

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**NANCE 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 Nance 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 Nance 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: Megan Zoucha, Nance County Assessor

# Table of Contents

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## **2019 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

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

### ***County Reports:***

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

## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

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

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

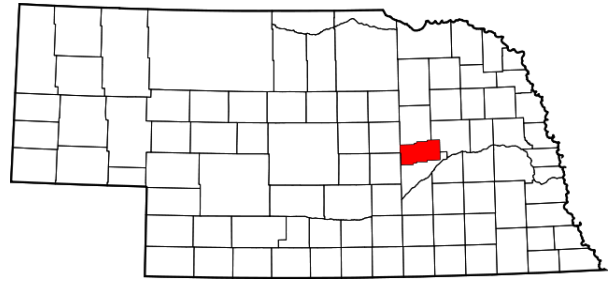
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

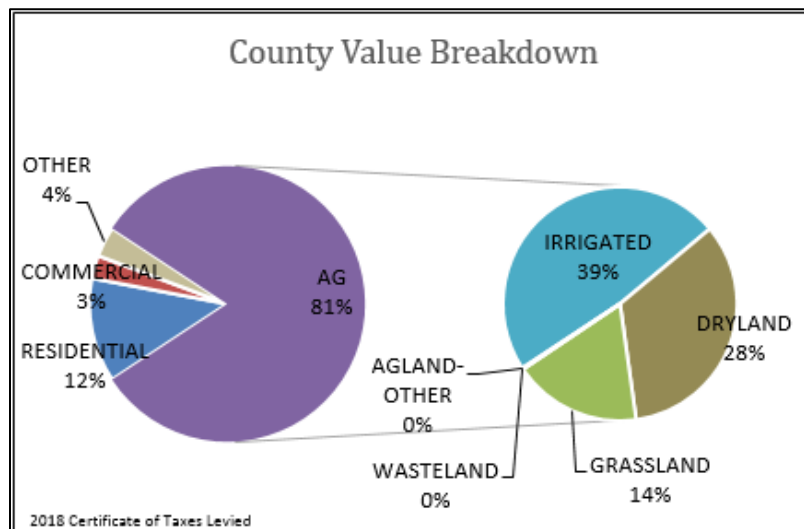
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 442 square miles, Nance County had 3,607 residents, per the Census Bureau Quick Facts for 2017, a 3% population decline from the 2010 U.S. Census. Reports indicated that 78% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$77,887 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



There is no commercial hub in Nance County; rather, the commercial properties are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were 101 employer establishments with total employment of 496.



Agricultural land is the single largest contributor to the valuation base of the county by an overwhelming majority. A mix of grass and irrigated land makes up the majority of the land in the county. Nance County is included in both the Lower Loup and Central Platte Natural Resources Districts (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BELGRADE	134	126	-6.0%
FULLERTON	1,378	1,307	-5.2%
GENOA	981	1,003	2.2%



## 2019 Residential Correlation for Nance County

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### *Assessment Actions*

Annually, the county assessor conducts a market analysis to include the qualified residential sales in the current defined period. The market indicates that the values appeared undervalued in Fullerton and Genoa. The lot values were analyzed, and minimal changes were implemented to the lots in Fullerton and Genoa. However, the improvements values were increased.

Annually the Nance County Assessor and staff utilize aerial photography, zoning permits, and improvement forms to pick-up new construction on the residential parcels.

### *Assessment Practice Review*

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county to determine if the county assessor complies with all aspects of the process to achieve uniform and proportionate valuation for the residential class of property.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed to ensure the county is submitting all sales. The result being the Form 521 was submitted accurately. It was found that the county was submitting sales approximately 42% of the time. There was computer vendor issues with this process and it has been discussed with the county assessor. Since the review, the county has been submitting the sales on a regular basis. The review also included checking values reported on the Assessed Value Update (AVU). The AVU was accurate when compared to the property record card.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and the non-qualified sales are explained with proper documentation verifying that the sale is not arm's-length. The qualified sales in Nance County's has a usability of 46%, which is lower than the typical state wide average of the residential class of property. However, when reviewing the non-qualified sales 41% are considered family transactions, 21% were qualified as substantially changed and 17% were determined to be unusable for measurement because the transaction included a mobile home or outbuildings.

The valuation groups were reviewed. The county has four valuation groups for the residential class of property. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces.

Vacant lot studies are completed when the reappraisal is done for each valuation group. The review of the six-year inspection and review cycle is current and up to date, including the cost tables and depreciation tables.

The county assessor believes that the assessment process can be explained to a taxpayer; however, there is not currently a formal written methodology.

## 2019 Residential Correlation for Nance County

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### *Description of Analysis*

The residential parcels are valued utilizing four valuation groups that are based on the assessor locations or towns in the county.

<b>Valuation Groups</b>	<b>Definition</b>
1	Fullerton
2	Belgrade
3	Genoa and Suburban Genoa
4	Rural

The residential property class for Nance County contained 64 qualified sales representing all the valuation groups. All three measures of central tendency for the residential class of property are within the acceptable range. Valuation Group 2 and 4 have few sales and appear to be outside the acceptable range. Valuation Group 2 was last reviewed in 2014. Since that time, the sales activity has declined in numbers. Valuation Group 4 was reviewed in 2015 and 2016.

Valuation Group 1 and 3 were each reviewed for the 2019 assessment year and valuations were adjusted. The 2019 County Abstract of Assessment for Real Property, Form 45, Compared with the 2018 Certificate of Taxes Levied Report (CTL) indicate the class increased 4%, while the sales file increased more significantly. The sales file is very heavily weighted in Valuation Groups 1 and 3, and may not adequately represent the population. Additionally, the COD is very low for each of these valuation groups, which is an indication that assessments are not uniform. The Property Assessment Division (Division) cannot conclusive determine whether the county's reappraisal efforts equitably valued sold and unsold properties without further information. The Division will further examine this issue during the assessment practice review.

Lacking conclusive evidence with which to make determinations of acceptable, the median will not be used as a precise estimate of the level of value, but the level is assumed to be in the acceptable range.

## 2019 Residential Correlation for Nance County

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### *Equalization and Quality of Assessment*

Based on all relevant information, the quality of assessment for the residential class of property is assumed to comply with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	34	99.88	100.76	101.05	03.31	99.71
2	1	83.84	83.84	83.84	00.00	100.00
3	24	98.63	101.83	99.33	05.31	102.52
4	5	85.00	90.04	86.96	14.16	103.54
____ALL____	64	99.40	100.06	98.52	05.23	101.56

### *Level of Value*

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

## 2019 Commercial Correlation for Nance County

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### *Assessment Actions*

For the 2019 assessment year, minimal changes were necessary. Annually, the Nance County Assessor and staff utilizes aerial photography, zoning permits, and improvement information statements to pick-up new construction on commercial parcels.

### *Assessment Practice Review*

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county and determine if the county assessor complies with all aspects of the process to achieve uniform and proportionate valuation for the commercial class of property.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed to ensure the county assessor is submitting all sales. The review found that the Form 521s are submitted accurately. It was found that the county assessor is only submitting the Form 521 (sales) approximately 42% of the time. There have been some computer issues with this process and it has been discussed with the county assessor. Since the review, the county assessor has been submitting the sales on a regular basis. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and the non-qualified sales are explained with proper documentation verifying that the sale is not arm's-length. A review of the sales file indicates good documentation and approximately 36% of the total file was determined arm's-length, which is slightly lower than the state average. Further analysis determined no apparent bias exists and all arm's-length sales were available for the measurement of the commercial property.

The valuation groups were reviewed. The county has four valuation groups for the commercial class. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces.

Vacant lot studies are completed when the reappraisal is done for each valuation group. Nance County is on schedule with the six-year inspection and review cycle for the commercial class of property with the recent inspection and review completed in 2018 along with current cost tables and depreciation tables dated 2017 and 2018.

The county assessor believes she can describe the assessment process to a taxpayer, but does not currently have a formal written methodology.

## 2019 Commercial Correlation for Nance County

### *Description of Analysis*

Nance County has four valuation groups for the commercial class, which are defined by towns within the county, as shown below.

Valuation Groups	Definition
1	Fullerton
2	Belgrade
3	Genoa
4	Rural

The commercial statistical profile shows nine qualified sales. The sold parcels within the last study year indicates one sold property; nothing has sold since January 1, 2018. The profile shows a diverse group of occupancy codes involving eight different codes. All commercial parcels are valued utilizing the cost approach. The county completed a reappraisal of the commercial class in 2018.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-15 To 30-SEP-16	3	99.62	99.47	99.62	00.64	99.85
01-OCT-16 To 30-SEP-17	5	97.05	95.33	94.75	05.31	100.61
01-OCT-17 To 30-SEP-18	1	71.93	71.93	71.93	00.00	100.00

The commercial class indicated approximately a 1% increase in the base values according to the 2019 County Abstract of Assessment for Real Property, Form 45, Compared to the 2018 Certificate of Taxes Levied Report (CTL), which supports little movement in the commercial values. The industrial values decreased 32% because of a review of one parcel.

### *Equalization and Quality of Assessment*

Based on the assessment practice review, the commercial class of property adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	6	97.74	93.98	96.02	05.69	97.88
3	3	100.36	94.37	93.59	07.12	100.83
____ALL____	9	98.43	94.11	95.38	06.41	98.67

## 2019 Commercial Correlation for Nance County

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### *Level of Value*

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

## 2019 Agricultural Correlation for Nance County

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### *Assessment Actions*

A market analysis of the agricultural land is conducted annually in Nance County. The sales within the current sales period were reviewed and adjustments were necessary to stay statistically compliant. The result of the analysis indicated that the following changes would be made in the land values. In Market Area 1 the irrigated land values will remain the same, dryland values will decrease and the Conservation Reserve Program (CRP) and timber will increase. In Market Area 2 the irrigated land and dryland values will decrease and the CRP and timber will increase the same as Market Area 1.

The county assessor annually reviews aerial photography, zoning permits and improvement information forms to complete the pick-up work for new construction.

### *Assessment Practice Review*

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county and determine if the county assessor complies with all aspects of the process to achieve uniform and proportionate valuation for the agricultural class of property.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed to ensure the county is submitting all sales. The result being the Form 521 was submitted accurately. It was found that the county assessor was submitting sales approximately 42% of the time. There have been some computer vendor issues with this process and it has been discussed with the county assessor. Since the review, the county assessor has been submitting the sales on a regular basis. An audit of the county's Assessed Value Update (AVU) records showed no errors.

A review to determine if adequate samples of sales are used and the non-qualified sales are explained indicating proper documentation for a sale that is not arm's-length was completed. The percentage of qualified sales is less than the state average; however review of the sales file indicates good documentation indicating several of the transactions are family or highway right of way. Based on the analysis it is determined no apparent bias exists.

A review of the market areas concluded they are sufficient to identify the economic markets in the county. The data supports the fact that two market areas for the agricultural class is adequate for the county. The process used for the agricultural values were discussed to determine land use verification, the process used to value agricultural improvements was also discussed. The county was reviewed to determine if the six-year inspection and review cycle is current and up to date. Nance County is on schedule with the six-year cycle including the cost tables and depreciation tables.

The county assessor believes that the assessment process can be explained to a taxpayer, but does not currently have a formal written methodology.

