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DEPARTMENT OF REVENUE

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

NUCKOLLS 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 Nuckolls 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 Nuckolls 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: Susan Rogers, Nuckolls County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

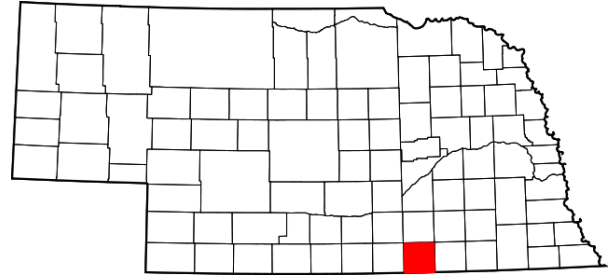
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

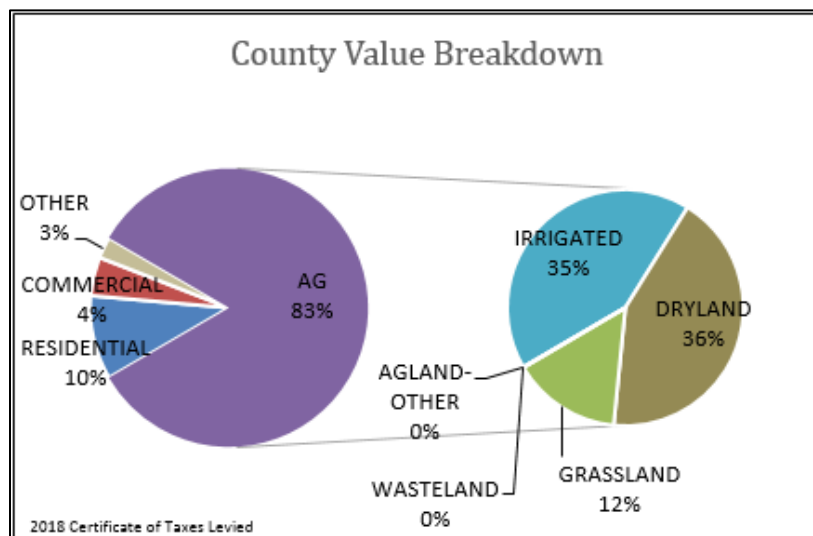
**Further information may be found in Exhibit 94*

County Overview

With a total area of 575 square miles, Nuckolls County had 4,275 residents, per the Census Bureau Quick Facts for 2017, a 5% population decline from the 2010 U.S. Census. Reports indicated that 76% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$48,233 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Nuckolls County are located in and around Superior, the largest town in the county. According to the latest information available from the U.S. Census Bureau, there were 180 employer establishments with total employment of 1,130.



Agricultural land is the single largest contributor the county's overall valuation base by an overwhelming majority. A mix of dry and grass land makes up the majority of the land in the county. Nuckolls County is included in both the Little Blue and Lower Republican Natural Resource Districts (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
HARDY	179	159	-11.2%
LAWRENCE	312	304	-2.6%
NELSON	587	488	-16.9%
NORA	20	21	5.0%
OAK	60	66	10.0%
RUSKIN	195	123	-36.9%
SUPERIOR	2,055	1,957	-4.8%

2019 Residential Correlation for Nuckolls County

Assessment Actions

Nuckolls County inspected, reviewed, and revalued residential properties in both Lawrence and Nelson. The county assessor and staff did the physical inspection to the properties. The county assessor and staff enters all the information into the Computer Assisted Mass Appraisal (CAMA) system. All pick-up and permit work were completed in a timely manner.

Assessment Practice Review

An annual comprehensive review of the assessment practices was conducted for the county. The Property Assessment Division (Division) focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU), and the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, to ensure that the county assessor is meeting all the statutory reporting schedules, lot value studies, valuation methodology and the dates used on their depreciation as well as costing index tables in their CAMA.

Part of the review is to ensure that sales information sent to the state is accurate and received on a timely matter; the county submitted the sales timely. Random audits of the Real Estate Transfer Statements (Form 521) revealed the sales were submitted within the required timeframe but a few errors were found for the county and these were discussed with the county assessor. The field liaison offered training and the county assessor made some changes. Assessed Value Update (AVU) values were reported with no errors.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. There were no apparent sales bias concerns, and there was similar change for both the sold and unsold properties. The county assessor recently grouped Hardy, Nora, Oak, and Ruskin into one valuation group, as these small villages appear to reflect similar general economic conditions. The county updated their costing index this assessment year to 2018 for the two towns they inspected and reviewed and they will continue to update the costing as they continue with their six-year inspection and review cycle. The county assessor continues to review any lower land-to-building ratios as the county assessor continues to review the county.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is up-to-date with the six-year inspection and review cycle. Previously the county classified most rural properties as agricultural. Recently the county reviewed the primary use of rural parcels and identified rural residential properties; this improves the reliability of the residential statistics.

The county assessor meets all of the statutory reporting schedules by the statutory date.

2019 Residential Correlation for Nuckolls County

Description of Analysis

Nuckolls County has five valuation groups for the county. Valuation Group 7 is Superior, is the most populous town in the county, while Valuation Group 1 is Nelson, and is the county seat. Valuation Group 2 contains all the county's villages.

Valuation Group	Description
1	Nelson
2	Hardy, Nora, Oak, and Ruskin
3	Lawrence
7	Superior
8	Rural

A review of the county's statistical analysis showed 116 residential sales, representing all five valuation groups. When reviewing the strata for the years in the study period; the sample contains approximately the same number of sales for each year of the study period. The statistics indicate a relatively stable market.

An analysis of the sample shows that two of the three measures of central tendency are within the acceptable range for the residential class as a whole, with the mean being above the range by six points. This relationship shows moderate support for each other. There is an impact by the low dollar sales within the residential class. The qualitative measures are slightly above the recommended range.

In comparing 2019 County Abstract of Assessment for Real Property, Form 45 with the 2018 Certificated of Taxes Levied Report (CTL) it shows an overall increase which corresponds with the reported assessment actions of the county for the residential class. The report assessment actions affected both the sales file and the abstract similarly.

2019 Residential Correlation for Nuckolls County

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	25	100.39	104.94	96.32	16.18	108.95
2	8	96.27	102.76	98.55	09.29	104.27
3	9	99.48	106.80	96.60	16.62	110.56
7	73	97.58	106.35	100.93	15.25	105.37
8	1	101.88	101.88	101.88	00.00	100.00
<u> </u> ALL <u> </u>	116	98.55	105.80	99.68	15.16	106.14

Level of Value

Based on analysis of all available information, the level of value for the residential property in Nuckolls County is 99%.

2019 Commercial Correlation for Nuckolls County

Assessment Actions

Nuckolls County completed pick-up and permit work for the commercial class of properties. A sales review was conducted for all properties.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the commercial class, the Property Assessment Division's (Division) assessment practice review focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU) as well as the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, lot value studies, valuation methodology and the dates used on their depreciation and costing tables in their Computer Assisted Mass Appraisal (CAMA) system.

Both the sold and unsold parcels had minimal changes and this reflects the reported actions. No errors were found in the AVU. The county assessor submits sales timely with minimal errors.

The county has five valuation groups based on the economic characteristics within the county. The depreciation tables are at 2016 and tables are updated as the areas are inspected and viewed. Lot values were reviewed during the 2016 inspection and review. The county assessor is using costing index tables from 2007; this costing index table will be updated to current during the commercial inspection and review.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. The county has a very high return rate from both the buyer and the seller. When sales questionnaires are incomplete, the county does make phone calls to follow up. It appears the county has qualified sales without no apparent bias. The county's inspection and review cycle for all real property was discussed with the county assessor. The county is up-to-date with the six-year inspection and review cycle. Stanard Appraisal along with the county's staff reviews the properties while the staff enters all the information into their CAMA system.

Description of Analysis

The county utilizes five valuation groups, based primarily on Assessor Location; however, the smallest villages in the county are combined into Valuation Group 2. Although the county assessor stratifies sales into multiple valuation groups, there are too few sales to justify statistical

2019 Commercial Correlation for Nuckolls County

analysis by Valuation Group; for that reason, the Division's statistical analysis is limited to the overall sample.

Valuation Group	Description
1	Nelson
2	Hardy, Nora, Oak, and Ruskin
3	Lawrence
7	Superior
8	Rural

The statistical profile for the county reveals only 11 qualified sales for the current study period; sales usability rates also decreased significantly for the 2019 assessment year. Review of the non-qualified roster indicates a heightened number of substantially improved sales. There was no apparent indication of selective trimming.

Only the median is within the acceptable range, although the Coefficient of Dispersion (COD) is very low for a rural market. Review of the sales file from preliminary to final statistics revealed that only a 1% change to the median occurred, but that the COD improved by nearly 10 percentage points. Further review, indicated that four sales changed, since no actions were reported these changes are believed to be attributable to sales verification and/or pickup work changes. Most of the changes were for minimal dollar amounts and none of the changes brought individual ratios in the acceptable range. For this reason, there is no indication that the adjustments biased the calculated statistics. However, these types of sales verification adjustments can compromise the integrity of a sales ratio study and should be limited in the future.

Since the sample of sales is too small to be relied upon statistically, the Division must rely on assessment practices and review of past valuation changes. The inspections and appraisal tables are all current in Nuckolls County, and review of the historical values over time indicate that the commercial class of property has risen slightly higher than the residential class within the county. Since the residential class always contains a reliable sample of sales, this is an indication that commercial assessment have kept pace with general market trends. Review of both the sales file and the 2019 County Abstract of Assessment For Real Property Form 45, Compared with the 2018 Certificate of Taxes Levied Report (CTL) support the reported actions that only routine maintenance occurred.

