location of the property and the Clerk's Office when accepting and recording deeds. Discovery by the Assessor and staff also aids in finding new improvements as zoning permits are not required by the Morrill County Zoning Board if the improvement is agricultural related. The only building permits the Assessor has received in the last 2 years have been from the cities of Bridgeport and Bayard. The County Board has not held their Zoning Official responsible to get any building permits into the Assessor. Often these improvements are discovered by the Assessor's Office during review and pickup work. The two towns of Bridgeport and Bayard have provided building permits as asked, and with the hiring of new administrators and staff in both offices, they have complied when asked. With the Morrill County Zoning Board not requiring building permits or issuing any fines for not asking for a building permit on ag related improvements, most of the rural improvements are by discovery. The lack of building permits has made it more challenging for the Assessor's Office to find and list improvements as they are added to parcels in Morrill County. Rural residential, and rural commercial properties are never rezoned to their respective uses. Therefore the Assessor codes into MIPS the use of the land in order to keep as valuation of those properties consistent.

Ownership Changes

Morrill County processes more than five-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies are adhered to.

Data Collection

Morrill County Assessor's Office has implemented procedures to complete a physical routine inspection of all properties on a six-year cycle.

Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

Value Approaches

Market Approach: The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

Cost Approach: The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated 2012 is used to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value. A depreciation study completed in 2015 by the county's contracted appraiser for residential and rural residential and in 2017 for commercial revaluation was used for the current year market values. With the review of the residential homes in Bridgeport in 2015 and Bayard in 2016, Bridgeport's and Bayard's studies were updated. All of the commercial property in Morrill County was updated in 2017.

Income Approach: The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2017 by the county's contracted appraiser.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state, including speaking with the buyer/seller if possible as well as sending out sales verification letters to all buyers/sellers of sales that are deemed arm length transactions.

Notices

Change of value notices are sent to the property owner of record no later than June 1st of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process. It has been helpful to also send a letter with the valuation changes explaining the process and why values changed for the current year.

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

<u>Property Class</u>	<u>Ratio (Level of Value)</u>
Residential	97%
Commercial	100%
Agricultural	69%

For more information regarding statistical measures, see 2018 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2018.

Assessment Actions Planned for Assessment Year 2018:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. The assessor's office has been monitoring the rural residential market and realized that necessary changes were needed in order to stay at 100% of market value as required by statute. In 2014 land on rural residential was increased on all rural residential parcels as there were not any common trends of the improvements located on these parcels. Then in 2015, in order to keep up with the strong market on Rural residential, a 10% increase was given to all 1 story homes, 1930 and newer. In the summer of 2016, all rural residential were reviewed and the rural residential model was adjusted for 2017. In 2015, the residential in Bridgeport was all reviewed. Bayard & Broadwater were both completely reviewed in 2016. It is planned to review as much of a portion in the north ½ of Morrill County as possible for the year 2018. This is a very heavy populated area north of Bridgeport and Bayard.

Commercial: A physical inspection on all commercial parcels within the county was completed by the assessor and/or contract appraiser in the year 2017, as there is a possibility of not having a contracted appraiser in the near future. Feedlots in Morrill County were all reviewed thru the year 2017 statistical studies were completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. All feedlots were reviewed in the Panhandle as to equalize across county lines. This completed all commercial for the purpose of the 6 year review cycle.

Agricultural: A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser if time allows. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices as well as discovery through the sales process. Improved agricultural sales will be monitored through ratio studies. It is anticipated to complete another portion of Morrill County through the summer of 2018 in the ag area. The Deputy and staff continue to update land use changes as they occur in GISWorkshop and converting them then to the valuation side of the assessment process. There seems to be a substantial amount of water rights being moved around in Morrill County to more address the irrigable areas. Since there is a lacking of building permits, discovery of new improvements by the Assessor and her staff is imperative.

Assessment Actions Planned for Assessment Year 2019:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment since a complete review was completed in 2017. A physical inspection will continue on all portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review. As part of the 6 year review plan, it is anticipated to complete the final portion of Morrill County in the year 2018 for 2019 values.

Assessment Actions Planned for Assessment Year 2020:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. All commercial was completely reviewed 2018 as part of the 6 year plan. A physical inspection will continue on portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. As part of the 6 year review plan, it is anticipated to start over in the southern portion of Morrill County in the year 2020.