## 2019 Agricultural Correlation for Nance County

### *Description of Analysis*

The county is split into two market areas. Market Area 1 includes the area south of the Loup River and an area in the northwest portion of the county. The topography tends to have steep hills with valleys and gullies. Based on information from the County Abstract of Assessment, Form 45, the land use is defined as 24% irrigated land, 24% dryland, and 51% grassland. Market Area 2 contains the Twin Loups Reclamation District and an area in the northeast portion of the county. The topography tends to be mostly flat with few gradual hills. Based on the information displayed in the abstract, Market Area 2 is 37% irrigated land, 32% dryland, and 31% grassland. A review of the market area descriptions was held with the county assessor and no change was necessary.

The sample of sales from within Nance County is small, but the coefficient of dispersion (COD) at 11% supports that ratios are tightly clustered around the median. When either the low or high ratio outliers are removed, the median remains stable, supporting that it is reliable. Based on the review of all information, the counties statistics were determined to be reliable.

### *Equalization and Quality of Assessment*

Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. The rural acreages indicates measures within an acceptable level of value and would reflect that the agricultural homes are also equalized.

Based on the review of the statistics, along with all other information available, the assessment practices suggest that assessments within the county are valued within the acceptable parameters and therefore considered equalized. The quality of assessment for the agricultural class of property adheres to the generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	3	68.73	68.26	65.43	07.45	104.33
1	2	64.54	64.54	62.99	06.51	102.46
2	1	75.70	75.70	75.70	00.00	100.00
<u>    Dry    </u>						
County	7	75.00	74.18	73.47	03.85	100.97
1	2	75.29	75.29	73.13	06.52	102.95
2	5	75.00	73.74	73.66	02.77	100.11
<u>    Grass    </u>						
County	9	69.70	73.07	72.13	10.46	101.30
1	5	73.52	77.73	75.81	13.87	102.53
2	4	68.89	67.25	65.34	03.75	102.92
<u>    ALL    </u>	22	71.95	74.51	72.50	11.16	102.77

### *Level of Value*

Based on the analysis of all available information, the level of value of the agricultural land in Nance County is 72%.



## 2019 Opinions of the Property Tax Administrator for Nance County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Nance County

### Residential Real Property - Current

Number of Sales	64	Median	99.40
Total Sales Price	\$5,828,900	Mean	100.06
Total Adj. Sales Price	\$5,828,900	Wgt. Mean	98.52
Total Assessed Value	\$5,742,495	Average Assessed Value of the Base	\$63,177
Avg. Adj. Sales Price	\$91,077	Avg. Assessed Value	\$89,726

### Confidence Interval - Current

95% Median C.I	98.49 to 100.14
95% Wgt. Mean C.I	96.41 to 100.62
95% Mean C.I	97.56 to 102.56
% of Value of the Class of all Real Property Value in the County	10.85
% of Records Sold in the Study Period	3.64
% of Value Sold in the Study Period	5.17

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	66	95	94.81
2017	79	97	96.50
2016	88	99	99.15
2015	101	98	97.56

## 2019 Commission Summary for Nance County

### Commercial Real Property - Current

Number of Sales	9	Median	98.43
Total Sales Price	\$580,000	Mean	94.11
Total Adj. Sales Price	\$580,000	Wgt. Mean	95.38
Total Assessed Value	\$553,175	Average Assessed Value of the Base	\$126,989
Avg. Adj. Sales Price	\$64,444	Avg. Assessed Value	\$61,464

### Confidence Interval - Current

95% Median C.I	80.66 to 100.58
95% Wgt. Mean C.I	88.31 to 102.44
95% Mean C.I	86.05 to 102.17
% of Value of the Class of all Real Property Value in the County	2.62
% of Records Sold in the Study Period	4.27
% of Value Sold in the Study Period	2.06

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	14	100	98.79
2017	16	100	94.07
2016	17	100	89.62
2015	13	100	90.15

**63 Nance**  
**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 : 64  
Total Sales Price : 5,828,900  
Total Adj. Sales Price : 5,828,900  
Total Assessed Value : 5,742,495  
Avg. Adj. Sales Price : 91,077  
Avg. Assessed Value : 89,726

MEDIAN : 99  
WGT. MEAN : 99  
MEAN : 100  
COD : 05.23  
PRD : 101.56

COV : 10.18  
STD : 10.19  
Avg. Abs. Dev : 05.20  
MAX Sales Ratio : 152.30  
MIN Sales Ratio : 71.11

95% Median C.I. : 98.49 to 100.14  
95% Wgt. Mean C.I. : 96.41 to 100.62  
95% Mean C.I. : 97.56 to 102.56

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	10	99.00	99.42	99.34	02.97	100.08	94.56	110.30	95.84 to 101.59	73,000	72,517
01-JAN-17 To 31-MAR-17	3	98.13	90.39	91.32	10.47	98.98	71.11	101.92	N/A	142,667	130,285
01-APR-17 To 30-JUN-17	9	98.97	101.97	91.90	10.38	110.96	81.39	152.30	85.00 to 101.51	68,000	62,490
01-JUL-17 To 30-SEP-17	9	99.88	100.49	101.06	01.87	99.44	95.71	107.68	98.83 to 102.81	121,606	122,899
01-OCT-17 To 31-DEC-17	10	100.75	104.63	102.79	06.17	101.79	97.11	123.12	97.91 to 122.97	74,695	76,776
01-JAN-18 To 31-MAR-18	1	83.84	83.84	83.84	00.00	100.00	83.84	83.84	N/A	120,000	100,610
01-APR-18 To 30-JUN-18	11	99.40	100.19	100.51	05.23	99.68	82.63	114.18	96.13 to 107.88	67,818	68,163
01-JUL-18 To 30-SEP-18	11	98.51	98.56	99.14	02.08	99.41	92.66	103.56	96.28 to 100.66	122,864	121,802
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	31	99.40	99.60	97.21	05.61	102.46	71.11	152.30	98.28 to 100.83	92,402	89,823
01-OCT-17 To 30-SEP-18	33	99.40	100.49	99.78	04.88	100.71	82.63	123.12	98.02 to 100.66	89,832	89,636
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	31	99.88	101.28	98.12	06.64	103.22	71.11	152.30	98.49 to 101.25	92,948	91,197
<u>ALL</u>	64	99.40	100.06	98.52	05.23	101.56	71.11	152.30	98.49 to 100.14	91,077	89,726

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	34	99.88	100.76	101.05	03.31	99.71	82.63	123.12	98.83 to 101.51	86,397	87,306
2	1	83.84	83.84	83.84	00.00	100.00	83.84	83.84	N/A	120,000	100,610
3	24	98.63	101.83	99.33	05.31	102.52	92.66	152.30	97.11 to 100.66	88,746	88,152
4	5	85.00	90.04	86.96	14.16	103.54	71.11	114.18	N/A	128,300	111,567
<u>ALL</u>	64	99.40	100.06	98.52	05.23	101.56	71.11	152.30	98.49 to 100.14	91,077	89,726

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	64	99.40	100.06	98.52	05.23	101.56	71.11	152.30	98.49 to 100.14	91,077	89,726
06											
07											
<u>ALL</u>	64	99.40	100.06	98.52	05.23	101.56	71.11	152.30	98.49 to 100.14	91,077	89,726

**63 Nance**  
**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 : 64  
 Total Sales Price : 5,828,900  
 Total Adj. Sales Price : 5,828,900  
 Total Assessed Value : 5,742,495  
 Avg. Adj. Sales Price : 91,077  
 Avg. Assessed Value : 89,726

MEDIAN : 99  
 WGT. MEAN : 99  
 MEAN : 100  
 COD : 05.23  
 PRD : 101.56

COV : 10.18  
 STD : 10.19  
 Avg. Abs. Dev : 05.20  
 MAX Sales Ratio : 152.30  
 MIN Sales Ratio : 71.11

95% Median C.I. : 98.49 to 100.14  
 95% Wgt. Mean C.I. : 96.41 to 100.62  
 95% Mean C.I. : 97.56 to 102.56

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	3	100.96	111.96	109.34	23.00	102.40	82.63	152.30	N/A	11,667	12,757	
Less Than 30,000	5	101.29	109.01	106.73	15.12	102.14	82.63	152.30	N/A	15,200	16,223	
___Ranges Excl. Low \$___												
Greater Than 4,999	64	99.40	100.06	98.52	05.23	101.56	71.11	152.30	98.49 to 100.14	91,077	89,726	
Greater Than 14,999	61	99.40	99.47	98.45	04.32	101.04	71.11	123.12	98.49 to 100.08	94,982	93,512	
Greater Than 29,999	59	99.24	99.30	98.41	04.29	100.90	71.11	123.12	98.29 to 99.94	97,507	95,956	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	3	100.96	111.96	109.34	23.00	102.40	82.63	152.30	N/A	11,667	12,757	
15,000 TO 29,999	2	104.59	104.59	104.50	03.16	100.09	101.29	107.88	N/A	20,500	21,423	
30,000 TO 59,999	19	99.24	100.37	99.90	03.68	100.47	92.66	122.97	96.95 to 101.88	43,682	43,639	
60,000 TO 99,999	16	99.42	102.04	101.80	04.60	100.24	95.84	123.12	97.41 to 103.56	76,406	77,782	
100,000 TO 149,999	13	98.51	96.07	95.95	04.49	100.13	71.11	104.99	97.13 to 100.14	124,769	119,717	
150,000 TO 249,999	11	99.64	97.28	97.74	04.49	99.53	81.39	107.68	85.00 to 101.92	188,950	184,672	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	64	99.40	100.06	98.52	05.23	101.56	71.11	152.30	98.49 to 100.14	91,077	89,726	

**63 Nance**  
**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 : 9  
Total Sales Price : 580,000  
Total Adj. Sales Price : 580,000  
Total Assessed Value : 553,175  
Avg. Adj. Sales Price : 64,444  
Avg. Assessed Value : 61,464

MEDIAN : 98  
WGT. MEAN : 95  
MEAN : 94  
COD : 06.41  
PRD : 98.67

COV : 11.15  
STD : 10.49  
Avg. Abs. Dev : 06.31  
MAX Sales Ratio : 102.10  
MIN Sales Ratio : 71.93

95% Median C.I. : 80.66 to 100.58  
95% Wgt. Mean C.I. : 88.31 to 102.44  
95% Mean C.I. : 86.05 to 102.17

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	98.43	98.43	98.43	00.00	100.00	98.43	98.43	N/A	50,000	49,215
01-JAN-16 To 31-MAR-16	1	100.36	100.36	100.36	00.00	100.00	100.36	100.36	N/A	80,000	80,285
01-APR-16 To 30-JUN-16	1	99.62	99.62	99.62	00.00	100.00	99.62	99.62	N/A	169,100	168,455
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	2	99.19	99.19	99.60	02.94	99.59	96.27	102.10	N/A	17,500	17,430
01-JAN-17 To 31-MAR-17	2	90.62	90.62	92.35	10.99	98.13	80.66	100.58	N/A	66,500	61,410
01-APR-17 To 30-JUN-17	1	97.05	97.05	97.05	00.00	100.00	97.05	97.05	N/A	65,000	63,085
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	47,900	34,455
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	3	99.62	99.47	99.62	00.64	99.85	98.43	100.36	N/A	99,700	99,318
01-OCT-16 To 30-SEP-17	5	97.05	95.33	94.75	05.31	100.61	80.66	102.10	N/A	46,600	44,153
01-OCT-17 To 30-SEP-18	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	47,900	34,455
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4	99.99	99.59	99.82	01.64	99.77	96.27	102.10	N/A	71,025	70,900
01-JAN-17 To 31-DEC-17	4	88.86	87.56	89.61	12.67	97.71	71.93	100.58	N/A	61,475	55,090
<u>ALL</u>	9	98.43	94.11	95.38	06.41	98.67	71.93	102.10	80.66 to 100.58	64,444	61,464