Equalization and Quality of Assessment

Based on the Division's annual assessment practice review and historical valuation changes to commercial properties over time, the quality of assessment in Nuckolls County complies with generally accepted mass appraisal techniques.

2019 Commercial Correlation for Nuckolls County

Level of Value

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

2019 Agricultural Correlation for Nuckolls County

Assessment Actions

The Nuckolls County Assessor performed all pick-up and permit work was in a timely manner.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. The Property Assessment Division (Division) assessment practice review focuses on the submission and qualification of sales information, the accuracy of values on the Assessed Value Update (AVU), and the stratification of properties into market areas. The Division also reviews the county's six-year inspection and review cycle on agricultural improvements, land use analysis, and valuation methodology for agricultural outbuildings.

Nuckolls County continues to maintain acceptable sales qualification and verification practices. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property. The review also looked at the filing of Real Estate Transfer Statement (Form 521) as well as checking the values reported on the AVU. No accuracy issues were found and monthly transfers were done most every month.

Land use in Nuckolls County is primarily conducted using a Geographic Information System (gWorks aerial imagery) and is confirmed by questionnaires from taxpayers. However, the county also uses certification from Farm Services Agency (FSA) maps and information from the Natural Resources District (NRD). The home site acres are at \$7,500 for the first acre and \$750 for each additional. Agricultural building sites are at \$750 an acre. Agricultural improvements are priced according to the Marshall & Swift manual. The county flat values only outbuildings that are not used; these are priced between \$500 and \$1000 while very poor condition outbuildings are valued at \$100. The county assessor has updated depreciation and costing to the most current available at this time. Agricultural homes and outbuildings are valued using the same process as rural residential properties.

Nuckolls County has determined that there is only one agricultural market area and currently has no sale evidence that would indicate the existence of an additional market area.

Description of Analysis

The agricultural statistical sample consists of 36 agricultural sales. All three measures of central tendency are in acceptable range and the COD is reasonable enough to support the use of the median as an indicator of the level of value. The review of the date of sale profile indicates that the agricultural market is steadily declining over the 3-year study period, supporting the county assessor's actions to decrease dryland, grassland, and irrigated cropland this year.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-15 To 30-SEP-16	17	64.34	68.27	63.90	19.10	106.84
01-OCT-16 To 30-SEP-17	8	76.49	81.02	79.22	16.43	102.27
01-OCT-17 To 30-SEP-18	11	77.60	76.77	74.40	11.22	103.19

2019 Agricultural Correlation for Nuckolls County

An analysis of the agricultural land sales in Nuckolls County determined the sales within the county are reliable. Even though the sample size is smaller, the sample reflects the current market conditions in the surrounding counties, as the market is generally flat or slightly decreasing.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages; and the rural residential improvements are believed to be equalized at the statutorily required assessment level.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Nuckolls County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	5	72.29	74.78	71.29	15.26	104.90
1	5	72.29	74.78	71.29	15.26	104.90
<u>Dry</u>						
County	6	72.48	75.53	67.68	24.90	111.60
1	6	72.48	75.53	67.68	24.90	111.60
<u>Grass</u>						
County	4	77.04	76.81	75.93	08.03	101.16
1	4	77.04	76.81	75.93	08.03	101.16
<u>ALL</u>						
	36	73.39	73.70	70.00	17.02	105.29

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nuckolls County is 73%.

2019 Opinions of the Property Tax Administrator for Nuckolls County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Nuckolls County

Residential Real Property - Current

Number of Sales	116	Median	98.55
Total Sales Price	\$5,210,074	Mean	105.80
Total Adj. Sales Price	\$5,210,074	Wgt. Mean	99.68
Total Assessed Value	\$5,193,350	Average Assessed Value of the Base	\$32,361
Avg. Adj. Sales Price	\$44,914	Avg. Assessed Value	\$44,770

Confidence Interval - Current

95% Median C.I	97.09 to 101.36
95% Wgt. Mean C.I	95.89 to 103.47
95% Mean C.I	100.72 to 110.88
% of Value of the Class of all Real Property Value in the County	6.21
% of Records Sold in the Study Period	5.57
% of Value Sold in the Study Period	7.70

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	113	97	96.72
2017	100	96	96.23
2016	82	96	96.10
2015	72	97	96.65

2019 Commission Summary for Nuckolls County

Commercial Real Property - Current

Number of Sales	11	Median	100.00
Total Sales Price	\$404,250	Mean	103.95
Total Adj. Sales Price	\$404,250	Wgt. Mean	104.00
Total Assessed Value	\$420,425	Average Assessed Value of the Base	\$136,128
Avg. Adj. Sales Price	\$36,750	Avg. Assessed Value	\$38,220

Confidence Interval - Current

95% Median C.I	94.94 to 121.69
95% Wgt. Mean C.I	59.64 to 148.36
95% Mean C.I	92.58 to 115.32
% of Value of the Class of all Real Property Value in the County	4.76
% of Records Sold in the Study Period	2.89
% of Value Sold in the Study Period	0.81

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	21	100	98.56
2017	12	100	99.60
2016	8	100	105.19
2015	13	100	98.85

65 Nuckolls
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 : 116
 Total Sales Price : 5,210,074
 Total Adj. Sales Price : 5,210,074
 Total Assessed Value : 5,193,350
 Avg. Adj. Sales Price : 44,914
 Avg. Assessed Value : 44,770

MEDIAN : 99
 WGT. MEAN : 100
 MEAN : 106
 COD : 15.16
 PRD : 106.14

COV : 26.41
 STD : 27.94
 Avg. Abs. Dev : 14.94
 MAX Sales Ratio : 272.11
 MIN Sales Ratio : 43.96

95% Median C.I. : 97.09 to 101.36
 95% Wgt. Mean C.I. : 95.89 to 103.47
 95% Mean C.I. : 100.72 to 110.88

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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	14	97.52	103.07	99.55	07.79	103.54	91.50	146.30	96.57 to 106.75	52,443	52,206
01-JAN-17 To 31-MAR-17	6	98.04	115.30	106.19	24.00	108.58	90.90	191.40	90.90 to 191.40	54,167	57,518
01-APR-17 To 30-JUN-17	24	99.34	101.65	97.23	13.95	104.55	43.96	169.00	94.90 to 110.20	50,541	49,144
01-JUL-17 To 30-SEP-17	13	103.63	115.58	105.31	18.47	109.75	90.92	217.95	94.07 to 122.89	46,000	48,443
01-OCT-17 To 31-DEC-17	12	101.38	97.91	101.10	09.69	96.84	49.80	114.40	93.25 to 111.03	27,729	28,033
01-JAN-18 To 31-MAR-18	7	105.25	112.40	99.77	15.01	112.66	88.89	145.79	88.89 to 145.79	47,005	46,895
01-APR-18 To 30-JUN-18	19	97.93	105.46	100.72	12.55	104.71	79.31	148.89	93.58 to 112.25	34,368	34,616
01-JUL-18 To 30-SEP-18	21	97.29	106.20	96.16	20.07	110.44	48.22	272.11	92.50 to 106.19	48,814	46,942
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	57	98.41	106.61	100.52	15.06	106.06	43.96	217.95	96.86 to 101.88	50,354	50,618
01-OCT-17 To 30-SEP-18	59	98.68	105.01	98.64	15.27	106.46	48.22	272.11	95.79 to 102.76	39,659	39,121
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	55	100.39	105.61	100.89	15.38	104.68	43.96	217.95	96.81 to 103.63	44,886	45,286
<u>ALL</u>	116	98.55	105.80	99.68	15.16	106.14	43.96	272.11	97.09 to 101.36	44,914	44,770

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	25	100.39	104.94	96.32	16.18	108.95	48.22	169.00	98.07 to 110.20	32,192	31,006
2	8	96.27	102.76	98.55	09.29	104.27	92.40	143.32	92.40 to 143.32	30,519	30,076
3	9	99.48	106.80	96.60	16.62	110.56	79.31	146.30	88.89 to 145.79	57,156	55,211
7	73	97.58	106.35	100.93	15.25	105.37	43.96	272.11	96.78 to 101.39	49,846	50,309
8	1	101.88	101.88	101.88	00.00	100.00	101.88	101.88	N/A	8,000	8,150
<u>ALL</u>	116	98.55	105.80	99.68	15.16	106.14	43.96	272.11	97.09 to 101.36	44,914	44,770

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	116	98.55	105.80	99.68	15.16	106.14	43.96	272.11	97.09 to 101.36	44,914	44,770
06											
07											
<u>ALL</u>	116	98.55	105.80	99.68	15.16	106.14	43.96	272.11	97.09 to 101.36	44,914	44,770

65 Nuckolls
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 : 116
 Total Sales Price : 5,210,074
 Total Adj. Sales Price : 5,210,074
 Total Assessed Value : 5,193,350
 Avg. Adj. Sales Price : 44,914
 Avg. Assessed Value : 44,770

MEDIAN : 99
 WGT. MEAN : 100
 MEAN : 106
 COD : 15.16
 PRD : 106.14

COV : 26.41
 STD : 27.94
 Avg. Abs. Dev : 14.94
 MAX Sales Ratio : 272.11
 MIN Sales Ratio : 43.96

95% Median C.I. : 97.09 to 101.36
 95% Wgt. Mean C.I. : 95.89 to 103.47
 95% Mean C.I. : 100.72 to 110.88

