

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

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**PERKINS 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 Perkins 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 Perkins 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: Peggy Burton, Perkins County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

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

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

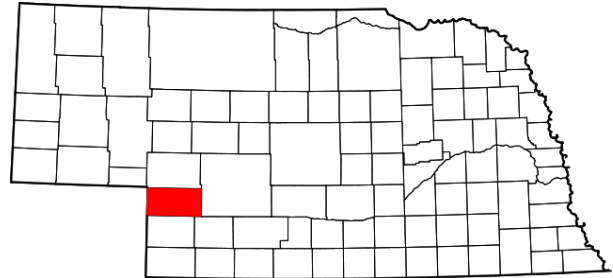
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

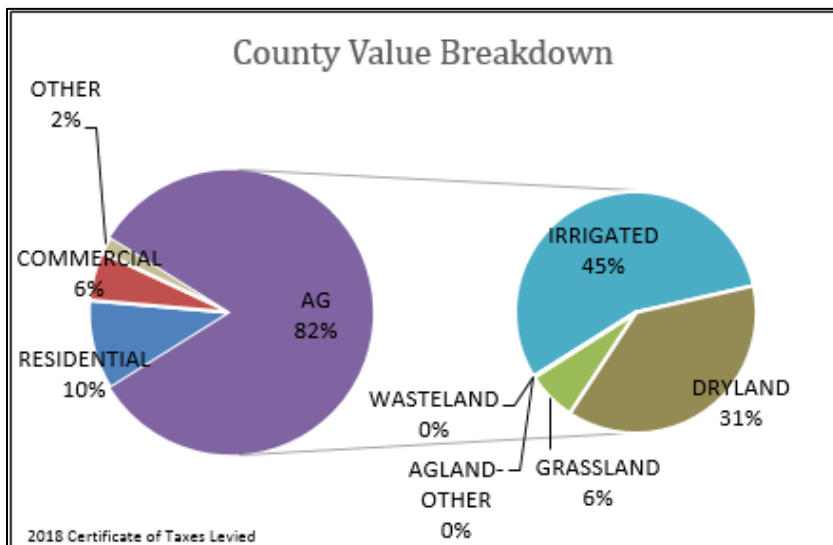
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 883 square miles, Perkins County had 2,903 residents, per the Census Bureau Quick Facts for 2017, a 2% population decline from the 2010 U.S. Census. Reports indicated that 79% 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 \$89,270 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Perkins County are located in and around the county seat of Grant. According to the latest information available from the U.S. Census Bureau, there were 126 employer establishments with total employment of 887, an 8% increase in total employment from the prior year.



NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
ELSIE	139	106	-23.7%
GRANT	1,225	1,172	-4.3%
MADRID	265	231	-12.8%
VENANGO	175	164	-6.3%

Agricultural land is the largest contributor to the county's valuation base by a large margin. Dryland makes up the majority of the land in the county. Perkins County is included in the Upper Republican Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Perkins County ranks third in corn for grain, and fifth in both winter wheat for grain and all wheat for grain (USDA AgCensus).

The large grain handling facilities and ethanol plant also contribute to the local agricultural economy.



## 2019 Residential Correlation for Perkins County

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### *Assessment Actions*

For the residential class of properties, the county assessor physically reviewed the village of Venango. The county also revalued Venango and Brandon using the depreciation model that was used to value Valuation Group 1 (Grant). Additional economic depreciation was also applied to recognize the weaker residential housing market. The county assessor also studied the rural residential market. The county applied the depreciation model and updated the first home site acre to recognize the increasing rural market trends and to equalize with neighboring counties.

### *Assessment Practice Review*

Assessment practices are reviewed for all counties annually to establish that the practices within the county result in the uniform and proportionate valuation of all property classes.

Part of the review included comparing the percentage change to the sales sample compared to change of the residential population as a whole. This analysis showed no apparent bias toward the sold properties. Additionally, an audit of the Real Estate Transfer Statements (Form 521) was conducted to determine timeliness and accuracy. Assessed Value Updates (AVU) were also compared to the property record card to ensure values were accurately reported. The conclusion indicates that the information submitted is accurate and the statements are generally filed within a timely manner.

Review of the county's sales qualification and verification process was also completed. The county assessor has a procedure to verify all sales with consideration and documentary stamps in place. Sales that were non-qualified contained adequate comments. In addition, the usability percentage of the residential class is typical. It is believed that all arm's-length sales are available for measurement purposes.

Valuation Groups for the residential class are divided into four separate groups representing unique economic characteristics. Valuation Group 1 represents Grant, which is the largest village with the most stable housing market. Valuation Group 2 is comprised of Madrid and Elsie. These are two smaller villages that have a somewhat stable demand for housing. Valuation Group 3 is the villages of Venango and Brandon. There is little demand for housing and the market is erratic within these villages. Valuation Group 4 includes all rural residential parcels within the county. The housing market is strong with much demand for rural housing within the county.