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	6	97.74	93.98	96.02	05.69	97.88	71.93	100.58	71.93 to 100.58	70,833	68,018
3	3	100.36	94.37	93.59	07.12	100.83	80.66	102.10	N/A	51,667	48,357
<u>ALL</u>	9	98.43	94.11	95.38	06.41	98.67	71.93	102.10	80.66 to 100.58	64,444	61,464

**63 Nance**  
**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 : 9  
Total Sales Price : 580,000  
Total Adj. Sales Price : 580,000  
Total Assessed Value : 553,175  
Avg. Adj. Sales Price : 64,444  
Avg. Assessed Value : 61,464

MEDIAN : 98  
WGT. MEAN : 95  
MEAN : 94  
COD : 06.41  
PRD : 98.67

COV : 11.15  
STD : 10.49  
Avg. Abs. Dev : 06.31  
MAX Sales Ratio : 102.10  
MIN Sales Ratio : 71.93

95% Median C.I. : 80.66 to 100.58  
95% Wgt. Mean C.I. : 88.31 to 102.44  
95% Mean C.I. : 86.05 to 102.17

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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	1	98.43	98.43	98.43	00.00	100.00	98.43	98.43	N/A	50,000	49,215
03	8	98.34	93.57	95.09	07.21	98.40	71.93	102.10	71.93 to 102.10	66,250	62,995
04											
<u>ALL</u>	<u>9</u>	98.43	94.11	95.38	06.41	98.67	71.93	102.10	80.66 to 100.58	64,444	61,464

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	99.19	99.19	99.60	02.94	99.59	96.27	102.10	N/A	17,500	17,430
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	98.43	94.11	95.38	06.41	98.67	71.93	102.10	80.66 to 100.58	64,444	61,464
Greater Than 14,999	9	98.43	94.11	95.38	06.41	98.67	71.93	102.10	80.66 to 100.58	64,444	61,464
Greater Than 29,999	7	98.43	92.66	95.10	07.39	97.43	71.93	100.58	71.93 to 100.58	77,857	74,045
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	99.19	99.19	99.60	02.94	99.59	96.27	102.10	N/A	17,500	17,430
30,000 TO 59,999	3	80.66	83.67	83.74	10.95	99.92	71.93	98.43	N/A	50,967	42,678
60,000 TO 99,999	3	100.36	99.33	99.47	01.18	99.86	97.05	100.58	N/A	74,333	73,942
100,000 TO 149,999											
150,000 TO 249,999	1	99.62	99.62	99.62	00.00	100.00	99.62	99.62	N/A	169,100	168,455
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>9</u>	98.43	94.11	95.38	06.41	98.67	71.93	102.10	80.66 to 100.58	64,444	61,464



**63 Nance**  
**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 : 9  
Total Sales Price : 580,000  
Total Adj. Sales Price : 580,000  
Total Assessed Value : 553,175  
Avg. Adj. Sales Price : 64,444  
Avg. Assessed Value : 61,464

MEDIAN : 98  
WGT. MEAN : 95  
MEAN : 94  
COD : 06.41  
PRD : 98.67

COV : 11.15  
STD : 10.49  
Avg. Abs. Dev : 06.31  
MAX Sales Ratio : 102.10  
MIN Sales Ratio : 71.93

95% Median C.I. : 80.66 to 100.58  
95% Wgt. Mean C.I. : 88.31 to 102.44  
95% Mean C.I. : 86.05 to 102.17

Printed:3/20/2019 2:02:18PM

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	98.43	98.43	98.43	00.00	100.00	98.43	98.43	N/A	50,000	49,215
344	1	102.10	102.10	102.10	00.00	100.00	102.10	102.10	N/A	20,000	20,420
350	2	85.78	85.78	93.51	16.15	91.73	71.93	99.62	N/A	108,500	101,455
406	1	97.05	97.05	97.05	00.00	100.00	97.05	97.05	N/A	65,000	63,085
441	1	100.36	100.36	100.36	00.00	100.00	100.36	100.36	N/A	80,000	80,285
442	1	80.66	80.66	80.66	00.00	100.00	80.66	80.66	N/A	55,000	44,365
470	1	100.58	100.58	100.58	00.00	100.00	100.58	100.58	N/A	78,000	78,455
508	1	96.27	96.27	96.27	00.00	100.00	96.27	96.27	N/A	15,000	14,440
<u>ALL</u>	9	98.43	94.11	95.38	06.41	98.67	71.93	102.10	80.66 to 100.58	64,444	61,464

**63 Nance**  
**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 : 22  
Total Sales Price : 12,340,948  
Total Adj. Sales Price : 12,340,948  
Total Assessed Value : 8,947,475  
Avg. Adj. Sales Price : 560,952  
Avg. Assessed Value : 406,703

MEDIAN : 72  
WGT. MEAN : 73  
MEAN : 75  
COD : 11.16  
PRD : 102.77

COV : 16.02  
STD : 11.94  
Avg. Abs. Dev : 08.03  
MAX Sales Ratio : 109.59  
MIN Sales Ratio : 60.34

95% Median C.I. : 68.31 to 76.37  
95% Wgt. Mean C.I. : 67.17 to 77.83  
95% Mean C.I. : 69.22 to 79.80

Printed:3/20/2019 2:02:19PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	3	68.73	71.13	66.86	11.64	106.39	60.34	84.33	N/A	735,250	491,570
01-JAN-16 To 31-MAR-16	2	76.04	76.04	74.99	07.67	101.40	70.21	81.86	N/A	343,243	257,393
01-APR-16 To 30-JUN-16	3	69.46	82.45	91.90	19.81	89.72	68.31	109.59	N/A	236,667	217,505
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	73.72	73.72	72.73	08.79	101.36	67.24	80.20	N/A	538,800	391,848
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	62.35	62.35	62.35	00.00	100.00	62.35	62.35	N/A	704,000	438,935
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	5	70.38	71.00	71.16	05.16	99.78	63.52	75.70	N/A	750,724	534,188
01-APR-18 To 30-JUN-18	2	87.36	87.36	82.94	15.84	105.33	73.52	101.20	N/A	682,000	565,620
01-JUL-18 To 30-SEP-18	4	74.71	71.70	69.62	05.33	102.99	61.03	76.37	N/A	459,873	320,164
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	8	69.84	76.60	73.34	14.16	104.45	60.34	109.59	60.34 to 109.59	450,280	330,251
01-OCT-16 To 30-SEP-17	3	67.24	69.93	68.63	08.85	101.89	62.35	80.20	N/A	593,867	407,543
01-OCT-17 To 30-SEP-18	11	74.41	74.23	73.06	08.04	101.60	61.03	101.20	63.52 to 76.37	632,465	462,076
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	5	70.21	79.89	83.59	15.30	95.57	68.31	109.59	N/A	279,297	233,460
01-JAN-17 To 31-DEC-17	3	67.24	69.93	68.63	08.85	101.89	62.35	80.20	N/A	593,867	407,543
<u>ALL</u>	22	71.95	74.51	72.50	11.16	102.77	60.34	109.59	68.31 to 76.37	560,952	406,703

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	10	71.95	77.79	73.65	15.97	105.62	60.34	109.59	62.35 to 101.20	650,486	479,114
2	12	72.31	71.77	71.22	07.11	100.77	61.03	84.33	67.24 to 75.70	486,341	346,361
<u>ALL</u>	22	71.95	74.51	72.50	11.16	102.77	60.34	109.59	68.31 to 76.37	560,952	406,703

**63 Nance**  
**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 : 22  
Total Sales Price : 12,340,948  
Total Adj. Sales Price : 12,340,948  
Total Assessed Value : 8,947,475  
Avg. Adj. Sales Price : 560,952  
Avg. Assessed Value : 406,703

MEDIAN : 72  
WGT. MEAN : 73  
MEAN : 75  
COD : 11.16  
PRD : 102.77

COV : 16.02  
STD : 11.94  
Avg. Abs. Dev : 08.03  
MAX Sales Ratio : 109.59  
MIN Sales Ratio : 60.34

95% Median C.I. : 68.31 to 76.37  
95% Wgt. Mean C.I. : 67.17 to 77.83  
95% Mean C.I. : 69.22 to 79.80

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	1	75.70	75.70	75.70	00.00	100.00	75.70	75.70	N/A	430,000	325,505
2	1	75.70	75.70	75.70	00.00	100.00	75.70	75.70	N/A	430,000	325,505
<b>_____Dry_____</b>											
County	6	74.71	73.18	72.70	03.36	100.66	67.24	76.37	67.24 to 76.37	667,909	485,580
1	1	70.38	70.38	70.38	00.00	100.00	70.38	70.38	N/A	1,173,621	826,040
2	5	75.00	73.74	73.66	02.77	100.11	67.24	76.37	N/A	566,767	417,488
<b>_____Grass_____</b>											
County	7	69.46	67.80	67.31	04.48	100.73	61.03	73.52	61.03 to 73.52	480,894	323,711
1	3	69.70	68.52	68.80	05.34	99.59	62.35	73.52	N/A	641,333	441,207
2	4	68.89	67.25	65.34	03.75	102.92	61.03	70.21	N/A	360,564	235,590
<b>_____ALL_____</b>	<b>22</b>	<b>71.95</b>	<b>74.51</b>	<b>72.50</b>	<b>11.16</b>	<b>102.77</b>	<b>60.34</b>	<b>109.59</b>	<b>68.31 to 76.37</b>	<b>560,952</b>	<b>406,703</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	3	68.73	68.26	65.43	07.45	104.33	60.34	75.70	N/A	745,250	487,638
1	2	64.54	64.54	62.99	06.51	102.46	60.34	68.73	N/A	902,876	568,705
2	1	75.70	75.70	75.70	00.00	100.00	75.70	75.70	N/A	430,000	325,505
<b>_____Dry_____</b>											
County	7	75.00	74.18	73.47	03.85	100.97	67.24	80.20	67.24 to 80.20	637,636	468,458
1	2	75.29	75.29	73.13	06.52	102.95	70.38	80.20	N/A	814,811	595,883
2	5	75.00	73.74	73.66	02.77	100.11	67.24	76.37	N/A	566,767	417,488
<b>_____Grass_____</b>											
County	9	69.70	73.07	72.13	10.46	101.30	61.03	101.20	62.35 to 81.86	456,860	329,554
1	5	73.52	77.73	75.81	13.87	102.53	62.35	101.20	N/A	533,897	404,725
2	4	68.89	67.25	65.34	03.75	102.92	61.03	70.21	N/A	360,564	235,590
<b>_____ALL_____</b>	<b>22</b>	<b>71.95</b>	<b>74.51</b>	<b>72.50</b>	<b>11.16</b>	<b>102.77</b>	<b>60.34</b>	<b>109.59</b>	<b>68.31 to 76.37</b>	<b>560,952</b>	<b>406,703</b>