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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	2	137.88	137.88	144.10	22.58	95.68	106.75	169.00	N/A	2,500	3,603
Less Than 15,000	25	106.75	121.49	126.01	28.31	96.41	49.80	272.11	101.36 to 139.83	9,051	11,406
Less Than 30,000	56	103.63	113.47	111.85	19.24	101.45	49.80	272.11	100.33 to 111.48	15,610	17,461
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	114	98.39	105.23	99.64	14.75	105.61	43.96	272.11	97.09 to 100.43	45,659	45,493
Greater Than 14,999	91	97.93	101.49	98.48	10.41	103.06	43.96	191.40	96.78 to 99.37	54,767	53,936
Greater Than 29,999	60	97.19	98.63	97.22	09.49	101.45	43.96	191.40	94.75 to 98.68	72,265	70,259
<u>Incremental Ranges</u>											
0 TO 4,999	2	137.88	137.88	144.10	22.58	95.68	106.75	169.00	N/A	2,500	3,603
5,000 TO 14,999	23	105.25	120.06	125.60	28.57	95.59	49.80	272.11	97.17 to 139.83	9,621	12,084
15,000 TO 29,999	31	102.76	107.01	106.91	11.10	100.09	86.40	151.87	96.81 to 112.47	20,900	22,344
30,000 TO 59,999	24	97.44	99.44	97.78	11.31	101.70	43.96	191.40	94.38 to 100.69	44,229	43,246
60,000 TO 99,999	25	98.06	99.40	98.47	10.53	100.94	48.22	148.89	94.07 to 100.39	76,564	75,390
100,000 TO 149,999	11	94.90	95.10	95.05	01.77	100.05	91.70	98.68	92.50 to 98.37	123,664	117,537
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	116	98.55	105.80	99.68	15.16	106.14	43.96	272.11	97.09 to 101.36	44,914	44,770

65 Nuckolls

PAD 2019 R&O Statistics (Using 2019 Values)

COMMERCIAL

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 11
 Total Sales Price : 404,250
 Total Adj. Sales Price : 404,250
 Total Assessed Value : 420,425
 Avg. Adj. Sales Price : 36,750
 Avg. Assessed Value : 38,220

MEDIAN : 100
 WGT. MEAN : 104
 MEAN : 104
 COD : 11.89
 PRD : 99.95

COV : 16.29
 STD : 16.93
 Avg. Abs. Dev : 11.89
 MAX Sales Ratio : 128.50
 MIN Sales Ratio : 67.88

95% Median C.I. : 94.94 to 121.69
 95% Wgt. Mean C.I. : 59.64 to 148.36
 95% Mean C.I. : 92.58 to 115.32

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	2	81.41	81.41	74.84	16.62	108.78	67.88	94.94	N/A	35,000	26,195
01-JAN-16 To 31-MAR-16	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	50,000	49,535
01-APR-16 To 30-JUN-16	2	109.06	109.06	101.19	08.20	107.78	100.12	118.00	N/A	25,050	25,348
01-JUL-16 To 30-SEP-16	1	95.84	95.84	95.84	00.00	100.00	95.84	95.84	N/A	42,500	40,730
01-OCT-16 To 31-DEC-16	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	650	650
01-JAN-17 To 31-MAR-17	1	98.56	98.56	98.56	00.00	100.00	98.56	98.56	N/A	25,000	24,640
01-APR-17 To 30-JUN-17	1	128.50	128.50	128.50	00.00	100.00	128.50	128.50	N/A	1,000	1,285
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	121.69	121.69	121.69	00.00	100.00	121.69	121.69	N/A	155,000	188,620
01-APR-18 To 30-JUN-18	1	118.80	118.80	118.80	00.00	100.00	118.80	118.80	N/A	10,000	11,880
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	6	97.46	95.98	90.95	10.01	105.53	67.88	118.00	67.88 to 118.00	35,433	32,225
01-OCT-16 To 30-SEP-17	3	100.00	109.02	99.72	09.98	109.33	98.56	128.50	N/A	8,883	8,858
01-OCT-17 To 30-SEP-18	2	120.25	120.25	121.52	01.21	98.95	118.80	121.69	N/A	82,500	100,250
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	5	100.00	102.61	98.86	04.64	103.79	95.84	118.00	N/A	28,650	28,322
01-JAN-17 To 31-DEC-17	2	113.53	113.53	99.71	13.19	113.86	98.56	128.50	N/A	13,000	12,963
<u>ALL</u>	11	100.00	103.95	104.00	11.89	99.95	67.88	128.50	94.94 to 121.69	36,750	38,220

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	3	118.00	112.27	117.73	05.31	95.36	100.00	118.80	N/A	4,550	5,357
2	2	113.79	113.79	99.65	12.94	114.19	99.07	128.50	N/A	25,500	25,410
3	1	94.94	94.94	94.94	00.00	100.00	94.94	94.94	N/A	18,000	17,090
7	4	97.20	95.99	105.39	14.54	91.08	67.88	121.69	N/A	68,625	72,323
8	1	100.12	100.12	100.12	00.00	100.00	100.12	100.12	N/A	47,100	47,155
<u>ALL</u>	11	100.00	103.95	104.00	11.89	99.95	67.88	128.50	94.94 to 121.69	36,750	38,220

65 Nuckolls
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 : 11
Total Sales Price : 404,250
Total Adj. Sales Price : 404,250
Total Assessed Value : 420,425
Avg. Adj. Sales Price : 36,750
Avg. Assessed Value : 38,220

MEDIAN : 100
WGT. MEAN : 104
MEAN : 104
COD : 11.89
PRD : 99.95

COV : 16.29
STD : 16.93
Avg. Abs. Dev : 11.89
MAX Sales Ratio : 128.50
MIN Sales Ratio : 67.88

95% Median C.I. : 94.94 to 121.69
95% Wgt. Mean C.I. : 59.64 to 148.36
95% Mean C.I. : 92.58 to 115.32

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	11	100.00	103.95	104.00	11.89	99.95	67.88	128.50	94.94 to 121.69	36,750	38,220
04											
<u>ALL</u>	11	100.00	103.95	104.00	11.89	99.95	67.88	128.50	94.94 to 121.69	36,750	38,220

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	3	118.00	115.50	117.74	08.05	98.10	100.00	128.50	N/A	1,550	1,825
Less Than 15,000	4	118.40	116.33	118.46	06.19	98.20	100.00	128.50	N/A	3,663	4,339
Less Than 30,000	6	109.00	109.80	102.49	10.98	107.13	94.94	128.50	94.94 to 128.50	9,608	9,848
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	98.82	99.61	103.84	10.43	95.93	67.88	121.69	67.88 to 121.69	49,950	51,869
Greater Than 14,999	7	98.56	96.87	103.46	09.02	93.63	67.88	121.69	67.88 to 121.69	55,657	57,581
Greater Than 29,999	5	99.07	96.92	104.25	11.73	92.97	67.88	121.69	N/A	69,320	72,268
<u>Incremental Ranges</u>											
0 TO 4,999	3	118.00	115.50	117.74	08.05	98.10	100.00	128.50	N/A	1,550	1,825
5,000 TO 14,999	1	118.80	118.80	118.80	00.00	100.00	118.80	118.80	N/A	10,000	11,880
15,000 TO 29,999	2	96.75	96.75	97.05	01.87	99.69	94.94	98.56	N/A	21,500	20,865
30,000 TO 59,999	4	97.46	90.73	90.15	09.10	100.64	67.88	100.12	N/A	47,900	43,180
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	121.69	121.69	121.69	00.00	100.00	121.69	121.69	N/A	155,000	188,620
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	11	100.00	103.95	104.00	11.89	99.95	67.88	128.50	94.94 to 121.69	36,750	38,220

65 Nuckolls
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 : 11
 Total Sales Price : 404,250
 Total Adj. Sales Price : 404,250
 Total Assessed Value : 420,425
 Avg. Adj. Sales Price : 36,750
 Avg. Assessed Value : 38,220

MEDIAN : 100
 WGT. MEAN : 104
 MEAN : 104
 COD : 11.89
 PRD : 99.95

COV : 16.29
 STD : 16.93
 Avg. Abs. Dev : 11.89
 MAX Sales Ratio : 128.50
 MIN Sales Ratio : 67.88

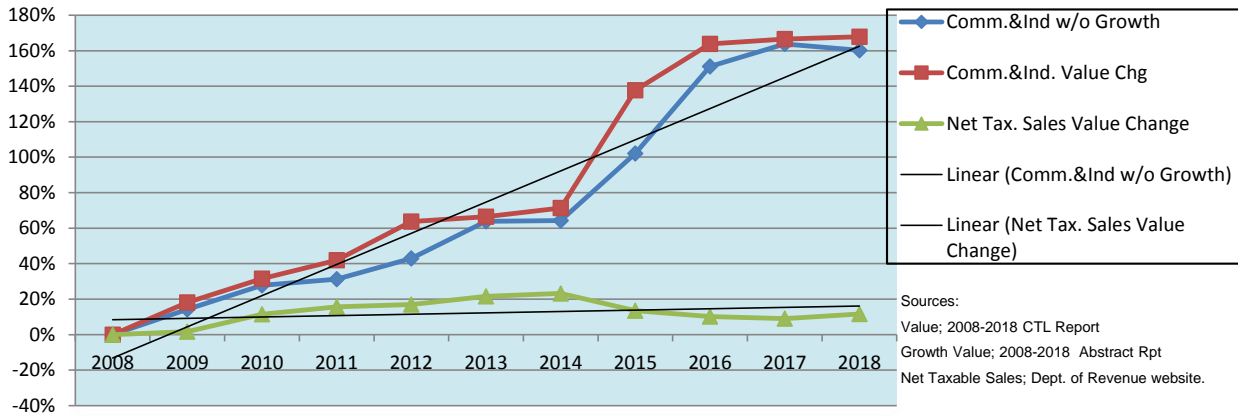
95% Median C.I. : 94.94 to 121.69
 95% Wgt. Mean C.I. : 59.64 to 148.36
 95% Mean C.I. : 92.58 to 115.32