The inspection and review cycle for the residential class of property is conducted in-house by the county assessor and deputy county assessor. For the 2019 assessment year, the county assessor's office inspected the village of Venango, this included onsite review of the field sheets along with new pictures.

## 2019 Residential Correlation for Perkins County

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Appraisal Tables are updated in accordance with the six-year inspection and review cycle. Depreciation was also updated for the villages of Venango and Brandon and the rural improved parcels for 2019. Additionally, the first home site acres were analyzed and values were updated to reflect the cost of improving the land with amenities. The county assessor keeps a Valuation Methodology within their office that outlines the process of their revaluation.

### *Description of Analysis*

For the residential class of property, four separate valuation groups have been established based on unique economic influences within the county.

<b>Valuation Group</b>	<b>Description</b>
1	Grant
2	Madrid, Elsie, Grinton
3	Venango, Brandon
4	Rural Residential

The statistical profile consists of 96 qualified sales within the study period. The overall statistics show that the median and weighted mean are within the acceptable range while the mean is slightly high. The mean is effected by the low dollar sales within the sample. If hypothetically removed then all measures of central tendency are within the acceptable range and the qualitative statistics improve. Review of the individual valuation groups reveal that Valuation Groups 1 and 2 have a sufficient number of sales for measurement purposes. Both Valuation Groups have a median within the acceptable range. Although Valuation Groups 3 and 4 have a small sample, both were revalued for the 2019 assessment year using the depreciation model used to value the village of Grant. In Valuation Group 3, additional economic factors were applied to recognize the market within the smaller villages. In Valuation Group 4, a four-year timeframe was used to expand the sample. The depreciation model used to value Valuation Group 1 (Grant) was applied to all rural parcels and the land tables were adjusted. It is believed that both of these Valuation Groups have achieved an acceptable level of value.

Analysis of the historical assessment value changes to the villages throughout the county compared villages of similar economics show that the villages changed 2-4% annually. This is consistent with the value changes of villages in surrounding counties. The 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) compared to the sampling indicated that the residential population as a whole, generally increased similar to the sales. When individual assessor locations were reviewed, changes mimicked the reported assessment practices.

## 2019 Residential Correlation for Perkins County

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### *Equalization and Quality of Assessment*

All valuation groups with a reliable number of sales have a median within the acceptable range. Due to the small sample sizes, the median in both Valuation Group 3 and 4 are considered unreliable for measurement purposes. However, the same appraisal model is used for all valuation groups within the residential class and are deemed to be at an acceptable level of value. The residential property values in Perkins County are uniformly assessed and adhere to generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	63	94.90	99.81	94.75	15.71	105.34
2	18	99.15	109.89	94.59	27.33	116.18
4	8	93.69	103.40	94.01	31.79	109.99
8	7	89.28	92.15	80.26	20.64	114.81
____ALL____	96	94.95	101.44	92.60	20.02	109.55

### *Level of Value*

Based on analysis of all available information, the level of value for the residential class of real property in Perkins County is 95%.

# 2019 Commercial Correlation for Perkins County

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## *Assessment Actions*

For the 2019 assessment year, the county assessor hired a contract appraiser to perform an appraisal for the industrial parcel in the county. Only routine maintenance was completed for the rest of the commercial class.

## *Assessment Practice Review*

Review of the assessment practices are conducted annually for all counties to help determine if the values established are uniform and proportionate. The audit of assessed values in the sales file compared the property record cards along with the review of the Real Estate Transfer Statements (Form 521) is examined collectively across all three-property classes. The findings indicate that information submitted to State Sales File is accurate and filed timely. There was also a check of the values reported on the Assessed Value Update (AVU). The AVU values were correctly reported.

A verification process is in place for the qualification of sales. Non-qualified sales were reviewed to ensure that the comments were logical and well documented. The utilization percentage for the commercial class is typical. There appears to be no apparent bias in the qualification determination and all arm's-length transactions are available for the measurement of the commercial class.

Valuation Groups were examined to ensure that unique economic factors that affect value have been identified. The commercial class is comprised of two separate valuation groups. The first group represents the village of Grant. Valuation Group 1 (Grant) is the largest of the villages and is the hub for commercial activity in the county. Valuation Group 2 is comprised of the rest of the county; the smaller villages have a more sporadic commercial market.

Physical inspections of the commercial class was done with the help of a contract appraiser and last conducted in 2016. New pictures are taken and characteristic data was updated as part of the review. In conjunction with the inspection and review cycle, the commercial class was revalued with updated costing and depreciation.

## *Description of Analysis*

There are two separate valuation groups for the commercial class based on separate economic characteristics within the county.

<b>Valuation Group</b>	<b>Description</b>
01	Grant
02	Remainder of County

The statistical sample consists of 10 qualified sales during the study period. All of these sales have occurred within the village of Grant. There is no representation of Valuation Group 2 within the

## 2019 Commercial Correlation for Perkins County

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sample. The median is the only measure of central tendency within the acceptable range. Although the median appears acceptable, the sample size is too small to be a reliable indication of the level of value. Additional review of historical changes to assessment values show that the villages increased at 3-5% over the last 10 years. Compared to villages of similar economic factors, the increases to the commercial class appear to have kept pace with market appreciation.