## Nance County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	5156	5150	5142	5128	5065	5058	5033	5032	<b>5105</b>
Platte	3	5698	n/a	5000	4673	4400	3956	3700	3350	<b>4472</b>
Merrick	1	5515	5290	5065	4890	4500	4300	3935	3370	<b>4672</b>
Howard	7300	4950	4950	4500	4350	3900	3750	3600	3600	<b>4460</b>
Boone	1	6045	6045	6000	6006	5934	5947	5848	5848	<b>5955</b>
Nance	2	5500	5450	5450	5425	5425	5375	5375	5325	<b>5429</b>
Platte	6	8669	8150	7378	6957	6680	6260	5840	5210	<b>7213</b>
Boone	1	6045	6045	6000	6006	5934	5947	5848	5848	<b>5955</b>
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	<b>4465</b>

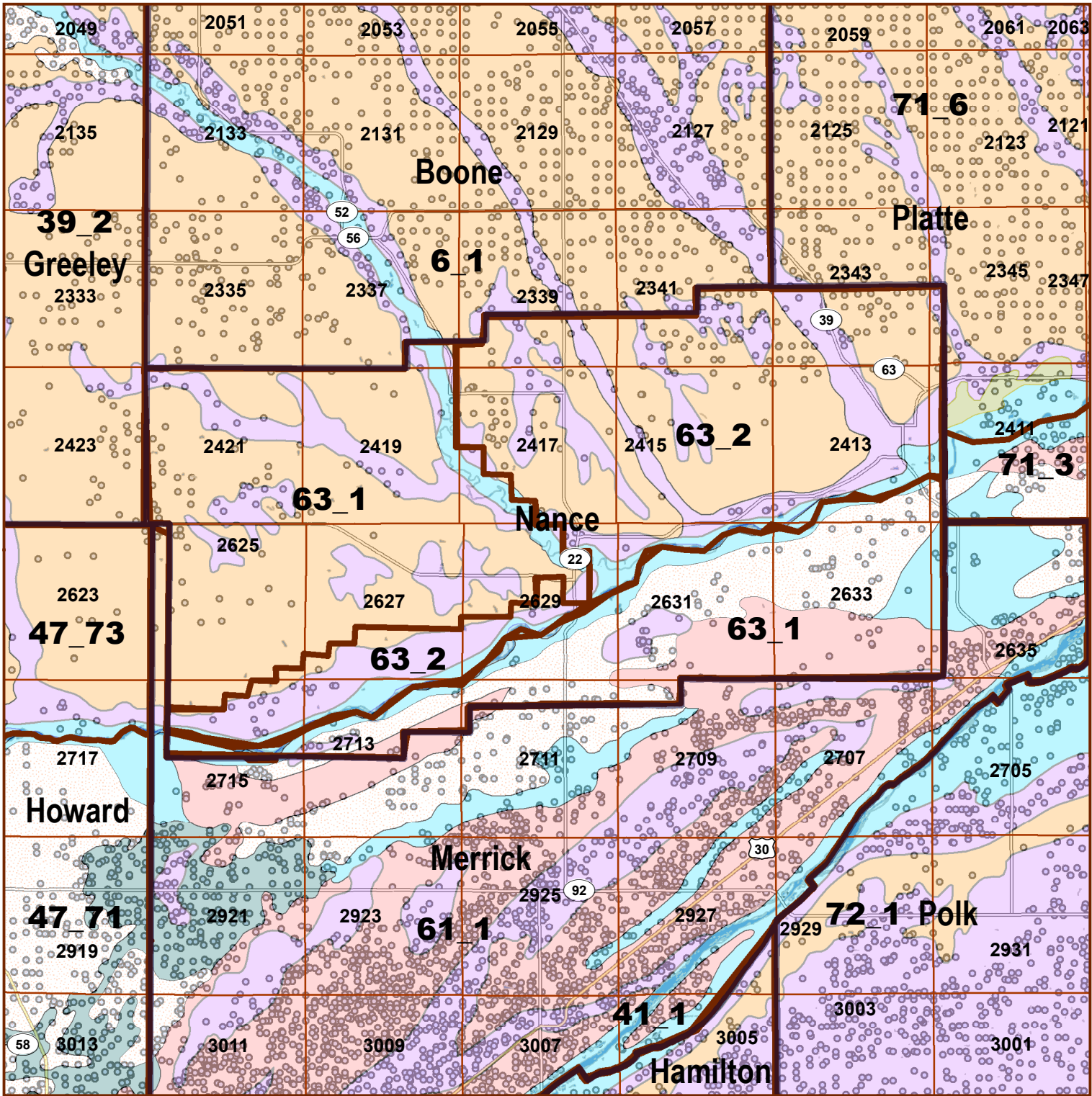
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	2673	2675	2647	2618	2618	2558	2500	2450	<b>2588</b>
Platte	3	5200	n/a	4900	4601	4500	3969	3300	2800	<b>4310</b>
Merrick	1	3010	2675	2460	2325	2130	2305	2000	1940	<b>2290</b>
Howard	7300	2600	2600	2500	2500	2325	2250	2150	2000	<b>2336</b>
Boone	1	4665	4665	4417	4420	4415	4448	4430	4410	<b>4479</b>
Nance	2	4100	4053	4050	4050	3977	3951	3906	3901	<b>3999</b>
Platte	6	7296	6950	6298	6048	5800	5249	4350	3300	<b>5911</b>
Boone	1	4665	4665	4417	4420	4415	4448	4430	4410	<b>4479</b>
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	<b>2299</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	1500	1500	1480	1471	1470	1425	1396	1396	<b>1415</b>
Platte	3	1389	n/a	1300	1291	1200	1189	1100	1083	<b>1146</b>
Merrick	1	2302	2150	2003	1853	1704	1578	1477	1276	<b>1566</b>
Howard	7300	1500	1500	1350	1350	1300	1250	1200	1175	<b>1202</b>
Boone	1	1855	1855	1846	1841	1842	1841	1545	1518	<b>1677</b>
Nance	2	1776	1747	1727	1696	1670	1631	1600	1590	<b>1629</b>
Platte	6	1593	1600	1492	1507	1450	1447	1375	1360	<b>1446</b>
Boone	1	1855	1855	1846	1841	1842	1841	1545	1518	<b>1677</b>
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	<b>1275</b>

County	Mkt Area	CRP	TIMBER	WASTE
Nance	1	1603	1300	221
Platte	3	2407	958	100
Merrick	1	1295	500	300
Howard	7300	1314	n/a	777
Boone	1	2359	680	500
Nance	2	2000	1600	182
Platte	6	3439	1318	100
Boone	1	2359	680	500
Greeley	2	1312	n/a	n/a

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.



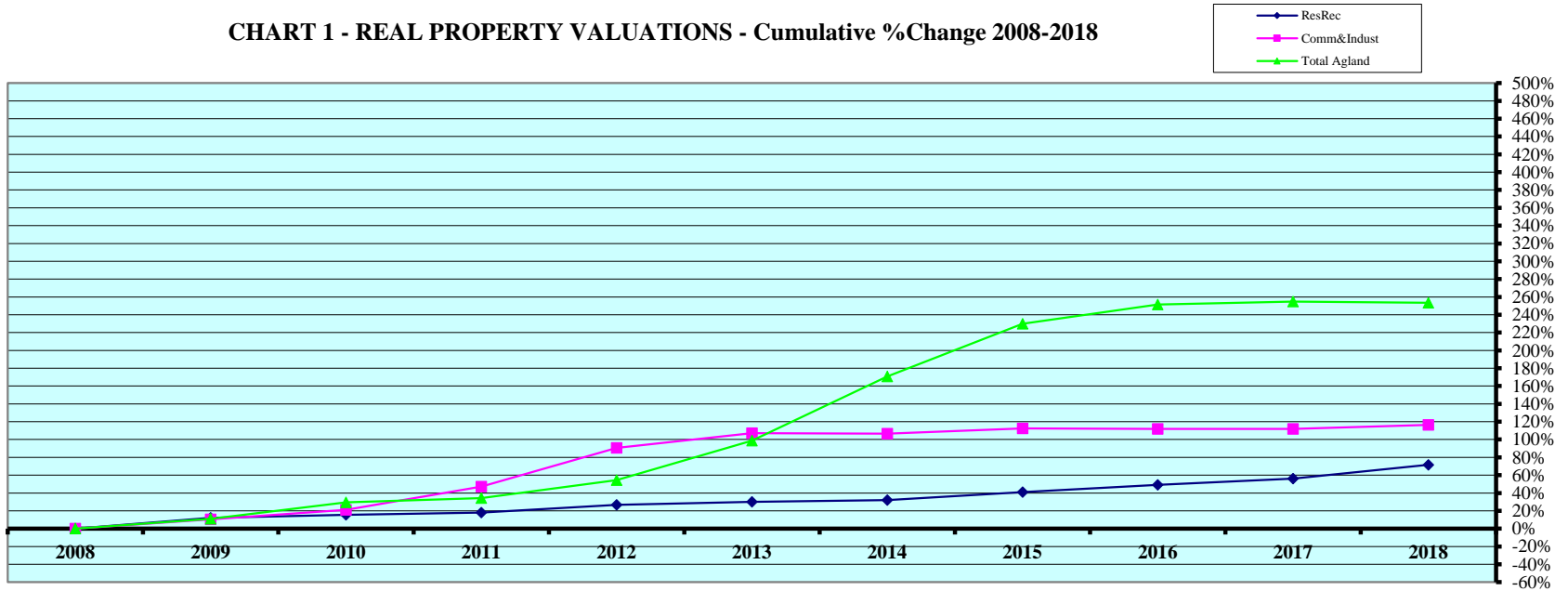
**Legend**

- 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

# Nance County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	61,445,240	--	--	--	13,676,503	--	--	--	252,904,943	--	--	--
2009	68,833,297	7,388,057	12.02%	12.02%	15,118,878	1,442,375	10.55%	10.55%	280,500,618	27,595,675	10.91%	10.91%
2010	71,025,240	2,191,943	3.18%	15.59%	16,545,035	1,426,157	9.43%	20.97%	327,563,098	47,062,480	16.78%	29.52%
2011	72,477,185	1,451,945	2.04%	17.95%	20,126,965	3,581,930	21.65%	47.16%	339,508,288	11,945,190	3.65%	34.24%
2012	77,902,031	5,424,846	7.48%	26.78%	26,067,375	5,940,410	29.51%	90.60%	390,753,683	51,245,395	15.09%	54.51%
2013	79,875,061	1,973,030	2.53%	29.99%	28,319,865	2,252,490	8.64%	107.07%	502,842,238	112,088,555	28.69%	98.83%
2014	81,143,600	1,268,539	1.59%	32.06%	28,262,120	-57,745	-0.20%	106.65%	684,631,188	181,788,950	36.15%	170.71%
2015	86,595,530	5,451,930	6.72%	40.93%	29,043,470	781,350	2.76%	112.36%	834,214,078	149,582,890	21.85%	229.85%
2016	91,570,013	4,974,483	5.74%	49.03%	28,962,520	-80,950	-0.28%	111.77%	888,572,173	54,358,095	6.52%	251.35%
2017	95,858,338	4,288,325	4.68%	56.01%	28,972,340	9,820	0.03%	111.84%	897,230,318	8,658,145	0.97%	254.77%
2018	105,477,630	9,619,292	10.03%	71.66%	29,597,840	625,500	2.16%	116.41%	894,164,028	-3,066,290	-0.34%	253.56%