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	4	108.68	110.43	100.04	12.17	110.39	95.84	128.50	N/A	19,625	19,634
349	1	121.69	121.69	121.69	00.00	100.00	121.69	121.69	N/A	155,000	188,620
389	1	100.12	100.12	100.12	00.00	100.00	100.12	100.12	N/A	47,100	47,155
406	3	100.00	104.31	98.29	07.69	106.12	94.94	118.00	N/A	7,217	7,093
470	1	67.88	67.88	67.88	00.00	100.00	67.88	67.88	N/A	52,000	35,300
528	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	50,000	49,535
<u>ALL</u>	11	100.00	103.95	104.00	11.89	99.95	67.88	128.50	94.94 to 121.69	36,750	38,220

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 19,376,405	\$ 275,610		\$ 19,100,795	--	\$ 34,332,402	--
2009	\$ 22,898,930	\$ 768,420	3.36%	\$ 22,130,510	14.21%	\$ 34,930,321	1.74%
2010	\$ 25,480,350	\$ 725,485	2.85%	\$ 24,754,865	8.10%	\$ 38,290,720	9.62%
2011	\$ 27,490,175	\$ 2,062,595	7.50%	\$ 25,427,580	-0.21%	\$ 39,697,533	3.67%
2012	\$ 31,710,325	\$ 4,006,320	12.63%	\$ 27,704,005	0.78%	\$ 40,157,782	1.16%
2013	\$ 32,241,295	\$ 481,825	1.49%	\$ 31,759,470	0.15%	\$ 41,746,216	3.96%
2014	\$ 33,198,405	\$ 1,373,450	4.14%	\$ 31,824,955	-1.29%	\$ 42,314,180	1.36%
2015	\$ 46,056,625	\$ 6,888,530	14.96%	\$ 39,168,095	17.98%	\$ 38,960,859	-7.92%
2016	\$ 51,125,565	\$ 2,473,330	4.84%	\$ 48,652,235	5.64%	\$ 37,839,662	-2.88%
2017	\$ 51,653,715	\$ 541,480	1.05%	\$ 51,112,235	-0.03%	\$ 37,432,820	-1.08%
2018	\$ 51,901,980	\$ 1,481,045	2.85%	\$ 50,420,935	-2.39%	\$ 38,307,143	2.34%
Ann %chg	10.35%			Average	4.30%	1.10%	1.20%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	14.21%	18.18%	1.74%
2010	27.76%	31.50%	11.53%
2011	31.23%	41.87%	15.63%
2012	42.98%	63.65%	16.97%
2013	63.91%	66.39%	21.59%
2014	64.25%	71.33%	23.25%
2015	102.14%	137.69%	13.48%
2016	151.09%	163.85%	10.22%
2017	163.79%	166.58%	9.03%
2018	160.22%	167.86%	11.58%

County Number	65
County Name	Nuckolls

65 Nuckolls
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 : 36
 Total Sales Price : 19,762,336
 Total Adj. Sales Price : 19,762,336
 Total Assessed Value : 13,834,225
 Avg. Adj. Sales Price : 548,954
 Avg. Assessed Value : 384,284

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 74
 COD : 17.02
 PRD : 105.29

COV : 23.73
 STD : 17.49
 Avg. Abs. Dev : 12.49
 MAX Sales Ratio : 132.36
 MIN Sales Ratio : 43.98

95% Median C.I. : 65.33 to 77.72
 95% Wgt. Mean C.I. : 64.47 to 75.53
 95% Mean C.I. : 67.99 to 79.41

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	6	63.97	73.73	69.81	23.37	105.62	52.69	107.79	52.69 to 107.79	416,093	290,471
01-JAN-16 To 31-MAR-16	4	64.42	67.63	62.92	21.50	107.49	52.18	89.49	N/A	836,250	526,169
01-APR-16 To 30-JUN-16	6	62.74	63.73	60.65	16.69	105.08	52.06	77.93	52.06 to 77.93	615,447	373,248
01-JUL-16 To 30-SEP-16	1	65.33	65.33	65.33	00.00	100.00	65.33	65.33	N/A	360,000	235,200
01-OCT-16 To 31-DEC-16	1	75.43	75.43	75.43	00.00	100.00	75.43	75.43	N/A	194,400	146,630
01-JAN-17 To 31-MAR-17	4	80.14	91.04	83.82	20.60	108.61	71.51	132.36	N/A	522,049	437,596
01-APR-17 To 30-JUN-17	2	69.34	69.34	72.57	17.88	95.55	56.94	81.73	N/A	507,500	368,303
01-JUL-17 To 30-SEP-17	1	69.90	69.90	69.90	00.00	100.00	69.90	69.90	N/A	228,800	159,920
01-OCT-17 To 31-DEC-17	3	75.25	73.23	72.84	25.02	100.54	43.98	100.47	N/A	706,000	514,245
01-JAN-18 To 31-MAR-18	5	74.92	75.45	72.92	05.23	103.47	69.09	83.25	N/A	658,960	480,508
01-APR-18 To 30-JUN-18	1	82.56	82.56	82.56	00.00	100.00	82.56	82.56	N/A	228,900	188,970
01-JUL-18 To 30-SEP-18	2	82.49	82.49	83.46	05.93	98.84	77.60	87.37	N/A	350,000	292,125
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	17	64.34	68.27	63.90	19.10	106.84	52.06	107.79	53.58 to 77.93	582,014	371,894
01-OCT-16 To 30-SEP-17	8	76.49	81.02	79.22	16.43	102.27	56.94	132.36	56.94 to 132.36	440,799	349,193
01-OCT-17 To 30-SEP-18	11	77.60	76.77	74.40	11.22	103.19	43.98	100.47	69.09 to 87.37	576,518	428,954
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	12	68.34	66.14	62.25	15.64	106.25	52.06	89.49	53.58 to 75.43	632,673	393,833
01-JAN-17 To 31-DEC-17	10	76.40	79.24	76.87	20.59	103.08	43.98	132.36	56.94 to 100.47	545,000	418,965
<u>ALL</u>	36	73.39	73.70	70.00	17.02	105.29	43.98	132.36	65.33 to 77.72	548,954	384,284

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	36	73.39	73.70	70.00	17.02	105.29	43.98	132.36	65.33 to 77.72	548,954	384,284
<u>ALL</u>	36	73.39	73.70	70.00	17.02	105.29	43.98	132.36	65.33 to 77.72	548,954	384,284

65 Nuckolls
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 : 36
Total Sales Price : 19,762,336
Total Adj. Sales Price : 19,762,336
Total Assessed Value : 13,834,225
Avg. Adj. Sales Price : 548,954
Avg. Assessed Value : 384,284

MEDIAN : 73
WGT. MEAN : 70
MEAN : 74
COD : 17.02
PRD : 105.29

COV : 23.73
STD : 17.49
Avg. Abs. Dev : 12.49
MAX Sales Ratio : 132.36
MIN Sales Ratio : 43.98

95% Median C.I. : 65.33 to 77.72
95% Wgt. Mean C.I. : 64.47 to 75.53
95% Mean C.I. : 67.99 to 79.41

Printed:3/20/2019 11:25:59AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	84.78	84.78	80.92	18.51	104.77	69.09	100.47	N/A	995,000	805,113
1	2	84.78	84.78	80.92	18.51	104.77	69.09	100.47	N/A	995,000	805,113
Dry											
County	3	71.51	62.98	57.83	13.73	108.91	43.98	73.45	N/A	493,150	285,195
1	3	71.51	62.98	57.83	13.73	108.91	43.98	73.45	N/A	493,150	285,195
Grass											
County	4	77.04	76.81	75.93	08.03	101.16	69.90	83.25	N/A	333,000	252,861
1	4	77.04	76.81	75.93	08.03	101.16	69.90	83.25	N/A	333,000	252,861
ALL	36	73.39	73.70	70.00	17.02	105.29	43.98	132.36	65.33 to 77.72	548,954	384,284

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	5	72.29	74.78	71.29	15.26	104.90	54.14	100.47	N/A	981,736	699,852
1	5	72.29	74.78	71.29	15.26	104.90	54.14	100.47	N/A	981,736	699,852
Dry											
County	6	72.48	75.53	67.68	24.90	111.60	43.98	132.36	43.98 to 132.36	419,742	284,074
1	6	72.48	75.53	67.68	24.90	111.60	43.98	132.36	43.98 to 132.36	419,742	284,074
Grass											
County	4	77.04	76.81	75.93	08.03	101.16	69.90	83.25	N/A	333,000	252,861
1	4	77.04	76.81	75.93	08.03	101.16	69.90	83.25	N/A	333,000	252,861
ALL	36	73.39	73.70	70.00	17.02	105.29	43.98	132.36	65.33 to 77.72	548,954	384,284