The 2019 Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL), shows a 19% decrease to the value base of industrial parcels. This is due to the reappraisal of the one industrial parcel in the county, the ethanol plant. Discounting this change, the overall commercial population and sample reflect minimal changes paralleling the reported assessment actions of pick up work only.

### *Equalization and Quality of Assessment*

The statistical sample for the commercial class is considered unreliable for measurement purposes. Additional review of assessment practices help support that the values of the commercial class of property in Perkins County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	93.14	84.53	86.23	21.73	98.03
___ ALL ___	10	93.14	84.53	86.23	21.73	98.03

### *Level of Value*

Based on the analysis of all available information, Perkins County has achieved the statutory level of value of 100% for the commercial class of real property.

## **2019 Agricultural Correlation for Perkins County**

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### ***Assessor Actions***

For the 2019 assessment year, agricultural homes were revalued in the same manner as rural residential parcels, the valuation model created for the town of Grant was applied and the first home site acre was adjusted.

A land study was conducted, indicating that all three subclasses warranted a decrease. Irrigated land was decreased 5%, dryland 16% and grassland approximately 8% to achieve an acceptable level of value.

### ***Assessment Practice Review***

Review of the assessment practices are conducted annually for all counties to help determine if the values established are uniform and proportionate. The audit of assessed values in the sales file compared the property record cards along with the review of the Real Estate Transfer Statements (Form 521) are assessed collectively across all three-property classes. The review in Perkins County indicated that data was submitted accurately. There was also a check of the values reported on the Assessed Value Update (AVU). The AVU values were correctly reported.

Sales verification and qualification procedures were also reviewed with the county assessor. The county assessor gathers sufficient information through their processes to make adequate qualification determinations. The usability percentage of the agricultural class is typical for the market. The county has made usability decisions without bias and all arm's-length sales are available for measurement.

Market Areas were also discussed with the county assessor. Currently there is only one market area for the county; no distinct economic factors exist that would affect the market value within Perkins County.

Perkins County complies with the requirements of the six-year inspection and review cycle. Inspection work is conducted in-house. Agricultural homes are physically inspected and valued on the same cycle as rural residential homes. Agricultural home sites and rural residential home sites share the same home site value as well. Depreciation and costing are generally updated in accordance with the inspection and review cycle. Outbuildings are valued using a depreciation table created by the county assessor.

### ***Description of Analysis***

Located in the Southwest region of the state, land within Perkins County is suitable for crop production. The majority of acres are within dryland production (56%) and irrigated lands (25%) with the remainder being grassland. The surrounding counties are generally comparable to the subject county.

A review of the overall statistics show that two out of the three measures of central tendency are within the acceptable range, including the median. When stratified by 80% Majority Land Use

## 2019 Agricultural Correlation for Perkins County

(MLU) by subclasses, both the irrigated land and dryland subclasses contain a sufficient number of sales for measurement purposes. The median of both of the subclasses are within the acceptable range supporting the decreases to these land classes. With a limited number of sales in the grassland subclass, comparability with the surrounding counties is reviewed. The 8% decrease to the grassland acres helps maintain comparability with surrounding counties. The grassland class is thought to have achieved an acceptable level of value.

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings are physically inspected and valued using the same appraisal models as the rural residential parcels. Agricultural improvements are equalized and believed to have achieved an acceptable level of value.

The statistical analysis and review of the assessment practices support that the county has achieved equalization. The quality of assessment of the agricultural class in Perkins 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	14	68.79	75.03	73.15	19.86	102.57
1	14	68.79	75.03	73.15	19.86	102.57
<u>    Dry    </u>						
County	54	69.04	69.89	68.90	16.56	101.44
1	54	69.04	69.89	68.90	16.56	101.44
<u>    Grass    </u>						
County	3	74.57	76.17	74.65	05.26	102.04
1	3	74.57	76.17	74.65	05.26	102.04
<u>    ALL    </u>						
	78	72.08	73.46	77.39	17.95	94.92

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural class of real property in Perkins County is 72%.