Rate Annual %chg: Residential & Recreational **5.55%** Commercial & Industrial **8.03%** Agricultural Land **13.46%**

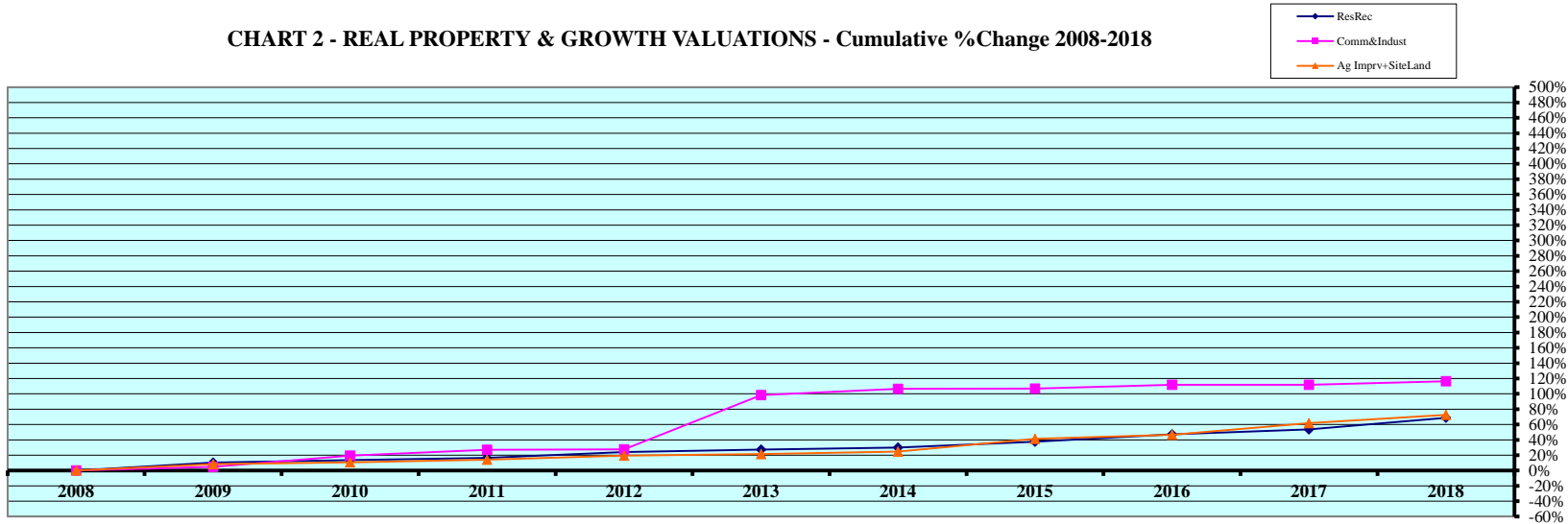
Cnty# **63**  
County **NANCE**

**CHART 1**

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

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2008	61,445,240	952,704	1.55%	60,492,536	--	--	13,676,503	2,484,308	18.16%	11,192,195	--	--	
2009	68,833,297	1,112,355	1.62%	67,720,942	10.21%	10.21%	15,118,878	797,875	5.28%	14,321,003	4.71%	4.71%	
2010	71,025,240	1,181,305	1.66%	69,843,935	1.47%	13.67%	16,545,035	200,000	1.21%	16,345,035	8.11%	19.51%	
2011	72,477,185	816,290	1.13%	71,660,895	0.89%	16.63%	20,126,965	2,770,970	13.77%	17,355,995	4.90%	26.90%	
2012	77,902,031	1,593,182	2.05%	76,308,849	5.29%	24.19%	26,067,375	8,609,865	33.03%	17,457,510	-13.26%	27.65%	
2013	79,875,061	1,700,500	2.13%	78,174,561	0.35%	27.23%	28,319,865	1,176,135	4.15%	27,143,730	4.13%	98.47%	
2014	81,143,600	1,261,780	1.55%	79,881,820	0.01%	30.00%	28,262,120	0	0.00%	28,262,120	-0.20%	106.65%	
2015	86,595,530	2,148,710	2.48%	84,446,820	4.07%	37.43%	29,043,470	769,060	2.65%	28,274,410	0.04%	106.74%	
2016	91,570,013	1,205,339	1.32%	90,364,674	4.35%	47.07%	28,962,520	0	0.00%	28,962,520	-0.28%	111.77%	
2017	95,858,338	1,380,775	1.44%	94,477,563	3.18%	53.76%	28,972,340	0	0.00%	28,972,340	0.03%	111.84%	
2018	105,477,630	1,813,205	1.72%	103,664,425	8.14%	68.71%	29,597,840	0	0.00%	29,597,840	2.16%	116.41%	
Rate Ann%chg	5.55%					3.80%	8.03%					C & I w/o growth	1.03%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value						
2008	16,949,252	21,859,740	38,808,992	484,144	1.25%	38,324,848	--	--	
2009	19,049,505	24,013,877	43,063,382	987,338	2.29%	42,076,044	8.42%	8.42%	
2010	19,792,205	24,635,028	44,427,233	1,527,960	3.44%	42,899,273	-0.38%	10.54%	
2011	20,043,870	25,813,021	45,856,891	1,577,430	3.44%	44,279,461	-0.33%	14.10%	
2012	20,493,352	27,033,706	47,527,058	1,228,140	2.58%	46,298,918	0.96%	19.30%	
2013	21,068,015	27,614,101	48,682,116	1,504,390	3.09%	47,177,726	-0.74%	21.56%	
2014	22,181,800	28,029,530	50,211,330	1,771,545	3.53%	48,439,785	-0.50%	24.82%	
2015	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	9.34%	41.46%	
2016	26,522,860	33,070,287	59,593,147	2,740,335	4.60%	56,852,812	-0.84%	46.49%	
2017	28,606,720	36,794,700	65,401,420	2,588,254	3.96%	62,813,166	5.40%	61.85%	
2018	28,884,415	39,302,840	68,187,255	1,215,130	1.78%	66,972,125	2.40%	72.57%	
Rate Ann%chg	5.48%	6.04%	5.80%	Ag Imprv+Site w/o growth			2.37%		

(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.

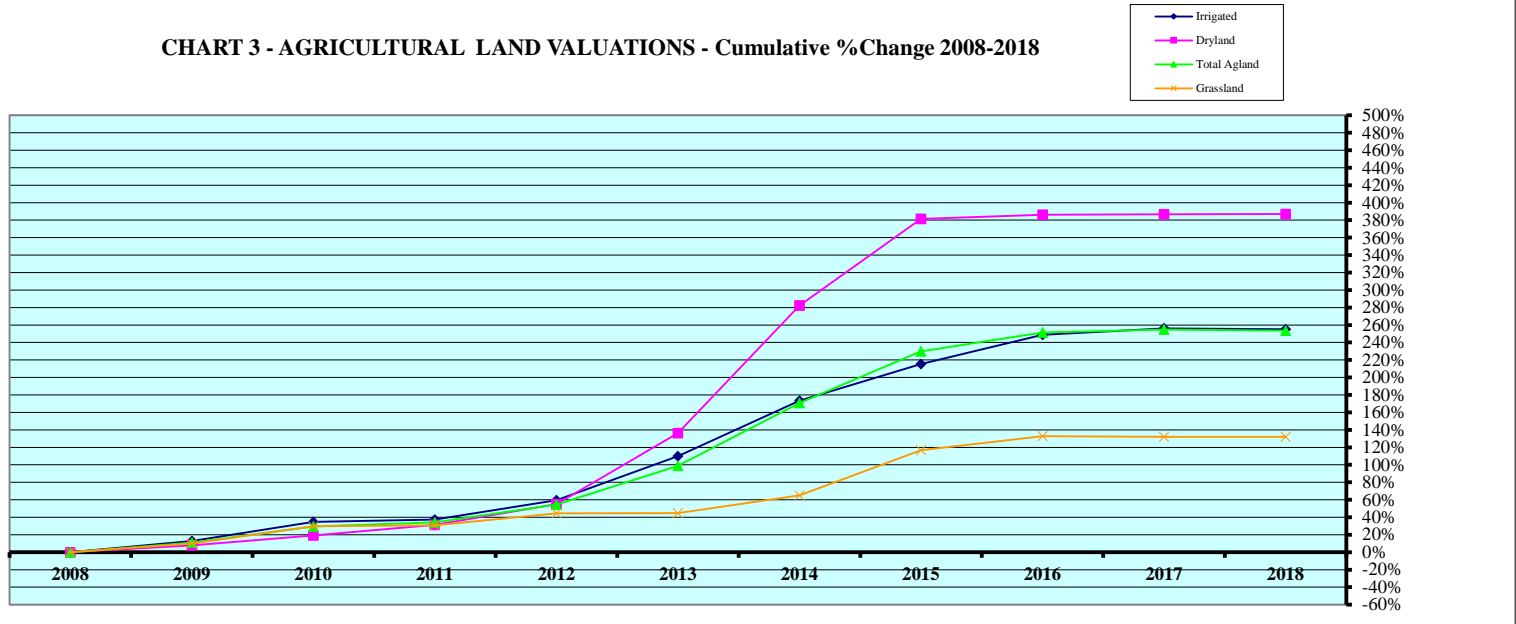
NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2019

Cnty#	63
County	NANCE

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	121,319,925	--	--	--	62,187,300	--	--	--	68,491,860	--	--	--
2009	136,943,300	15,623,375	12.88%	12.88%	67,062,730	4,875,430	7.84%	7.84%	75,357,770	6,865,910	10.02%	10.02%
2010	163,274,135	26,330,835	19.23%	34.58%	74,110,515	7,047,785	10.51%	19.17%	88,878,680	13,520,910	17.94%	29.77%
2011	166,700,105	3,425,970	2.10%	37.41%	81,593,040	7,482,525	10.10%	31.21%	89,606,645	727,965	0.82%	30.83%
2012	193,360,830	26,660,725	15.99%	59.38%	96,392,725	14,799,685	18.14%	55.00%	98,879,215	9,272,570	10.35%	44.37%
2013	254,596,520	61,235,690	31.67%	109.86%	146,981,335	50,588,610	52.48%	136.35%	99,049,530	170,315	0.17%	44.62%
2014	331,592,020	76,995,500	30.24%	173.32%	237,817,450	90,836,115	61.80%	282.42%	112,949,520	13,899,990	14.03%	64.91%
2015	382,644,960	51,052,940	15.40%	215.40%	299,466,895	61,649,445	25.92%	381.56%	148,477,545	35,528,025	31.45%	116.78%
2016	423,083,425	40,438,465	10.57%	248.73%	302,417,935	2,951,040	0.99%	386.30%	159,422,505	10,944,960	7.37%	132.76%
2017	431,992,335	8,908,910	2.11%	256.08%	302,708,290	290,355	0.10%	386.77%	158,884,215	-538,290	-0.34%	131.98%
2018	430,848,470	-1,143,865	-0.26%	255.13%	302,879,330	171,040	0.06%	387.04%	158,980,620	96,405	0.06%	132.12%