Nuckolls County 2019 Average Acre Value Comparison

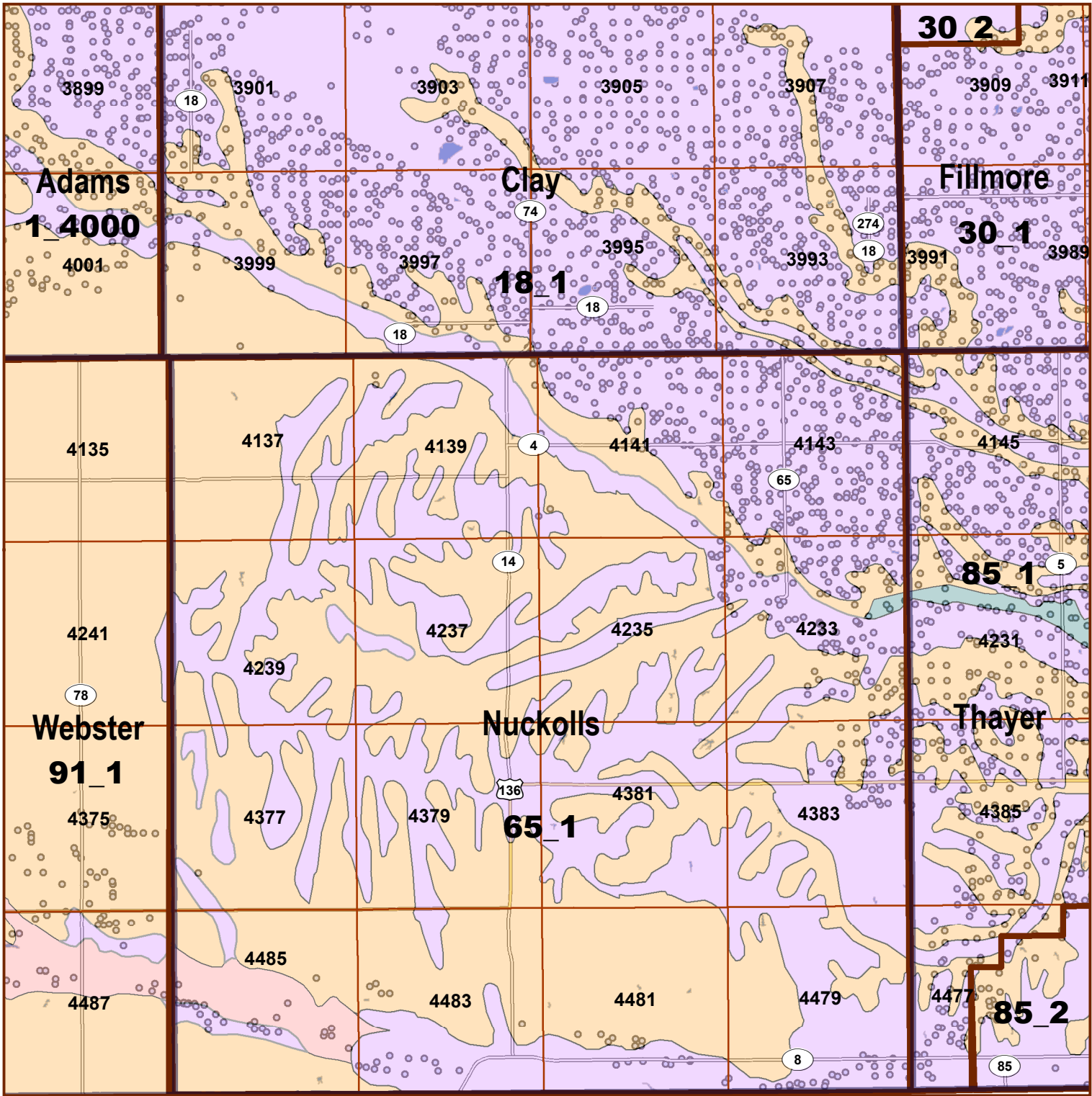
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nuckolls	1	5690	5690	5025	5025	4900	4900	4775	4775	5431
Adams	4000	5649	5599	5459	5370	5298	5094	5032	4740	5497
Clay	1	6130	6130	6005	6005	5555	n/a	5425	5425	5997
Webster	1	4156	4265	4352	3940	3910	4223	4213	4216	4199
Thayer	1	6500	6375	6300	6175	5850	5675	5550	5550	6162

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nuckolls	1	2285	2285	2215	2215	2140	2140	1950	1948	2223
Adams	4000	3260	3075	2890	2700	2700	2700	2515	2515	2971
Clay	1	2760	2525	2435	2360	2285	n/a	2210	2210	2488
Webster	1	2335	2335	2105	1960	1960	1960	1890	1890	2134
Thayer	1	3650	3650	3475	3475	3000	3000	2925	2925	3397

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nuckolls	1	1265	1265	1265	1265	1265	1265	1265	1265	1265
Adams	4000	1595	1595	1540	1485	1430	1405	1405	1405	1454
Clay	1	1385	1385	1385	1385	1315	n/a	1315	1175	1269
Webster	1	1365	1365	1365	1365	1365	1365	1365	1365	1365
Thayer	1	1420	1420	1400	1385	1385	1385	1385	1370	1386

County	Mkt Area	CRP	TIMBER	WASTE
Nuckolls	1	n/a	115	123
Adams	4000	n/a	n/a	200
Clay	1	n/a	n/a	n/a
Webster	1	1894	180	180
Thayer	1	2534	500	200

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.



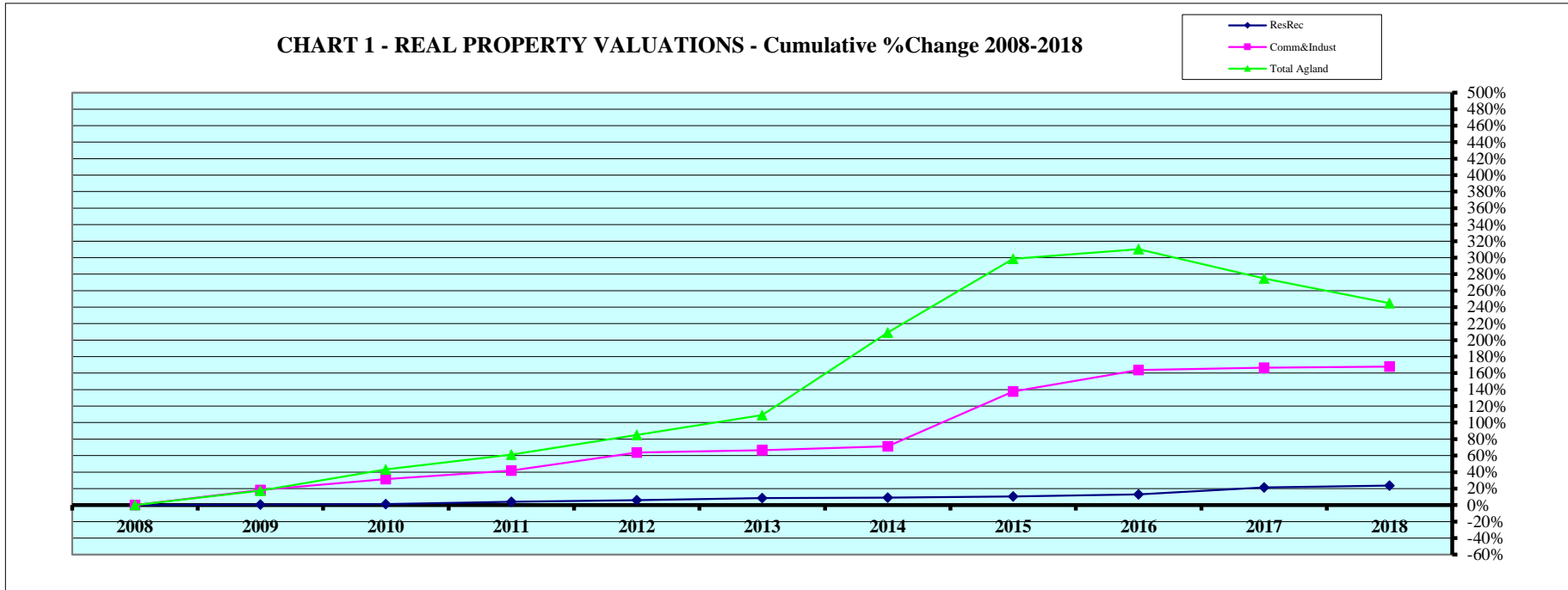
Legend

- 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

Nuckolls County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	52,768,650	--	--	--	19,376,405	--	--	--	279,333,720	--	--	--
2009	53,096,150	327,500	0.62%	0.62%	22,898,930	3,522,525	18.18%	18.18%	327,929,375	48,595,655	17.40%	17.40%
2010	53,335,615	239,465	0.45%	1.07%	25,480,350	2,581,420	11.27%	31.50%	400,198,140	72,268,765	22.04%	43.27%
2011	54,941,130	1,605,515	3.01%	4.12%	27,490,175	2,009,825	7.89%	41.87%	450,163,306	49,965,166	12.49%	61.16%
2012	55,862,360	921,230	1.68%	5.86%	31,710,325	4,220,150	15.35%	63.65%	516,988,095	66,824,789	14.84%	85.08%
2013	57,216,435	1,354,075	2.42%	8.43%	32,241,295	530,970	1.67%	66.39%	584,129,885	67,141,790	12.99%	109.12%
2014	57,501,925	285,490	0.50%	8.97%	33,198,405	957,110	2.97%	71.33%	863,628,755	279,498,870	47.85%	209.17%
2015	58,214,845	712,920	1.24%	10.32%	46,056,625	12,858,220	38.73%	137.69%	1,113,523,870	249,895,115	28.94%	298.64%
2016	59,624,510	1,409,665	2.42%	12.99%	51,125,565	5,068,940	11.01%	163.85%	1,145,892,915	32,369,045	2.91%	310.22%
2017	64,057,650	4,433,140	7.44%	21.39%	51,653,715	528,150	1.03%	166.58%	1,046,938,515	-98,954,400	-8.64%	274.80%
2018	65,230,775	1,173,125	1.83%	23.62%	51,901,980	248,265	0.48%	167.86%	963,192,845	-83,745,670	-8.00%	244.82%