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

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2019 Commission Summary for Perkins County

### Residential Real Property - Current

Number of Sales	96	Median	94.95
Total Sales Price	\$8,867,400	Mean	101.44
Total Adj. Sales Price	\$8,867,400	Wgt. Mean	92.60
Total Assessed Value	\$8,210,887	Average Assessed Value of the Base	\$74,417
Avg. Adj. Sales Price	\$92,369	Avg. Assessed Value	\$85,530

### Confidence Interval - Current

95% Median C.I	92.42 to 99.02
95% Wgt. Mean C.I	89.37 to 95.83
95% Mean C.I	94.93 to 107.95
% of Value of the Class of all Real Property Value in the County	8.50
% of Records Sold in the Study Period	7.74
% of Value Sold in the Study Period	8.89

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	75	98	98.31
2017	79	98	98.32
2016	100	100	100.00
2015	94	100	100.00

## 2019 Commission Summary for Perkins County

### Commercial Real Property - Current

Number of Sales	10	Median	93.14
Total Sales Price	\$976,211	Mean	84.53
Total Adj. Sales Price	\$976,211	Wgt. Mean	86.23
Total Assessed Value	\$841,751	Average Assessed Value of the Base	\$246,688
Avg. Adj. Sales Price	\$97,621	Avg. Assessed Value	\$84,175

### Confidence Interval - Current

95% Median C.I	47.27 to 110.50
95% Wgt. Mean C.I	59.72 to 112.73
95% Mean C.I	65.14 to 103.92
% of Value of the Class of all Real Property Value in the County	5.82
% of Records Sold in the Study Period	3.91
% of Value Sold in the Study Period	1.33

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	9	100	93.42
2017	11	100	100.98
2016	10	100	98.57
2015	21	100	92.00

**68 Perkins**  
**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 : 96  
Total Sales Price : 8,867,400  
Total Adj. Sales Price : 8,867,400  
Total Assessed Value : 8,210,887  
Avg. Adj. Sales Price : 92,369  
Avg. Assessed Value : 85,530

MEDIAN : 95  
WGT. MEAN : 93  
MEAN : 101  
COD : 20.02  
PRD : 109.55

COV : 32.09  
STD : 32.55  
Avg. Abs. Dev : 19.01  
MAX Sales Ratio : 280.00  
MIN Sales Ratio : 41.13

95% Median C.I. : 92.42 to 99.02  
95% Wgt. Mean C.I. : 89.37 to 95.83  
95% Mean C.I. : 94.93 to 107.95

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	7	96.67	89.44	93.56	10.75	95.60	58.82	101.10	58.82 to 101.10	71,643	67,030
01-JAN-17 To 31-MAR-17	7	95.00	94.21	94.65	08.58	99.54	68.57	110.94	68.57 to 110.94	104,143	98,571
01-APR-17 To 30-JUN-17	15	94.70	96.13	93.15	09.28	103.20	73.49	124.32	91.57 to 99.63	109,267	101,782
01-JUL-17 To 30-SEP-17	12	96.71	104.51	95.01	16.66	110.00	77.52	154.50	89.13 to 117.65	98,650	93,726
01-OCT-17 To 31-DEC-17	14	96.25	114.31	87.05	38.04	131.32	41.13	280.00	78.07 to 150.00	79,743	69,418
01-JAN-18 To 31-MAR-18	7	94.62	90.83	94.56	08.78	96.06	62.50	107.41	62.50 to 107.41	94,571	89,429
01-APR-18 To 30-JUN-18	16	98.69	102.03	94.68	17.81	107.76	61.11	157.50	84.06 to 114.67	89,563	84,794
01-JUL-18 To 30-SEP-18	18	91.07	104.89	90.20	30.82	116.29	49.77	180.13	80.00 to 110.94	89,039	80,315
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	41	95.00	97.11	94.01	11.74	103.30	58.82	154.50	91.58 to 99.63	98,861	92,943
01-OCT-17 To 30-SEP-18	55	94.62	104.67	91.40	26.27	114.52	41.13	280.00	89.71 to 102.35	87,529	80,004
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	48	95.12	103.25	92.40	19.62	111.74	41.13	280.00	92.42 to 99.25	97,254	89,860
<u>ALL</u>	96	94.95	101.44	92.60	20.02	109.55	41.13	280.00	92.42 to 99.02	92,369	85,530

<b>VALUATION GROUP</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	63	94.90	99.81	94.75	15.71	105.34	49.77	280.00	92.63 to 99.02	102,189	96,823
2	18	99.15	109.89	94.59	27.33	116.18	58.82	200.00	91.58 to 124.32	41,811	39,550
4	8	93.69	103.40	94.01	31.79	109.99	41.13	154.50	41.13 to 154.50	48,500	45,593
8	7	89.28	92.15	80.26	20.64	114.81	61.85	158.28	61.85 to 158.28	184,129	147,775
<u>ALL</u>	96	94.95	101.44	92.60	20.02	109.55	41.13	280.00	92.42 to 99.02	92,369	85,530

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	95	94.90	101.38	92.55	20.09	109.54	41.13	280.00	92.42 to 98.71	93,067	86,137
06											
07	1	107.37	107.37	107.37	00.00	100.00	107.37	107.37	N/A	26,000	27,915
<u>ALL</u>	96	94.95	101.44	92.60	20.02	109.55	41.13	280.00	92.42 to 99.02	92,369	85,530

**68 Perkins**  
**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 : 96  
Total Sales Price : 8,867,400  
Total Adj. Sales Price : 8,867,400  
Total Assessed Value : 8,210,887  
Avg. Adj. Sales Price : 92,369  
Avg. Assessed Value : 85,530