Rate Ann.%chg: Irrigated 13.51% Dryland 17.15% Grassland 8.79%

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	603,338	--	--	--	302,520	--	--	--	252,904,943	--	--	--
2009	750,933	147,595	24.46%	24.46%	385,885	83,365	27.56%	27.56%	280,500,618	27,595,675	10.91%	10.91%
2010	891,183	140,250	18.68%	47.71%	408,585	22,700	5.88%	35.06%	327,563,098	47,062,480	16.78%	29.52%
2011	368,160	-523,023	-58.69%	-38.98%	1,240,338	831,753	203.57%	310.00%	339,508,288	11,945,190	3.65%	34.24%
2012	415,395	47,235	12.83%	-31.15%	1,705,518	465,180	37.50%	463.77%	390,753,683	51,245,395	15.09%	54.51%
2013	404,700	-10,695	-2.57%	-32.92%	1,810,153	104,635	6.14%	498.36%	502,842,238	112,088,555	28.69%	98.83%
2014	400,185	-4,515	-1.12%	-33.67%	1,872,013	61,860	3.42%	518.81%	684,631,188	181,788,950	36.15%	170.71%
2015	428,995	28,810	7.20%	-28.90%	3,195,683	1,323,670	70.71%	956.35%	834,214,078	149,582,890	21.85%	229.85%
2016	222,975	-206,020	-48.02%	-63.04%	3,425,333	229,650	7.19%	1032.27%	888,572,173	54,358,095	6.52%	251.35%
2017	216,360	-6,615	-2.97%	-64.14%	3,429,118	3,785	0.11%	1033.52%	897,230,318	8,658,145	0.97%	254.77%
2018	231,720	15,360	7.10%	-61.59%	1,223,888	-2,205,230	-64.31%	304.56%	894,164,028	-3,066,290	-0.34%	253.56%

Cnty# 63  
County NANCE

Rate Ann.%chg: Total Agric Land 13.46%



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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	121,320,380	74,403	1,631			68,487,065	117,998	580			62,189,105	71,317	872		
2009	136,792,500	76,288	1,793	9.97%	9.97%	67,172,075	69,749	963	65.93%	65.93%	75,433,150	117,770	641	-26.55%	-26.55%
2010	163,349,985	76,447	2,137	19.17%	31.04%	73,963,935	69,441	1,065	10.60%	83.51%	88,986,420	117,892	755	17.84%	-13.44%
2011	166,696,560	76,409	2,182	2.10%	33.80%	81,500,735	69,487	1,173	10.12%	102.08%	89,764,090	117,565	764	1.15%	-12.44%
2012	193,796,775	77,455	2,502	14.69%	53.45%	96,289,600	69,832	1,379	17.56%	137.57%	98,940,425	115,858	854	11.85%	-2.07%
2013	254,747,445	77,675	3,280	31.08%	101.13%	147,032,385	70,486	2,086	51.28%	259.40%	99,005,190	114,680	863	1.09%	-1.00%
2014	332,067,000	77,844	4,266	30.07%	161.61%	237,575,680	70,655	3,362	61.20%	479.33%	112,906,420	114,338	987	14.38%	13.24%
2015	382,951,920	77,446	4,945	15.92%	203.25%	299,347,455	72,301	4,140	23.13%	613.34%	148,578,745	112,622	1,319	33.60%	51.29%
2016	423,522,325	77,893	5,437	9.96%	233.45%	303,494,035	73,074	4,153	0.31%	615.57%	158,989,705	111,912	1,421	7.69%	62.92%
2017	432,184,145	78,163	5,529	1.69%	239.10%	302,671,485	72,738	4,161	0.19%	616.93%	158,836,630	111,881	1,420	-0.07%	62.81%
2018	431,115,135	77,960	5,530	0.01%	239.14%	302,650,255	72,697	4,163	0.05%	617.29%	159,087,760	112,042	1,420	0.01%	62.83%

Rate Annual %chg Average Value/Acre: 12.99%

21.78%

5.00%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	603,338	2,906	208			302,520	712	425			252,902,408	267,336	946		
2009	732,393	2,864	256	23.19%	23.19%	302,520	712	425	0.00%	0.00%	280,432,638	267,382	1,049	10.87%	10.87%
2010	872,403	2,701	323	26.31%	55.60%	408,585	908	450	5.88%	5.88%	327,581,328	267,389	1,225	16.81%	29.50%
2011	384,935	1,447	266	-17.65%	28.14%	1,199,743	1,811	663	47.23%	55.89%	339,546,063	266,718	1,273	3.91%	34.57%
2012	414,850	1,389	299	12.25%	43.84%	1,564,303	2,102	744	12.35%	75.14%	391,005,953	266,636	1,466	15.19%	55.01%
2013	403,450	1,358	297	-0.54%	43.06%	1,788,763	2,519	710	-4.61%	67.06%	502,977,233	266,719	1,886	28.60%	99.34%
2014	404,235	1,361	297	0.01%	43.08%	1,808,268	2,534	714	0.51%	67.91%	684,761,603	266,731	2,567	36.14%	171.37%
2015	406,345	1,369	297	-0.07%	42.98%	3,168,523	2,886	1,098	53.85%	158.33%	834,452,988	266,625	3,130	21.91%	230.83%
2016	218,670	1,046	209	-29.58%	0.69%	3,425,333	3,208	1,068	-2.76%	151.21%	889,650,068	267,133	3,330	6.41%	252.04%
2017	214,475	1,085	198	-5.42%	-4.77%	3,429,118	3,211	1,068	0.04%	151.31%	897,335,853	267,077	3,360	0.89%	255.16%
2018	231,720	1,144	203	2.46%	-2.43%	1,223,888	1,373	891	-16.53%	109.76%	894,308,758	265,216	3,372	0.36%	256.44%

63  
NANCE

Rate Annual %chg Average Value/Acre: 13.55%

(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
3,735	NANCE	48,824,631	6,292,555	22,965,732	103,321,085	19,923,850	9,673,990	2,156,545	894,164,028	28,884,415	39,302,840	0	1,175,509,671
cnty sector/value % of total value:		4.15%	0.54%	1.95%	8.79%	1.69%	0.82%	0.18%	76.07%	2.46%	3.34%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
126	BELGRADE	127,832	56,255	7,912	2,122,880	190,350	0	0	4,155	0	26,490	0	2,535,874
3.37%	%sector of county sector	0.26%	0.89%	0.03%	2.05%	0.96%			0.00%		0.07%		0.22%
	%sector of municipality	5.04%	2.22%	0.31%	83.71%	7.51%			0.16%		1.04%		100.00%
1,307	FULLERTON	3,782,261	738,503	661,141	38,490,780	11,595,300	51,630	0	166,330	132,500	1,085	0	55,619,530
34.99%	%sector of county sector	7.75%	11.74%	2.88%	37.25%	58.20%	0.53%		0.02%	0.46%	0.00%		4.73%
	%sector of municipality	6.80%	1.33%	1.19%	69.20%	20.85%	0.09%		0.30%	0.24%	0.00%		100.00%
1,003	GENOA	597,306	578,455	1,600,176	28,837,735	3,150,525	0	0	247,465	0	35,695	0	35,047,357
26.85%	%sector of county sector	1.22%	9.19%	6.97%	27.91%	15.81%			0.03%		0.09%		2.98%
	%sector of municipality	1.70%	1.65%	4.57%	82.28%	8.99%			0.71%		0.10%		100.00%
2,436	Total Municipalities	4,507,399	1,373,213	2,269,229	69,451,395	14,936,175	51,630	0	417,950	132,500	63,270	0	93,202,761
65.22%	%all municip.sectors of cnty	9.23%	21.82%	9.88%	67.22%	74.97%	0.53%		0.05%	0.46%	0.16%		7.93%

63 NANCE

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,364</b>	<b>Value : 1,023,794,203</b>	<b>Growth 1,961,785</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	152	505,315	90	1,095,020	165	2,661,030	407	4,261,365	
<b>02. Res Improve Land</b>	1,064	4,786,845	60	720,000	158	1,896,120	1,282	7,402,965	
<b>03. Res Improvements</b>	1,067	68,601,355	74	8,523,405	167	20,132,155	1,308	97,256,915	
<b>04. Res Total</b>	1,219	73,893,515	164	10,338,425	332	24,689,305	1,715	108,921,245	1,035,560
<b>% of Res Total</b>	71.08	67.84	9.56	9.49	19.36	22.67	39.30	10.64	52.79
<b>05. Com UnImp Land</b>	21	196,850	2	27,635	3	66,500	26	290,985	
<b>06. Com Improve Land</b>	152	452,320	13	330,375	0	0	165	782,695	
<b>07. Com Improvements</b>	163	14,461,525	14	4,638,625	4	18,395	181	19,118,545	
<b>08. Com Total</b>	184	15,110,695	16	4,996,635	7	84,895	207	20,192,225	45,635
<b>% of Com Total</b>	88.89	74.83	7.73	24.75	3.38	0.42	4.74	1.97	2.33
<b>09. Ind UnImp Land</b>	1	51,630	0	0	0	0	1	51,630	
<b>10. Ind Improve Land</b>	0	0	0	0	2	895,500	2	895,500	
<b>11. Ind Improvements</b>	0	0	0	0	3	5,655,340	3	5,655,340	
<b>12. Ind Total</b>	1	51,630	0	0	3	6,550,840	4	6,602,470	0
<b>% of Ind Total</b>	25.00	0.78	0.00	0.00	75.00	99.22	0.09	0.64	0.00
<b>13. Rec UnImp Land</b>	0	0	6	296,490	10	670,690	16	967,180	
<b>14. Rec Improve Land</b>	0	0	2	74,340	9	414,455	11	488,795	
<b>15. Rec Improvements</b>	0	0	2	23,605	26	727,290	28	750,895	
<b>16. Rec Total</b>	0	0	8	394,435	36	1,812,435	44	2,206,870	2,585
<b>% of Rec Total</b>	0.00	0.00	18.18	17.87	81.82	82.13	1.01	0.22	0.13
<b>Res &amp; Rec Total</b>	1,219	73,893,515	172	10,732,860	368	26,501,740	1,759	111,128,115	1,038,145
<b>% of Res &amp; Rec Total</b>	69.30	66.49	9.78	9.66	20.92	23.85	40.31	10.85	52.92
<b>Com &amp; Ind Total</b>	185	15,162,325	16	4,996,635	10	6,635,735	211	26,794,695	45,635
<b>% of Com &amp; Ind Total</b>	87.68	56.59	7.58	18.65	4.74	24.77	4.84	2.62	2.33

<b>17. Taxable Total</b>	1,404	89,055,840	188	15,729,495	378	33,137,475	1,970	137,922,810	1,083,780
<b>% of Taxable Total</b>	71.27	64.57	9.54	11.40	19.19	24.03	45.14	13.47	55.24

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	703,090	0	0	0
19. Commercial	2	20,265	853,205	0	0	0
20. Industrial	1	51,630	4,115,965	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	2	27,820	703,090
19. Commercial	0	0	0	2	20,265	853,205
20. Industrial	0	0	0	1	51,630	4,115,965
21. Other	0	0	0	0	0	0
22. Total Sch II				5	99,715	5,672,260

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	152	13	304	469

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	112,715	35	6,965,095	1,724	579,127,378	1,764	586,205,188
28. Ag-Improved Land	3	314,675	24	5,169,110	554	237,145,165	581	242,628,950
29. Ag Improvements	3	195,700	26	3,694,605	601	53,146,950	630	57,037,255