Rate Annual %chg: Residential & Recreational **2.14%**

Commercial & Industrial **10.35%**

Agricultural Land **13.18%**

Cnty# **65**
County **NUCKOLLS**

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

Total Real Property Sum Lines 17, 25, & 30	Records : 5,565	Value : 1,086,223,905	Growth 3,914,423	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	322	829,295	0	0	73	22,910	395	852,205	
02. Res Improve Land	1,638	1,997,875	0	0	36	66,215	1,674	2,064,090	
03. Res Improvements	1,651	63,653,220	0	0	37	839,215	1,688	64,492,435	
04. Res Total	1,973	66,480,390	0	0	110	928,340	2,083	67,408,730	672,848
% of Res Total	94.72	98.62	0.00	0.00	5.28	1.38	37.43	6.21	17.19
05. Com UnImp Land	71	767,500	0	0	6	75,595	77	843,095	
06. Com Improve Land	266	864,255	0	0	17	614,110	283	1,478,365	
07. Com Improvements	271	28,923,365	0	0	23	18,466,765	294	47,390,130	
08. Com Total	342	30,555,120	0	0	29	19,156,470	371	49,711,590	121,215
% of Com Total	92.18	61.46	0.00	0.00	7.82	38.54	6.67	4.58	3.10
09. Ind UnImp Land	2	35,125	0	0	3	21,125	5	56,250	
10. Ind Improve Land	2	47,935	0	0	2	66,975	4	114,910	
11. Ind Improvements	2	272,510	0	0	2	1,573,460	4	1,845,970	
12. Ind Total	4	355,570	0	0	5	1,661,560	9	2,017,130	0
% of Ind Total	44.44	17.63	0.00	0.00	55.56	82.37	0.16	0.19	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,973	66,480,390	0	0	110	928,340	2,083	67,408,730	672,848
% of Res & Rec Total	94.72	98.62	0.00	0.00	5.28	1.38	37.43	6.21	17.19
Com & Ind Total	346	30,910,690	0	0	34	20,818,030	380	51,728,720	121,215
% of Com & Ind Total	91.05	59.76	0.00	0.00	8.95	40.24	6.83	4.76	3.10

17. Taxable Total	2,319	97,391,080	0	0	144	21,746,370	2,463	119,137,450	794,063
% of Taxable Total	94.15	81.75	0.00	0.00	5.85	18.25	44.26	10.97	20.29

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	717,840	14,042,500	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	717,840	14,042,500
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	717,840	14,042,500

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	251	0	635	886

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	79	1,269,065	0	0	1,979	622,227,145	2,058	623,496,210
28. Ag-Improved Land	10	82,660	0	0	955	270,872,270	965	270,954,930
29. Ag Improvements	10	117,370	0	0	1,034	72,517,945	1,044	72,635,315

30. Ag Total					3,102	967,086,455
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	3.81	760	0	0.00	0	
36. FarmSite Improv Land	2	4.78	3,585	0	0.00	0	
37. FarmSite Improvements	10	0.00	117,370	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	4.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	44	43.46	325,920	44	43.46	325,920	
32. HomeSite Improv Land	594	596.83	4,476,290	594	596.83	4,476,290	
33. HomeSite Improvements	628	0.00	43,788,460	628	0.00	43,788,460	884,515
34. HomeSite Total				672	640.29	48,590,670	
35. FarmSite UnImp Land	147	348.13	210,805	148	351.94	211,565	
36. FarmSite Improv Land	790	2,743.18	2,003,365	792	2,747.96	2,006,950	
37. FarmSite Improvements	989	0.00	28,729,485	999	0.00	28,846,855	2,235,845
38. FarmSite Total				1,147	3,099.90	31,065,370	
39. Road & Ditches	2,335	7,035.41	0	2,336	7,039.41	0	
40. Other- Non Ag Use	8	87.72	31,190	8	87.72	31,190	
41. Total Section VI				1,819	10,867.32	79,687,230	3,120,360

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	2	118.56	374,585	2	118.56	374,585

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	13,698.40	18.90%	77,943,845	19.80%	5,690.00
46. 1A	33,120.91	45.69%	188,457,905	47.87%	5,690.00
47. 2A1	6,627.80	9.14%	33,305,155	8.46%	5,025.07
48. 2A	11,009.82	15.19%	55,324,885	14.05%	5,025.05
49. 3A1	1,821.09	2.51%	8,923,365	2.27%	4,900.01
50. 3A	708.62	0.98%	3,472,240	0.88%	4,900.00
51. 4A1	2,103.46	2.90%	10,044,225	2.55%	4,775.10
52. 4A	3,402.18	4.69%	16,245,645	4.13%	4,775.07
53. Total	72,492.28	100.00%	393,717,265	100.00%	5,431.16
Dry					
54. 1D1	20,089.49	12.55%	45,904,910	12.90%	2,285.02
55. 1D	72,485.32	45.29%	165,630,625	46.54%	2,285.02
56. 2D1	5,728.76	3.58%	12,689,570	3.57%	2,215.06
57. 2D	39,508.52	24.68%	87,512,950	24.59%	2,215.04
58. 3D1	3,397.25	2.12%	7,270,100	2.04%	2,140.00
59. 3D	603.49	0.38%	1,291,470	0.36%	2,140.00
60. 4D1	11,606.51	7.25%	22,632,775	6.36%	1,950.01
61. 4D	6,636.02	4.15%	12,926,885	3.63%	1,947.99
62. Total	160,055.36	100.00%	355,859,285	100.00%	2,223.35
Grass					
63. 1G1	2,626.03	2.29%	3,172,995	2.31%	1,208.29
64. 1G	11,515.10	10.03%	14,148,700	10.30%	1,228.71
65. 2G1	5,937.58	5.17%	6,114,750	4.45%	1,029.84
66. 2G	30,190.12	26.30%	37,713,285	27.44%	1,249.19
67. 3G1	1,011.75	0.88%	1,279,450	0.93%	1,264.59
68. 3G	841.22	0.73%	248,235	0.18%	295.09
69. 4G1	12,641.44	11.01%	15,892,710	11.57%	1,257.19
70. 4G	50,008.78	43.57%	58,849,210	42.82%	1,176.78
71. Total	114,772.02	100.00%	137,419,335	100.00%	1,197.32
Irrigated Total					
Irrigated Total	72,492.28	20.81%	393,717,265	44.37%	5,431.16
Dry Total					
Dry Total	160,055.36	45.94%	355,859,285	40.10%	2,223.35
Grass Total					
Grass Total	114,772.02	32.94%	137,419,335	15.49%	1,197.32
72. Waste	844.34	0.24%	103,535	0.01%	122.62
73. Other	265.65	0.08%	299,805	0.03%	1,128.57
74. Exempt	42.65	0.01%	0	0.00%	0.00
75. Market Area Total	348,429.65	100.00%	887,399,225	100.00%	2,546.85

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	48.97	268,740	0.00	0	72,443.31	393,448,525	72,492.28	393,717,265
77. Dry Land	304.12	685,810	0.00	0	159,751.24	355,173,475	160,055.36	355,859,285
78. Grass	315.63	392,355	0.00	0	114,456.39	137,026,980	114,772.02	137,419,335
79. Waste	4.13	475	0.00	0	840.21	103,060	844.34	103,535
80. Other	0.00	0	0.00	0	265.65	299,805	265.65	299,805
81. Exempt	0.00	0	0.00	0	42.65	0	42.65	0
82. Total	672.85	1,347,380	0.00	0	347,756.80	886,051,845	348,429.65	887,399,225

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	72,492.28	20.81%	393,717,265	44.37%	5,431.16
Dry Land	160,055.36	45.94%	355,859,285	40.10%	2,223.35
Grass	114,772.02	32.94%	137,419,335	15.49%	1,197.32
Waste	844.34	0.24%	103,535	0.01%	122.62
Other	265.65	0.08%	299,805	0.03%	1,128.57
Exempt	42.65	0.01%	0	0.00%	0.00
Total	348,429.65	100.00%	887,399,225	100.00%	2,546.85

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 Hardy	49	611,435	77	30,500	81	799,055	130	1,440,990	0
83.2 Lawrence	20	19,665	173	164,670	173	6,832,720	193	7,017,055	95,442
83.3 Nelson	59	35,660	289	269,590	289	9,283,040	348	9,588,290	58,760
83.4 Nora	18	16,135	14	4,505	15	404,015	33	424,655	0
83.5 Oak	20	6,335	40	11,770	41	705,445	61	723,550	0
83.6 Rural	5	1,355	11	2,880	12	72,910	17	77,145	0
83.7 Rural Acg	69	22,355	24	63,235	24	754,695	93	840,285	7,860
83.8 Ruskin	33	17,685	82	68,245	84	3,029,810	117	3,115,740	400,216
83.9 Superior	122	121,580	964	1,448,695	969	42,610,745	1,091	44,181,020	110,570
84 Residential Total	395	852,205	1,674	2,064,090	1,688	64,492,435	2,083	67,408,730	672,848