MEDIAN : 95  
WGT. MEAN : 93  
MEAN : 101  
COD : 20.02  
PRD : 109.55

COV : 32.09  
STD : 32.55  
Avg. Abs. Dev : 19.01  
MAX Sales Ratio : 280.00  
MIN Sales Ratio : 41.13

95% Median C.I. : 92.42 to 99.02  
95% Wgt. Mean C.I. : 89.37 to 95.83  
95% Mean C.I. : 94.93 to 107.95

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	7	158.28	172.01	165.27	24.77	104.08	117.65	280.00	117.65 to 280.00	7,529	12,442	
Less Than 30,000	16	121.16	129.64	111.85	34.48	115.91	49.77	280.00	80.24 to 158.28	13,738	15,365	
___Ranges Excl. Low \$___												
Greater Than 4,999	96	94.95	101.44	92.60	20.02	109.55	41.13	280.00	92.42 to 99.02	92,369	85,530	
Greater Than 14,999	89	94.62	95.89	92.16	15.24	104.05	41.13	177.50	91.58 to 97.26	99,042	91,279	
Greater Than 29,999	80	94.62	95.80	92.11	13.36	104.01	41.13	177.50	91.58 to 97.14	108,095	99,563	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	7	158.28	172.01	165.27	24.77	104.08	117.65	280.00	117.65 to 280.00	7,529	12,442	
15,000 TO 29,999	9	107.37	96.68	95.00	26.92	101.77	49.77	147.33	58.82 to 131.23	18,567	17,639	
30,000 TO 59,999	18	95.31	107.93	105.73	24.96	102.08	41.13	177.50	91.57 to 137.50	43,533	46,028	
60,000 TO 99,999	26	96.25	92.96	92.18	12.74	100.85	61.11	117.33	87.75 to 99.63	77,888	71,801	
100,000 TO 149,999	18	96.98	96.67	96.73	06.02	99.94	83.49	107.41	92.42 to 102.50	119,139	115,242	
150,000 TO 249,999	15	89.10	87.09	86.54	07.38	100.64	61.85	99.34	84.06 to 94.26	191,693	165,896	
250,000 TO 499,999	3	89.71	85.94	86.32	07.85	99.56	73.49	94.62	N/A	273,000	235,642	
500,000 TO 999,999												
1,000,000 +												
___ALL___	96	94.95	101.44	92.60	20.02	109.55	41.13	280.00	92.42 to 99.02	92,369	85,530	

**68 Perkins**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

**COMMERCIAL**

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

Number of Sales : 10  
 Total Sales Price : 976,211  
 Total Adj. Sales Price : 976,211  
 Total Assessed Value : 841,751  
 Avg. Adj. Sales Price : 97,621  
 Avg. Assessed Value : 84,175

MEDIAN : 93  
 WGT. MEAN : 86  
 MEAN : 85  
 COD : 21.73  
 PRD : 98.03

COV : 32.07  
 STD : 27.11  
 Avg. Abs. Dev : 20.24  
 MAX Sales Ratio : 125.00  
 MIN Sales Ratio : 42.58

95% Median C.I. : 47.27 to 110.50  
 95% Wgt. Mean C.I. : 59.72 to 112.73  
 95% Mean C.I. : 65.14 to 103.92

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<b>DATE OF SALE *</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	93.42	93.42	93.42	00.00	100.00	93.42	93.42	N/A	120,961	113,000
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	2	97.26	97.26	96.72	04.43	100.56	92.95	101.57	N/A	80,000	77,376
01-OCT-16 To 31-DEC-16	1	110.50	110.50	110.50	00.00	100.00	110.50	110.50	N/A	45,250	50,000
01-JAN-17 To 31-MAR-17	1	125.00	125.00	125.00	00.00	100.00	125.00	125.00	N/A	200,000	250,000
01-APR-17 To 30-JUN-17	1	47.27	47.27	47.27	00.00	100.00	47.27	47.27	N/A	55,000	26,000
01-JUL-17 To 30-SEP-17	1	60.00	60.00	60.00	00.00	100.00	60.00	60.00	N/A	60,000	36,000
01-OCT-17 To 31-DEC-17	1	78.67	78.67	78.67	00.00	100.00	78.67	78.67	N/A	150,000	118,000
01-JAN-18 To 31-MAR-18	1	93.33	93.33	93.33	00.00	100.00	93.33	93.33	N/A	30,000	28,000
01-APR-18 To 30-JUN-18	1	42.58	42.58	42.58	00.00	100.00	42.58	42.58	N/A	155,000	66,000
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	3	93.42	95.98	95.30	03.07	100.71	92.95	101.57	N/A	93,654	89,250
01-OCT-16 To 30-SEP-17	4	85.25	85.69	100.49	37.61	85.27	47.27	125.00	N/A	90,063	90,500
01-OCT-17 To 30-SEP-18	3	78.67	71.53	63.28	21.51	113.04	42.58	93.33	N/A	111,667	70,667
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4	97.50	99.61	97.41	06.59	102.26	92.95	110.50	N/A	81,553	79,438
01-JAN-17 To 31-DEC-17	4	69.34	77.74	92.47	34.76	84.07	47.27	125.00	N/A	116,250	107,500
<u>ALL</u>	10	93.14	84.53	86.23	21.73	98.03	42.58	125.00	47.27 to 110.50	97,621	84,175