30. Ag Total				2,394	885,871,393
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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	4	4.00	48,000	
32. HomeSite Improv Land	1	2.00	24,000	13	14.00	168,000	
33. HomeSite Improvements	1	0.00	125,435	13	0.00	1,801,040	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,500	2	4.00	12,000	
36. FarmSite Improv Land	2	2.86	8,580	21	53.14	159,420	
37. FarmSite Improvements	3	0.00	70,265	26	0.00	1,893,565	
38. FarmSite Total							
39. Road & Ditches	2	3.09	0	30	50.01	0	
40. Other- Non Ag Use	0	0.00	0	1	9.21	11,050	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	25	24.97	299,640	29	28.97	347,640	
32. HomeSite Improv Land	312	317.96	3,815,520	326	333.96	4,007,520	
33. HomeSite Improvements	324	0.00	22,770,580	338	0.00	24,697,055	415,960
34. HomeSite Total				<b>367</b>	<b>362.93</b>	<b>29,052,215</b>	
35. FarmSite UnImp Land	32	84.38	253,140	35	88.88	266,640	
36. FarmSite Improv Land	493	1,533.79	4,578,160	516	1,589.79	4,746,160	
37. FarmSite Improvements	565	0.00	30,376,370	594	0.00	32,340,200	462,045
38. FarmSite Total				<b>629</b>	<b>1,678.67</b>	<b>37,353,000</b>	
39. Road & Ditches	1,732	4,369.28	0	1,764	4,422.38	0	
40. Other- Non Ag Use	23	1,828.39	2,194,060	24	1,837.60	2,205,110	
41. Total Section VI				<b>996</b>	<b>8,301.58</b>	<b>68,610,325</b>	<b>878,005</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,123.70	2,163,655	9	1,123.70	2,163,655

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,712.02	7.25%	13,982,825	7.32%	5,155.87
46. 1A	5,411.91	14.47%	27,871,345	14.60%	5,150.00
47. 2A1	9,340.42	24.98%	48,032,725	25.16%	5,142.46
48. 2A	6,059.31	16.20%	31,069,340	16.27%	5,127.54
49. 3A1	2,939.86	7.86%	14,891,345	7.80%	5,065.32
50. 3A	2,338.52	6.25%	11,829,105	6.20%	5,058.37
51. 4A1	4,519.55	12.09%	22,746,430	11.91%	5,032.90
52. 4A	4,072.49	10.89%	20,491,000	10.73%	5,031.57
<b>53. Total</b>	<b>37,394.08</b>	<b>100.00%</b>	<b>190,914,115</b>	<b>100.00%</b>	<b>5,105.46</b>
<b>Dry</b>					
54. 1D1	1,981.37	5.38%	5,296,280	5.56%	2,673.04
55. 1D	9,168.29	24.91%	24,525,235	25.75%	2,675.01
56. 2D1	5,055.59	13.73%	13,384,530	14.05%	2,647.47
57. 2D	4,183.73	11.37%	10,953,605	11.50%	2,618.14
58. 3D1	2,226.34	6.05%	5,827,860	6.12%	2,617.69
59. 3D	999.27	2.71%	2,556,370	2.68%	2,558.24
60. 4D1	7,809.72	21.22%	19,520,730	20.49%	2,499.54
61. 4D	5,384.18	14.63%	13,189,810	13.85%	2,449.73
<b>62. Total</b>	<b>36,808.49</b>	<b>100.00%</b>	<b>95,254,420</b>	<b>100.00%</b>	<b>2,587.84</b>
<b>Grass</b>					
63. 1G1	289.79	0.37%	429,865	0.39%	1,483.37
64. 1G	2,623.40	3.36%	3,880,370	3.53%	1,479.14
65. 2G1	3,509.38	4.50%	5,134,150	4.67%	1,462.98
66. 2G	5,943.55	7.62%	8,728,390	7.94%	1,468.55
67. 3G1	4,323.23	5.55%	6,350,400	5.77%	1,468.90
68. 3G	3,720.60	4.77%	5,297,105	4.82%	1,423.72
69. 4G1	19,651.71	25.21%	27,711,130	25.19%	1,410.11
70. 4G	37,899.75	48.61%	52,455,960	47.69%	1,384.07
<b>71. Total</b>	<b>77,961.41</b>	<b>100.00%</b>	<b>109,987,370</b>	<b>100.00%</b>	<b>1,410.79</b>
<b>Irrigated Total</b>					
	37,394.08	24.33%	190,914,115	48.08%	5,105.46
<b>Dry Total</b>					
	36,808.49	23.95%	95,254,420	23.99%	2,587.84
<b>Grass Total</b>					
	77,961.41	50.73%	109,987,370	27.70%	1,410.79
72. Waste	605.30	0.39%	133,635	0.03%	220.77
73. Other	907.23	0.59%	787,308	0.20%	867.82
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>153,676.51</b>	<b>100.00%</b>	<b>397,076,848</b>	<b>100.00%</b>	<b>2,583.85</b>



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,987.30	14.65%	32,930,150	14.85%	5,500.00
46. 1A	14,819.66	36.27%	80,767,195	36.41%	5,450.00
47. 2A1	4,243.94	10.39%	23,129,505	10.43%	5,450.01
48. 2A	865.40	2.12%	4,694,790	2.12%	5,424.99
49. 3A1	1,831.50	4.48%	9,935,925	4.48%	5,425.02
50. 3A	3,326.47	8.14%	17,879,845	8.06%	5,375.02
51. 4A1	7,467.68	18.28%	40,138,940	18.10%	5,375.02
52. 4A	2,314.78	5.67%	12,326,205	5.56%	5,325.00
53. Total	40,856.73	100.00%	221,802,555	100.00%	5,428.79
<b>Dry</b>					
54. 1D1	10,320.81	29.15%	42,315,315	29.89%	4,100.00
55. 1D	3,562.41	10.06%	14,436,720	10.20%	4,052.52
56. 2D1	2,874.04	8.12%	11,639,890	8.22%	4,050.01
57. 2D	359.74	1.02%	1,456,950	1.03%	4,050.01
58. 3D1	1,966.22	5.55%	7,819,560	5.52%	3,976.95
59. 3D	3,836.04	10.83%	15,156,815	10.71%	3,951.16
60. 4D1	9,176.53	25.92%	35,841,230	25.31%	3,905.75
61. 4D	3,311.08	9.35%	12,915,260	9.12%	3,900.62
62. Total	35,406.87	100.00%	141,581,740	100.00%	3,998.71
<b>Grass</b>					
63. 1G1	1,117.36	3.26%	2,011,605	3.58%	1,800.32
64. 1G	1,269.57	3.71%	2,179,635	3.87%	1,716.83
65. 2G1	3,123.37	9.12%	5,305,750	9.43%	1,698.73
66. 2G	1,300.55	3.80%	2,194,185	3.90%	1,687.12
67. 3G1	1,108.66	3.24%	1,876,470	3.34%	1,692.56
68. 3G	2,093.25	6.11%	3,507,265	6.23%	1,675.51
69. 4G1	7,802.71	22.78%	12,811,530	22.77%	1,641.93
70. 4G	16,437.52	47.99%	26,379,125	46.88%	1,604.81
71. Total	34,252.99	100.00%	56,265,565	100.00%	1,642.65
<b>Irrigated Total</b>					
	40,856.73	36.64%	221,802,555	52.79%	5,428.79
<b>Dry Total</b>					
	35,406.87	31.75%	141,581,740	33.70%	3,998.71
<b>Grass Total</b>					
	34,252.99	30.71%	56,265,565	13.39%	1,642.65
72. Waste	540.42	0.48%	98,585	0.02%	182.42
73. Other	464.67	0.42%	435,775	0.10%	937.82
74. Exempt	80.32	0.07%	0	0.00%	0.00
75. Market Area Total	111,521.68	100.00%	420,184,220	100.00%	3,767.74

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	67.92	360,085	1,300.63	6,975,715	76,882.26	405,380,870	78,250.81	412,716,670
<b>77. Dry Land</b>	6.00	24,300	669.74	2,616,700	71,539.62	234,195,160	72,215.36	236,836,160
<b>78. Grass</b>	5.77	8,925	1,368.32	2,121,170	110,840.31	164,122,840	112,214.40	166,252,935
<b>79. Waste</b>	0.00	0	34.75	9,370	1,110.97	222,850	1,145.72	232,220
<b>80. Other</b>	0.00	0	14.20	12,780	1,357.70	1,210,303	1,371.90	1,223,083
<b>81. Exempt</b>	0.00	0	0.00	0	80.32	0	80.32	0
<b>82. Total</b>	<b>79.69</b>	<b>393,310</b>	<b>3,387.64</b>	<b>11,735,735</b>	<b>261,730.86</b>	<b>805,132,023</b>	<b>265,198.19</b>	<b>817,261,068</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	78,250.81	29.51%	412,716,670	50.50%	5,274.28
<b>Dry Land</b>	72,215.36	27.23%	236,836,160	28.98%	3,279.58
<b>Grass</b>	112,214.40	42.31%	166,252,935	20.34%	1,481.57
<b>Waste</b>	1,145.72	0.43%	232,220	0.03%	202.68
<b>Other</b>	1,371.90	0.52%	1,223,083	0.15%	891.52
<b>Exempt</b>	80.32	0.03%	0	0.00%	0.00
<b>Total</b>	<b>265,198.19</b>	<b>100.00%</b>	<b>817,261,068</b>	<b>100.00%</b>	<b>3,081.70</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Belgrade	36	47,500	89	130,950	90	2,058,875	126	2,237,325	77,525
83.2 Fullerton	62	208,155	582	2,586,050	582	38,505,215	644	41,299,420	166,010
83.3 Genoa	56	253,855	393	2,069,845	395	28,037,265	451	30,360,965	43,375
83.4 Rural	269	4,719,035	229	3,104,915	269	29,406,455	538	37,230,405	751,235
84 Residential Total	423	5,228,545	1,293	7,891,760	1,336	98,007,810	1,759	111,128,115	1,038,145

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	Belgrade	2	1,305	16	14,330	16	278,450	18	294,085	3,125
85.2	Fullerton	16	176,620	90	309,290	93	11,205,535	109	11,691,445	42,510
85.3	Genoa	4	70,555	46	128,700	55	2,987,215	59	3,186,470	0
85.4	Rural	5	94,135	15	1,225,875	20	10,302,685	25	11,622,695	0
86	Commercial Total	27	342,615	167	1,678,195	184	24,773,885	211	26,794,695	45,635