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	Hardy	9	5,975	18	22,135	19	1,980,645	28	2,008,755	0
85.2	Lawrence	8	17,025	25	11,750	25	907,940	33	936,715	65,535
85.3	Nelson	10	1,645	39	20,135	40	1,711,875	50	1,733,655	55,680
85.4	Nora	5	9,575	1	1,960	1	245,235	6	256,770	0
85.5	Oak	2	320	5	1,170	5	37,370	7	38,860	0
85.6	Rural	4	730,875	12	663,245	18	19,439,265	22	20,833,385	0
85.7	Rural Acg	8	61,570	12	93,610	12	1,886,065	20	2,041,245	0
85.8	Ruskin	4	4,760	18	17,490	19	2,690,945	23	2,713,195	0
85.9	Superior	32	67,600	157	761,780	159	20,336,760	191	21,166,140	0
86	Commercial Total	82	899,345	287	1,593,275	298	49,236,100	380	51,728,720	121,215

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	2,496.30	2.31%	3,158,065	2.31%	1,265.10
88. 1G	11,150.65	10.32%	14,106,760	10.32%	1,265.11
89. 2G1	4,723.04	4.37%	5,974,980	4.37%	1,265.07
90. 2G	29,773.66	27.57%	37,665,355	27.57%	1,265.06
91. 3G1	1,011.25	0.94%	1,279,390	0.94%	1,265.16
92. 3G	131.69	0.12%	166,595	0.12%	1,265.05
93. 4G1	12,554.68	11.62%	15,882,725	11.62%	1,265.08
94. 4G	46,170.67	42.75%	58,407,650	42.75%	1,265.04
95. Total	108,011.94	100.00%	136,641,520	100.00%	1,265.06
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	129.73	1.92%	14,930	1.92%	115.09
106. 1T	364.45	5.39%	41,940	5.39%	115.08
107. 2T1	1,214.54	17.97%	139,770	17.97%	115.08
108. 2T	416.46	6.16%	47,930	6.16%	115.09
109. 3T1	0.50	0.01%	60	0.01%	120.00
110. 3T	709.53	10.50%	81,640	10.50%	115.06
111. 4T1	86.76	1.28%	9,985	1.28%	115.09
112. 4T	3,838.11	56.78%	441,560	56.77%	115.05
113. Total	6,760.08	100.00%	777,815	100.00%	115.06
<hr/>					
Grass Total	108,011.94	94.11%	136,641,520	99.43%	1,265.06
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	6,760.08	5.89%	777,815	0.57%	115.06
<hr/>					
114. Market Area Total	114,772.02	100.00%	137,419,335	100.00%	1,197.32

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

65 Nuckolls

	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	65,230,775	67,408,730	2,177,955	3.34%	672,848	2.31%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	47,960,290	48,590,670	630,380	1.31%	884,515	-0.53%
04. Total Residential (sum lines 1-3)	113,191,065	115,999,400	2,808,335	2.48%	1,557,363	1.11%
05. Commercial	49,769,115	49,711,590	-57,525	-0.12%	121,215	-0.36%
06. Industrial	2,132,865	2,017,130	-115,735	-5.43%	0	-5.43%
07. Total Commercial (sum lines 5-6)	51,901,980	51,728,720	-173,260	-0.33%	121,215	-0.57%
08. Ag-Farmsite Land, Outbuildings	28,960,015	31,065,370	2,105,355	7.27%	2,235,845	-0.45%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	35,780	31,190	-4,590	-12.83%		
11. Total Non-Agland (sum lines 8-10)	28,995,795	31,096,560	2,100,765	7.25%	2,235,845	-0.47%
12. Irrigated	406,912,480	393,717,265	-13,195,215	-3.24%		
13. Dryland	411,480,820	355,859,285	-55,621,535	-13.52%		
14. Grassland	144,397,150	137,419,335	-6,977,815	-4.83%		
15. Wasteland	102,590	103,535	945	0.92%		
16. Other Agland	299,805	299,805	0	0.00%		
17. Total Agricultural Land	963,192,845	887,399,225	-75,793,620	-7.87%		
18. Total Value of all Real Property (Locally Assessed)	1,157,281,685	1,086,223,905	-71,057,780	-6.14%	3,914,423	-6.48%

2019 Assessment Survey for Nuckolls County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1 (2/5 time)
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$176,680
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$23,520
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$50,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$2,000 the rest comes out of County General
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,200
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$10,259

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS - County Solutions
2.	CAMA software:
	MIPS - County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes https://nuckolls.gworks.com/?&t=assessor/
7.	Who maintains the GIS software and maps?
	Office Staff maintains the maps and gWorks assists with the software
8.	Personal Property software:
	MIPS - County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes, but limited
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Superior and Nelson are both zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Services
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be licensed and approved by State Appraisal Board
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The County Assessor reviews all work performed by all appraisers and listers and works hand-in-hand with them on establishing the values that are set in place.

2019 Residential Assessment Survey for Nuckolls County

1.	Valuation data collection done by:														
	County Assessor, staff & Stanard Appraisal.														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Nelson (2013 population – 477). County seat located on Hwy 14. Nelson plays host to one of the two high schools within the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Small villages located throughout the counties. These include: Hardy, Nora, Oak and Ruskin. There are no schools.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lawrence (2013 population-300). Located on Hwy 4 in the northwestern part of the county. The town plays host to one of the two elementary schools in the county.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Superior (2015 population – 1884). Located on the southern border of the county where Hwy 14 and Hwy 8 intersect. This is the largest town in the county. It plays host to a K-12 school all housed under one roof.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Rural Acreages. Parcels located throughout the county with 20 acres or less.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Nelson (2013 population – 477). County seat located on Hwy 14. Nelson plays host to one of the two high schools within the county.	2	Small villages located throughout the counties. These include: Hardy, Nora, Oak and Ruskin. There are no schools.	3	Lawrence (2013 population-300). Located on Hwy 4 in the northwestern part of the county. The town plays host to one of the two elementary schools in the county.	7	Superior (2015 population – 1884). Located on the southern border of the county where Hwy 14 and Hwy 8 intersect. This is the largest town in the county. It plays host to a K-12 school all housed under one roof.	8	Rural Acreages. Parcels located throughout the county with 20 acres or less.	Ag	Agricultural outbuildings and improvements
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Nelson (2013 population – 477). County seat located on Hwy 14. Nelson plays host to one of the two high schools within the county.														
2	Small villages located throughout the counties. These include: Hardy, Nora, Oak and Ruskin. There are no schools.														
3	Lawrence (2013 population-300). Located on Hwy 4 in the northwestern part of the county. The town plays host to one of the two elementary schools in the county.														
7	Superior (2015 population – 1884). Located on the southern border of the county where Hwy 14 and Hwy 8 intersect. This is the largest town in the county. It plays host to a K-12 school all housed under one roof.														
8	Rural Acreages. Parcels located throughout the county with 20 acres or less.														
Ag	Agricultural outbuildings and improvements														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Cost Approach - entered into the CAMA system; depreciation tables are developed. Sales Comparison/Market Analysis-Sales are verified, reviewed for accuracy, statistics are run and comparable properties are identified.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	Nuckolls County develops tables with the assistance of appraiser for depreciation studies.														
5.	Are individual depreciation tables developed for each valuation group?														
	Yes, as revaluations for each group are completed														
6.	Describe the methodology used to determine the residential lot values?														
	Front Footage is the norm; however, the county is always analyzing what vacant lots are being sold for to determine if we are still assessing a fair value on the lots.														
7.	How are rural residential site values developed?														
	Rural residential spread countywide with no real special influences. We identify rural residential on five acres or less without being contiguous with farming or livestock operator as we determine what acres are used for.														
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														

All sales are reviewed and as much information gathered as to the what were the motivating factors for the sale and if those factors have any effect of the current assessed pricing of those vacant lots. Nuckolls County does not have many true vacant lot sales. Most of them have some sort of improvement on them that is removed by purchaser to make them vacant.

9.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2018	2018	2018	2018
2	2017	2016	2017	2017
3	2018	2018	2018	2018
7	2016	2016	2016	2016
8	2014	2007	2014	2013-2014
Ag	2014	2007	2013	2013-2014

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain. All population information is based from the 2010 Census statistics.

2019 Commercial Assessment Survey for Nuckolls County

1.	Valuation data collection done by:	
	County Assessor, staff and Stanard Appraisal	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Nelson. There is a convenience store, a full service gas station, 3 repair shops, a bank, satellite medical clinic, two eating establishments, a motel, three active churches and a golf course. There is no longer a grocery store in town.
	2	Small villages located throughout the counties. These include: Hardy, Nora, Oak and Ruskin. There is very limited infrastucture. No economic growth.
	3	Lawrence. There is a bank and a bar/restaurant that provides a limited grocery selection, a few gas stations/repair shops and a church. Otherwise, it is a very limited infrastructure.
	7	Superior. It has a grocery store, two convenience stores, multiple eating establishments, banks, churches, a post office and an active economy. This is the largest town in the county.
	8	Rural Acreages. Parcels located throughout the county.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	<p>Cost Approach - entered into the CAMA system; depreciation tables are developed</p> <p>Sales Comparison/Market Analysis - Sales are verified, reviewed for accuracy, statistics are run and comparable properties are identified</p> <p>Income Approach - the county assessor and contract appraiser gather as much information for the income approach as possible. People are usually very reluctant to give out much information to be able to use this a reliable approach.</p>	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Gather information to determine the best approach for each property with the contract appraiser	
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	The County develops their depreciation tables with the aid of the contract appraiser.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes.	
6.	Describe the methodology used to determine the commercial lot values.	
	Lot values are determined using square footage and also by using any vacant sales that may occur for analysis purposes.	