<b>VALUATION GROUP</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	93.14	84.53	86.23	21.73	98.03	42.58	125.00	47.27 to 110.50	97,621	84,175
<u>ALL</u>	10	93.14	84.53	86.23	21.73	98.03	42.58	125.00	47.27 to 110.50	97,621	84,175

<b>PROPERTY TYPE *</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	42.58	42.58	42.58	00.00	100.00	42.58	42.58	N/A	155,000	66,000
03	9	93.33	89.19	94.46	18.04	94.42	47.27	125.00	60.00 to 110.50	91,246	86,195
04											
<u>ALL</u>	10	93.14	84.53	86.23	21.73	98.03	42.58	125.00	47.27 to 110.50	97,621	84,175

**68 Perkins**  
**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 : 10  
Total Sales Price : 976,211  
Total Adj. Sales Price : 976,211  
Total Assessed Value : 841,751  
Avg. Adj. Sales Price : 97,621  
Avg. Assessed Value : 84,175

MEDIAN : 93  
WGT. MEAN : 86  
MEAN : 85  
COD : 21.73  
PRD : 98.03

COV : 32.07  
STD : 27.11  
Avg. Abs. Dev : 20.24  
MAX Sales Ratio : 125.00  
MIN Sales Ratio : 42.58

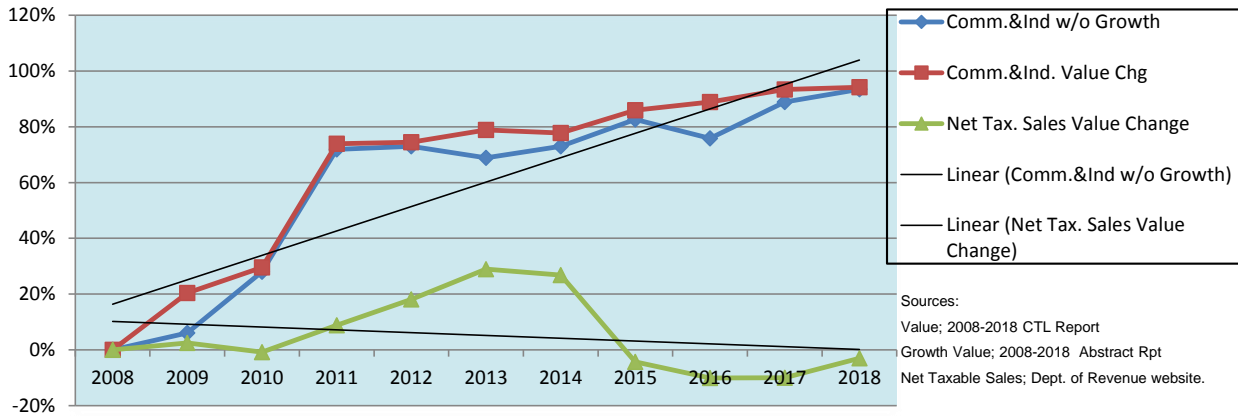
95% Median C.I. : 47.27 to 110.50  
95% Wgt. Mean C.I. : 59.72 to 112.73  
95% Mean C.I. : 65.14 to 103.92

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SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
___Low \$ Ranges___											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
___Ranges Excl. Low \$___											
Greater Than 4,999	10	93.14	84.53	86.23	21.73	98.03	42.58	125.00	47.27 to 110.50	97,621	84,175
Greater Than 14,999	10	93.14	84.53	86.23	21.73	98.03	42.58	125.00	47.27 to 110.50	97,621	84,175
Greater Than 29,999	10	93.14	84.53	86.23	21.73	98.03	42.58	125.00	47.27 to 110.50	97,621	84,175
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	93.33	83.70	79.85	22.59	104.82	47.27	110.50	N/A	43,417	34,667
60,000 TO 99,999	3	92.95	84.84	86.71	14.91	97.84	60.00	101.57	N/A	73,333	63,584
100,000 TO 149,999	1	93.42	93.42	93.42	00.00	100.00	93.42	93.42	N/A	120,961	113,000
150,000 TO 249,999	3	78.67	82.08	85.94	34.92	95.51	42.58	125.00	N/A	168,333	144,667
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
___ALL___	10	93.14	84.53	86.23	21.73	98.03	42.58	125.00	47.27 to 110.50	97,621	84,175