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

Form 521 Filing with the Department of Revenue Property Assessment Division: Upon receipt of the Form 521, the county assessor will enter the sale information from the completed Form 521 into the county

computer assisted mass appraisal (CAMA) system. This entry will ensure the property information in the county sales file is current. The county assessor must then forward the completed original Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded.

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 35 applications annually. The year 2016 was a new application year. All applications were reviewed. 2018 was a verification year.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 290 applications annually.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually-Form 458X.

Personal Property Tax Loss Report: To report no later than May 30th annually to amend the certification of Personal Property Tax Loss- Form 259X.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives almost 800 personal property schedules annually. The Assessor's Office has also been tracking new businesses and farmers by 521's and also the advertisements in local media. Several new personal property returns were started this way.

Special Valuation Applications: The assessor continues to research river ground and if a parcel should no longer be agricultural, it will lose the Special Valuation. There may be 1-2 new applications annually, in which the assessor takes time to go review those parcels, and make that decision based upon agricultural uses.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Protests: The Assessor's Office meets with as many protesters as possible and reviews all protested properties prior to the protest hearing in order to provide the County Board of Equalization with the most recent and updated data available before making any value changes.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

County Personal Property Abstract: New in 2016; to prepare an abstract of the property assessment rolls of locally assessed personal property of the county on forms prescribed and furnished by the Tax Commissioner. The county assessor shall electronically file the abstract with the Property Tax Administrator on or before July 20 of each year.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Certify values: By August 20th every year, values are certified to every taxing entity within Morrill County.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4th year thereafter no later than December 1 annually.

Conclusion:

The Morrill County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Morrill County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. Since budgetary concerns exist, it is the goal of the Morrill County Assessor's Office to complete as much appraisal work as possible. The Assessor's Office has completed as much data collection as possible in order to leave Stanard Appraisal with final values and working with the sales models for residential and commercial. Morrill County Assessor's Office takes pride in the steps they have taken to get information more accurate and complete than it has ever been; and then made more readily available to the public, especially online services.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Rose M. Nelson
Morrill County Assessor

Rose M Nelson
MORRILL COUNTY ASSESSOR
P O BOX 868
BRIDGEPORT, NE 69336
308-262-1534

Ruth A Sorensen
Dept of Revenue, Property Assessment Division
1033 O St. Ste 600
Lincoln, NE 68508

Dear Ms Sorensen:

Below is the information regarding special valuation in Morrill County as per PAT Regulation-11-005.04.

Market area 4 is the area located around the North Platte River which runs diagonally from the northwesterly corner of Morrill County to the Southeasterly corner. This area is unique in that it was developed off of the top two soils surrounding the river and accretion ground in 2010. Land values are affected by buyers purchasing the land for recreational use.

Market area 3 is the rocky hills coming down into the river and Market area 2 is the rest of Morrill County. Market area 1 was dissolved into Market area 2 as there were not enough sales to constitute it being its separate area. Neither Market area 2 or 3 has special valuation.

Morrill County developed Special Value in Market area 4 in 2013. In each three year sales period, we generally have a very small number of land sales along the North Platte River. However, the sales that have occurred show that the accretion land values are affected by buyers purchasing the land for recreational use.

Letters were initially sent out to all owners of accretion ground to explain how to apply for special value with Form 456 in this market area, as there are owners in this area actively using their land for agricultural use, primarily pasture for cattle. The assessor and her deputy went out and inspected all parcels that special value was applied for, and continue the same process as new applications come in. In most instances, there were cattle put on accretion lands at some point every year. This was proven through parcel owners showing fencing, Russian Olive trees removed, and in some instances at the time of inspection there were cattle grazing on the grass. However, there are recreational uses going on. The most primary of these is goose hunting. There is also duck hunting, deer hunting, and turkey hunting. It was decided then to plot each of these blinds on our GISWorkshop mapping system and place a one acre recreational value on each blind.

With the implementation of Special Value in Market area 4 in 2013, we have received a few more Form 456 Special Value applications each year. The assessor and her deputy will continue

to go out and inspect, and document recreational uses on each parcel. The blinds will be valued at 100% of market value, with the rest of the land valued as agricultural, if used as such, and is based on approximately 75% of market.

These are the methods Morrill County uses to determine valuations for agriculturally used properties and for recreationally used properties. We feel it is the most equitable and uniform method of dealing with recreational uses along the North Platte River in Morrill County.

Sincerely,

Rose M Nelson
Morrill County Assessor