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2007	2016	2016
	2	2016	2007	2016	2016
	3	2016	2007	2016	2016
	7	2016	2007	2016	2016
	8	2016	2007	2016	2016

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2019 Agricultural Assessment Survey for Nuckolls County

1.	Valuation data collection done by:							
	County Assessor, staff & Stanard Appraisal.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Nuckolls County has one ag market area - no substantial countywide economic differences have been determined that affect the selling prices of the agricultural parcels</td> <td style="text-align: center;">2016/ongoing</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Nuckolls County has one ag market area - no substantial countywide economic differences have been determined that affect the selling prices of the agricultural parcels	2016/ongoing	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Nuckolls County has one ag market area - no substantial countywide economic differences have been determined that affect the selling prices of the agricultural parcels	2016/ongoing						
	The county has been completely across the county reviewing ag-land uses and has updated the soil codes to reflect the latest State NRCS soil coding changes. The county continues to review all sales for any changes that may occur. The county will begin a complete review of the ag-lands when the new imagery from GIS Workshop has been received.							
3.	Describe the process used to determine and monitor market areas.							
	Sales are plotted annually; NRD restrictions are reviewed, and all sales are reviewed.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	No differences have been determined in Nuckolls. Reviews land usage annually; reviews hunting leases if available.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	They carry the same value. Sales are reviewed to determine if a premium is being paid due to rural home/acreage location.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	We have limited sales so it is an ongoing process of looking for sales in contiguous counties.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many special valuation applications are on file?							
	None							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							

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

June 11, 2018
Nuckolls County

3 Year Plan of Assessment- Nuckolls County

Pursuant to section 77-1311.02 as amended by 2005 Neb. Laws LB263, section 9 and LB 334, section 64.
Operative date July 1, 2007

The purpose of three-year plan is to inform the County Board of Equalization on or before July 31 each year and the Department of Property Assessment and Taxation on or before October 31 each year, and every three years to update the plan between the adoption of each three-year plan.

Nuckolls County population base is 4,500 per the 2010 Census. This is a decline from the previous Census which indicated the Counties population base at 5,057.

The Assessor's office staff consists of the assessor, deputy assessor and a part-time clerk who works two days a week. All the staff works in every area, real estate, personal property, homesteads exemptions and GIS mapping. The Assessor and Deputy Assessor attend continuing education classes as required to remain certified.

The assessor is responsible for filing the reports as follows:

Abstract- due on or before March 19

Notice of Valuation Change- prior to June 1

Personal Property Abstract-due on or before July 20

Certification of Values- due on or before August 20

School District Taxable Value Report- due on or before August 20

Three-year Plan of Assessment- July 31 and October 31

Generate Tax Roll and deliver to Treasurer on or before November 22

Certificate of Taxes Levied- due on or before December 1

Tax list corrections- reasons

The Assessor's office staff maintains the Cadastral and GIS maps as needed due to any recorded property splits, etc. They are in good condition, kept current with ownership changes and descriptions. The property record cards are in good condition; include the required legal, ownership, classification codes, and valuation by year as required by regulation.

The assessor also completes the 521's as they are brought from the Clerk's Office. Procedure is to change name owner on property record cards, lots and lands books, plat books, computer generated records, treasurers books, sales file and to the Department of Property Assessment and Taxation. The City of Superior and the NRD's serving Nuckolls County requested data as changes are made, now we can do this with computer generated information from the MIPS PC and CAMA programs. The assessor and/or contract appraiser verifies sales by telephone, in person visits and/or questionnaires. Also the information that is provided by the Department of Property Assessment and Taxation's reviewer is helpful.

Computers- 3-Dell Precision Tower 3420

Current programming used-MIPS PC Administration System/CAMA/GIS Arcview

Software vendors-Mips/County Solutions LLC, GIS Workshop and ESRI

Assessment Actions Year 2018-

CAMA system data has been entered on all improvements.

Digital pictures are being taken as a review is done and added to the CAMA system.

The assessor, staff and contract appraisers do all the pick-up work, usually in September through February, so entry of data and pricing can be completed before March 19th deadline. The Cities of Superior and Nelson are to submit building permits to the Assessor's office on a regular basis. Use good assessment practices to insure acceptable levels of value, quality and uniformity

County-wide in all classes and subclasses of property. Nuckolls County has a maintenance contract with Darrel Stanard of Stanard Appraisal Services Inc. GIS Workshop developed a web site for Nuckolls County, data updated once a day by GIS Workshop. MIPS has also added our information to the Nebraska Assessors Online website, so that our information can be viewed there as well. Aerial photography for Nuckolls County rural parcels was completed in 2017, new soil codes were completed and reviewed in an ongoing manner to keep our ag-land uses current. In-depth revaluations were completed for the residential parcels located in the towns of Hardy, Nora, Oak and Ruskin.

Residential

Nuckolls County Assessor, Stanard Appraisal Services inc. and staff completed all pick-up work in a timely manner. The Assessor and Darrel Stanard of Stanard Appraisal Services Inc are in the process of verifying all residential sales. Continue monitoring any changes that may affect the values or have an influence on the market in these parcels and if necessary perform reappraisals before the end of the 6 year cycle and adjust values as necessary. A complete revaluation of the residential properties within the towns of Hardy, Nora, Oak and Ruskin were completed for Tax Year 2018 and the costing manual for those residential parcels is the most current available at the time (June, 2016).

Commercial

Nuckolls County Assessor, Stanard Appraisal Services Inc and staff assessed, priced and entered any and all changes to commercial properties. Reappraisal of all Commercial property was completed in tax year 2016, our next revaluation of all Commercial properties will be completed in tax year 2022, unless conditions change a review before that time is warranted. MIPS CAMA Commercial software data has been entered by Nuckolls County staff and Stanard Appraisal. Stanard Appraisal Services Inc and the Assessor are in the continuing process of verifying all the sales.

Agricultural

Nuckolls County Assessor and staff is constantly reviewing rural parcels, listing any new construction. All pick-up work was completed. After spreadsheet analysis and plotting sales on a map, no separate market areas were identified. After market analysis, all irrigated, dry land and grassland values took a decrease for tax year 2017. Continuous updates are being made to the rural property record cards. Continue to use good assessment practices to insure acceptable level of value, quality and uniformity countywide. Nuckolls County staff continues to work and update GIS Data. Parcels entered, the land use is an ongoing process, with changes made when either found on a review or reported to us by the landowners. The aerial photography was done by GIS Workshop, Inc. New soil conversion are in place. All sales are reviewed and verified by the Assessor and staff with assistance from Stanard Appraisal.

2019

Continue to budget for maintenance contract with contract appraisal service. Request County Board to budget for reappraisal contract. This is to ensure that all properties are reappraised within the required six year cycle. Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. The County Board has a fund for GIS, continue to add to fund for maintenance of the GIS program. GIS data is being entered, aerial photography is completed in a timely manner. Do an analysis based on the RCN and sales to determine the valuation of residential properties. Utilize the CAMA system for sales analysis; continue to update programs each year. Review commercial sales, analysis for acceptable levels of quality and uniformity. Continue to correlate

information for sales comparison of all properties. Utilize GIS deeded acres for future. Utilize FSA (if provided to us by owners) or NRD's information. Complete all pick-up work so it can be implemented by March 19, deadline. Continue to do sales analysis of commercial sales. Take new digital photos, list and measure as necessary. Continue to do an analysis of the RCN and any sales to determine the valuations and if any need for location factors to be applied. Continue with the review and pick-up work. Continue work on GIS mapping. Conduct an analysis of the ag-land sales. Ensure all sales have been reviewed and any changes made in a timely manner. Perform and complete a reappraisal of all residential properties in the towns of Lawrence and Nelson implement the newest costing manual for these parcels and set new values in accordance with six-year inspection cycle.

2020

Continue to budget for maintenance contract with a contract appraisal service. Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide, in all classes and subclasses of property. Complete all pick-up work, data entry in timely manner. Continue to request to add to fund for GIS maintenance. Continue to review all property as required by statute. Request County Board to budget for reappraisal contract. This is to ensure that all properties are reappraised within the required six year cycle. Continue with the revaluation of all properties in the County. Ensure all sales have been reviewed and any changes made in a timely manner. Perform and complete a reappraisal of residential properties located in the rural townships of Blaine, Elk, Garfield, Hammond, Hardy, Nora, Sherman and Spring Creek, implement the newest costing manual and set new values in accordance with the six-year inspection cycle.

2021

Continue to budget for maintenance contract with a contract appraisal service. Request County Board to budget for maintenance contract. This is to ensure that all properties are reappraised within the required six year cycle. Use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. Complete all pick-up work, data entry in a timely manner. Continue to fund GIS maintenance. Perform and complete a reappraisal of rural residential properties located in the townships of Alban, Beaver, Bostwick, Highland, Liberty, Nelson,

St. Stephens and Victor, implement the newest costing manual and set new values in accordance with the six-year inspection cycle.

Nuckolls County Assessor

Susan M Rogers

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