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
300	1	42.58	42.58	42.58	00.00	100.00	42.58	42.58	N/A	155,000	66,000
344	2	86.14	86.14	108.24	45.12	79.58	47.27	125.00	N/A	127,500	138,000
346	1	110.50	110.50	110.50	00.00	100.00	110.50	110.50	N/A	45,250	50,000
353	2	76.67	76.67	71.11	21.74	107.82	60.00	93.33	N/A	45,000	32,000
406	1	78.67	78.67	78.67	00.00	100.00	78.67	78.67	N/A	150,000	118,000
421	1	101.57	101.57	101.57	00.00	100.00	101.57	101.57	N/A	70,000	71,098
471	1	92.95	92.95	92.95	00.00	100.00	92.95	92.95	N/A	90,000	83,653
528	1	93.42	93.42	93.42	00.00	100.00	93.42	93.42	N/A	120,961	113,000
___ALL___	10	93.14	84.53	86.23	21.73	98.03	42.58	125.00	47.27 to 110.50	97,621	84,175

### 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	\$ 33,459,006	\$ 1,282,584		\$ 32,176,422	--	\$ 24,446,598	--
2009	\$ 40,272,225	\$ 4,771,330	11.85%	\$ 35,500,895	6.10%	\$ 25,049,595	2.47%
2010	\$ 43,365,269	\$ 538,814	1.24%	\$ 42,826,455	6.34%	\$ 24,253,257	-3.18%
2011	\$ 58,200,878	\$ 676,437	1.16%	\$ 57,524,441	32.65%	\$ 26,596,818	9.66%
2012	\$ 58,377,087	\$ 487,290	0.83%	\$ 57,889,797	-0.53%	\$ 28,867,751	8.54%
2013	\$ 59,857,988	\$ 3,362,758	5.62%	\$ 56,495,230	-3.22%	\$ 31,526,102	9.21%
2014	\$ 59,470,777	\$ 1,596,597	2.68%	\$ 57,874,180	-3.31%	\$ 30,993,425	-1.69%
2015	\$ 62,223,235	\$ 1,103,500	1.77%	\$ 61,119,735	2.77%	\$ 23,405,254	-24.48%
2016	\$ 63,205,002	\$ 4,377,685	6.93%	\$ 58,827,317	-5.46%	\$ 21,981,002	-6.09%
2017	\$ 64,709,104	\$ 1,516,967	2.34%	\$ 63,192,137	-0.02%	\$ 21,997,744	0.08%
2018	\$ 64,964,418	\$ 246,101	0.38%	\$ 64,718,317	0.01%	\$ 23,700,793	7.74%
<b>Ann %chg</b>	6.86%			<b>Average</b>	<b>3.53%</b>	-0.31%	<b>0.23%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	6.10%	20.36%	2.47%
2010	28.00%	29.61%	-0.79%
2011	71.93%	73.95%	8.80%
2012	73.02%	74.47%	18.08%
2013	68.85%	78.90%	28.96%
2014	72.97%	77.74%	26.78%
2015	82.67%	85.97%	-4.26%
2016	75.82%	88.90%	-10.09%
2017	88.86%	93.40%	-10.02%
2018	93.43%	94.16%	-3.05%

County Number	68
County Name	Perkins



**68 Perkins**  
**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 : 78  
Total Sales Price : 36,522,634  
Total Adj. Sales Price : 36,522,634  
Total Assessed Value : 28,265,693  
Avg. Adj. Sales Price : 468,239  
Avg. Assessed Value : 362,381

MEDIAN : 72  
WGT. MEAN : 77  
MEAN : 73  
COD : 17.95  
PRD : 94.92

COV : 22.30  
STD : 16.38  
Avg. Abs. Dev : 12.94  
MAX Sales Ratio : 131.83  
MIN Sales Ratio : 41.80

95% Median C.I. : 65.05 to 79.43  
95% Wgt. Mean C.I. : 68.11 to 86.67  
95% Mean C.I. : 69.82 to 77.10