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	261.19	0.40%	391,785	0.43%	1,500.00
88. 1G	1,958.43	3.02%	2,938,495	3.20%	1,500.43
89. 2G1	2,784.51	4.30%	4,121,245	4.49%	1,480.06
90. 2G	5,470.23	8.44%	8,045,485	8.77%	1,470.78
91. 3G1	3,985.41	6.15%	5,859,350	6.39%	1,470.20
92. 3G	3,591.78	5.54%	5,118,860	5.58%	1,425.16
93. 4G1	17,558.41	27.10%	24,508,495	26.72%	1,395.83
94. 4G	29,187.86	45.04%	40,737,485	44.41%	1,395.70
95. Total	64,797.82	100.00%	91,721,200	100.00%	1,415.50
<b>CRP</b>					
96. 1C1	3.00	0.08%	4,800	0.08%	1,600.00
97. 1C	258.11	6.77%	412,985	6.76%	1,600.03
98. 2C1	206.37	5.42%	338,860	5.55%	1,642.00
99. 2C	220.59	5.79%	354,360	5.80%	1,606.42
100. 3C1	172.90	4.54%	276,655	4.53%	1,600.09
101. 3C	34.87	0.92%	56,110	0.92%	1,609.12
102. 4C1	1,604.42	42.11%	2,567,055	42.04%	1,599.99
103. 4C	1,309.74	34.38%	2,095,685	34.32%	1,600.08
104. Total	3,810.00	100.00%	6,106,510	100.00%	1,602.76
<b>Timber</b>					
105. 1T1	25.60	0.27%	33,280	0.27%	1,300.00
106. 1T	406.86	4.35%	528,890	4.35%	1,299.93
107. 2T1	518.50	5.54%	674,045	5.54%	1,299.99
108. 2T	252.73	2.70%	328,545	2.70%	1,299.98
109. 3T1	164.92	1.76%	214,395	1.76%	1,299.99
110. 3T	93.95	1.00%	122,135	1.00%	1,300.00
111. 4T1	488.88	5.23%	635,580	5.23%	1,300.07
112. 4T	7,402.15	79.14%	9,622,790	79.14%	1,300.00
113. Total	9,353.59	100.00%	12,159,660	100.00%	1,300.00
<hr/>					
Grass Total	64,797.82	83.12%	91,721,200	83.39%	1,415.50
CRP Total	3,810.00	4.89%	6,106,510	5.55%	1,602.76
Timber Total	9,353.59	12.00%	12,159,660	11.06%	1,300.00
<hr/>					
114. Market Area Total	77,961.41	100.00%	109,987,370	100.00%	1,410.79

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	848.72	3.56%	1,507,080	3.88%	1,775.71
88. 1G	918.44	3.85%	1,604,170	4.13%	1,746.62
89. 2G1	2,251.96	9.44%	3,888,630	10.01%	1,726.78
90. 2G	1,080.13	4.53%	1,831,970	4.71%	1,696.06
91. 3G1	911.18	3.82%	1,521,830	3.92%	1,670.17
92. 3G	1,698.31	7.12%	2,769,165	7.13%	1,630.54
93. 4G1	6,515.11	27.32%	10,426,800	26.83%	1,600.40
94. 4G	9,624.37	40.36%	15,307,110	39.39%	1,590.45
95. Total	23,848.22	100.00%	38,856,755	100.00%	1,629.34
<b>CRP</b>					
96. 1C1	186.78	9.79%	373,560	9.79%	2,000.00
97. 1C	34.31	1.80%	68,620	1.80%	2,000.00
98. 2C1	57.06	2.99%	114,120	2.99%	2,000.00
99. 2C	23.84	1.25%	47,680	1.25%	2,000.00
100. 3C1	96.68	5.07%	193,360	5.07%	2,000.00
101. 3C	265.62	13.93%	531,240	13.93%	2,000.00
102. 4C1	811.47	42.55%	1,622,940	42.55%	2,000.00
103. 4C	431.45	22.62%	862,900	22.62%	2,000.00
104. Total	1,907.21	100.00%	3,814,420	100.00%	2,000.00
<b>Timber</b>					
105. 1T1	81.86	0.96%	130,965	0.96%	1,599.87
106. 1T	316.82	3.73%	506,845	3.73%	1,599.79
107. 2T1	814.35	9.58%	1,303,000	9.58%	1,600.05
108. 2T	196.58	2.31%	314,535	2.31%	1,600.04
109. 3T1	100.80	1.19%	161,280	1.19%	1,600.00
110. 3T	129.32	1.52%	206,860	1.52%	1,599.60
111. 4T1	476.13	5.60%	761,790	5.60%	1,599.96
112. 4T	6,381.70	75.10%	10,209,115	75.10%	1,599.75
113. Total	8,497.56	100.00%	13,594,390	100.00%	1,599.80
<hr/>					
Grass Total	23,848.22	69.62%	38,856,755	69.06%	1,629.34
CRP Total	1,907.21	5.57%	3,814,420	6.78%	2,000.00
Timber Total	8,497.56	24.81%	13,594,390	24.16%	1,599.80
<hr/>					
114. Market Area Total	34,252.99	100.00%	56,265,565	100.00%	1,642.65

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

63 Nance

	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	103,321,085	108,921,245	5,600,160	5.42%	1,035,560	4.42%
02. Recreational	2,156,545	2,206,870	50,325	2.33%	2,585	2.21%
03. Ag-Homesite Land, Ag-Res Dwelling	28,884,415	29,052,215	167,800	0.58%	415,960	-0.86%
<b>04. Total Residential (sum lines 1-3)</b>	<b>134,362,045</b>	<b>140,180,330</b>	<b>5,818,285</b>	<b>4.33%</b>	<b>1,454,105</b>	<b>3.25%</b>
05. Commercial	19,923,850	20,192,225	268,375	1.35%	45,635	1.12%
06. Industrial	9,673,990	6,602,470	-3,071,520	-31.75%	0	-31.75%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>29,597,840</b>	<b>26,794,695</b>	<b>-2,803,145</b>	<b>-9.47%</b>	<b>45,635</b>	<b>-9.62%</b>
08. Ag-Farmsite Land, Outbuildings	37,097,730	37,353,000	255,270	0.69%	462,045	-0.56%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,205,110	2,205,110	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>39,302,840</b>	<b>39,558,110</b>	<b>255,270</b>	<b>0.65%</b>	<b>462,045</b>	<b>-0.53%</b>
12. Irrigated	430,848,470	412,716,670	-18,131,800	-4.21%		
13. Dryland	302,879,330	236,836,160	-66,043,170	-21.81%		
14. Grassland	158,980,620	166,252,935	7,272,315	4.57%		
15. Wasteland	231,720	232,220	500	0.22%		
16. Other Agland	1,223,888	1,223,083	-805	-0.07%		
<b>17. Total Agricultural Land</b>	<b>894,164,028</b>	<b>817,261,068</b>	<b>-76,902,960</b>	<b>-8.60%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,097,426,753</b>	<b>1,023,794,203</b>	<b>-73,632,550</b>	<b>-6.71%</b>	<b>1,961,785</b>	<b>-6.89%</b>

## 2019 Assessment Survey for Nance County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	1 (part-time)
<b>3.</b>	<b>Other full-time employees:</b>
	N/A
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	N/A
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$132,640.00
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$132,640.00
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	N/A
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$57,617.00
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	0, paid out of the county's general fund
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$725.00
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$21,850.69



## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	County assessor and staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes nance.gworks.com
7.	<b>Who maintains the GIS software and maps?</b>
	gWorks and assessor staff
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	County wide except the village of Belgrade
3.	<b>What municipalities in the county are zoned?</b>
	All except the village of Belgrade
4.	<b>When was zoning implemented?</b>
	2000

#### D. Contracted Services

1.	<b>Appraisal Services:</b>
	N/A
2.	<b>GIS Services:</b>
	gWorks
3.	<b>Other services:</b>
	N/A

#### E. Appraisal /Listing Services

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

## 2019 Residential Assessment Survey for Nance County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	County assessor and staff												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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>Fullerton - County seat and largest city in the county located on State Highways 14 &amp; 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - All residential properties not within the boundaries of a municipality or subdivision</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.	2	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.	3	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.	4	Rural - All residential properties not within the boundaries of a municipality or subdivision	AG	Ag Homes and Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.												
2	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.												
3	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.												
4	Rural - All residential properties not within the boundaries of a municipality or subdivision												
AG	Ag Homes and Outbuildings												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Cost and sales comparison approaches are used to estimate the market value of residential property in the county.												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Depreciation tables are developed based on local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Sales and size comparison of value in each town.												
<b>7.</b>	<b>How are rural residential site values developed?</b>												
	The sales are used and the cost to develop the vacant land as well as surrounding counties values for the first acre.												
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	All lots are treated the same; no applications to combine lots have been received.												

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	2014	2018	2016
	2	2013	2014	2013	2014
	3	2013	2014	2018	2014
	4	2013	2014	2013	2016/2017
	AG	2013	2014	2013	2016/2017

N/A

## 2019 Commercial Assessment Survey for Nance County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	County assessor and staff				
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade and business center			
	2	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited commercial market.			
	3	Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; limited commercial market			
	4	Rural - All commercial properties not located in a municipality			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	Cost approach less depreciation derived from market determines the market value of commercial properties.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	On staff appraiser uses cost and sales comparison approaches; state sales file query.				
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>				
	Depreciation tables are developed based on local market information.				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	Yes				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	Reviewing sales of commercial property.				
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	2017	2010	2018
	2	2018	2017	2010	2018
	3	2018	2017	2010	2018
	4	2018	2017	2010	2018
	N/A				

## 2019 Agricultural Assessment Survey for Nance County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Assessor and staff	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	01	This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.
	02	This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.
	N/A	
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
	Common geographic characteristics, topography, and market characteristics are reviewed.	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 521's for future reference.	
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>	
	Yes	
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>	
	Nothing is identified at this time.	
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	

	Questionnaires, buyer/seller interviews by phone or correspondence, and location.
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**Nance County**  
**3 Year Plan of Assessment**  
**2019-2021**

**Introduction**

Pursuant to Neb. Laws 2005, LB 263, § 9, on or before June 15<sup>th</sup> each year the Assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31<sup>st</sup>, and to the Department of Property Assessment & Taxation on or before October 31<sup>st</sup> each year. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance 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 of quality of assessment practices required by law and the resources necessary to complete those actions.

**Real Property Assessment Requirements**

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land.
2. 75% of actual value for agricultural land and horticultural land.
3. 75% of special value for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

**General Description of Real Property in Nance County**

As reported on the 2018 County Abstract, Nance County has a total of 4,352 real property parcels. The residential parcel count (1,708) is approximately 39% of the total; the commercial parcel count (204) is approximately 5% of the total; the industrial parcel count (4) is approximately (0.10%) of the total; and the recreational parcel count (44) is approximately 1% of the total. Agriculture parcels (2,392) account for about 55% of the total. The total Nance county real estate valuations as reported on the 2018 Abstract of Assessment, excluding centrally assessed property, is \$1,097,711,778.



### **Budget**

2017/2018 Assessor's Budget \$104,223  
2017/2018 Appraisal Budget \$75,036  
2018/2019 Assessor's Proposed Budget \$132,640  
2018/2019 Appraisal Proposed Budget \$57,617

### **Staff/Training**

The staff of the Nance County Assessor's Office consists of the Assessor and one full-time Deputy Assessor. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by Form 521 transfer statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, reports office inventory, compiles the annual inventory list and supervises all other duties with the assistance of the deputy assessor. The assessor and deputy manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy Assessor holds the assessor's certification and are required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and IAAO Course 300-Fundamentals of Mass Appraisal.

### **3-YEAR APPRAISAL PLAN**

#### **2019**

##### **Residential**

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

##### **Commercial**

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

##### **Agricultural**

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

#### **2020**

##### **Residential**

Nance County will review Genoa City and Belgrade Village residential properties in the fall of 2019 to be completed for year 2020 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of Genoa City and Belgrade Village properties will take place. All other residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

##### **Commercial**

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

##### **Agricultural**

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

#### **2021**

##### **Residential**

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

### Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

### Agricultural

All agricultural land use will be reviewed using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections to stay in compliance with the 6-year review cycle. The assessor will continue to monitor the current Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Sales review and pick-up work will be completed.

### **Conclusion**

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.

Megan Zoucha  
Nance County Assessor