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	6	57.24	52.99	53.57	09.47	98.92	41.80	58.59	41.80 to 58.59	390,833	209,353	
01-JAN-16 To 31-MAR-16	5	62.98	62.65	61.58	06.75	101.74	53.06	70.75	N/A	459,000	282,654	
01-APR-16 To 30-JUN-16	6	62.41	63.05	65.73	09.20	95.92	51.30	77.26	51.30 to 77.26	572,500	376,299	
01-JUL-16 To 30-SEP-16	3	70.38	72.38	70.08	14.15	103.28	58.43	88.32	N/A	220,667	154,641	
01-OCT-16 To 31-DEC-16	12	70.77	70.62	65.13	18.31	108.43	49.81	92.56	55.77 to 86.36	283,626	184,733	
01-JAN-17 To 31-MAR-17	11	74.31	78.05	77.05	15.76	101.30	55.41	105.81	63.12 to 101.47	681,666	525,220	
01-APR-17 To 30-JUN-17	4	96.72	101.38	108.05	18.30	93.83	80.26	131.83	N/A	1,428,750	1,543,698	
01-JUL-17 To 30-SEP-17												
01-OCT-17 To 31-DEC-17	8	82.16	80.91	77.50	17.83	104.40	47.47	118.22	47.47 to 118.22	347,835	269,558	
01-JAN-18 To 31-MAR-18	8	82.22	78.62	84.51	10.02	93.03	60.35	92.83	60.35 to 92.83	338,439	286,003	
01-APR-18 To 30-JUN-18	11	80.72	75.35	75.28	08.73	100.09	59.99	86.67	60.76 to 82.17	432,378	325,505	
01-JUL-18 To 30-SEP-18	4	71.57	71.67	73.78	08.05	97.14	64.13	79.43	N/A	230,610	170,134	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	20	60.32	61.33	61.70	12.09	99.40	41.80	88.32	58.28 to 65.02	436,850	269,555	
01-OCT-16 To 30-SEP-17	27	75.67	78.20	85.27	19.02	91.71	49.81	131.83	65.05 to 87.10	615,439	524,778	
01-OCT-17 To 30-SEP-18	31	80.72	77.15	77.95	12.02	98.97	47.47	118.22	69.42 to 82.17	360,284	280,825	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	26	64.64	67.54	64.84	15.02	104.16	49.81	92.56	59.70 to 75.67	376,751	244,299	
01-JAN-17 To 31-DEC-17	23	81.75	83.10	88.20	18.46	94.22	47.47	131.83	71.09 to 88.59	695,479	613,421	
<u>ALL</u>	78	72.08	73.46	77.39	17.95	94.92	41.80	131.83	65.05 to 79.43	468,239	362,381	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	78	72.08	73.46	77.39	17.95	94.92	41.80	131.83	65.05 to 79.43	468,239	362,381	
<u>ALL</u>	78	72.08	73.46	77.39	17.95	94.92	41.80	131.83	65.05 to 79.43	468,239	362,381	

**68 Perkins**  
**AGRICULTURAL LAND**

**PAD 2019 R&O Statistics (Using 2019 Values)**  
Qualified  
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Total Assessed Value : 28,265,693  
Avg. Adj. Sales Price : 468,239  
Avg. Assessed Value : 362,381

MEDIAN : 72  
WGT. MEAN : 77  
MEAN : 73  
COD : 17.95  
PRD : 94.92

COV : 22.30  
STD : 16.38  
Avg. Abs. Dev : 12.94  
MAX Sales Ratio : 131.83  
MIN Sales Ratio : 41.80

95% Median C.I. : 65.05 to 79.43  
95% Wgt. Mean C.I. : 68.11 to 86.67  
95% Mean C.I. : 69.82 to 77.10

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	1	68.16	68.16	68.16	00.00	100.00	68.16	68.16	N/A	740,000	504,359
1	1	68.16	68.16	68.16	00.00	100.00	68.16	68.16	N/A	740,000	504,359
<b>Dry</b>											
County	51	70.38	70.10	69.09	15.97	101.46	41.80	92.56	64.25 to 76.94	270,270	186,742
1	51	70.38	70.10	69.09	15.97	101.46	41.80	92.56	64.25 to 76.94	270,270	186,742
<b>Grass</b>											
County	2	78.71	78.71	78.73	05.26	99.97	74.57	82.84	N/A	58,756	46,260
1	2	78.71	78.71	78.73	05.26	99.97	74.57	82.84	N/A	58,756	46,260
<b>ALL</b>	<b>78</b>	<b>72.08</b>	<b>73.46</b>	<b>77.39</b>	<b>17.95</b>	<b>94.92</b>	<b>41.80</b>	<b>131.83</b>	<b>65.05 to 79.43</b>	<b>468,239</b>	<b>362,381</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	14	68.79	75.03	73.15	19.86	102.57	53.61	131.83	59.70 to 81.39	960,881	702,847
1	14	68.79	75.03	73.15	19.86	102.57	53.61	131.83	59.70 to 81.39	960,881	702,847
<b>Dry</b>											
County	54	69.04	69.89	68.90	16.56	101.44	41.80	92.56	64.13 to 76.94	268,904	185,262
1	54	69.04	69.89	68.90	16.56	101.44	41.80	92.56	64.13 to 76.94	268,904	185,262
<b>Grass</b>											
County	3	74.57	76.17	74.65	05.26	102.04	71.09	82.84	N/A	84,171	62,832
1	3	74.57	76.17	74.65	05.26	102.04	71.09	82.84	N/A	84,171	62,832
<b>ALL</b>	<b>78</b>	<b>72.08</b>	<b>73.46</b>	<b>77.39</b>	<b>17.95</b>	<b>94.92</b>	<b>41.80</b>	<b>131.83</b>	<b>65.05 to 79.43</b>	<b>468,239</b>	<b>362,381</b>

## Perkins County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Perkins	1	n/a	3769	3758	3639	3674	3519	3569	3556	<b>3682</b>
Chase	1	3765	3765	3765	3765	3550	3550	3550	3550	<b>3653</b>
Lincoln	3	3575	3572	3575	3574	3572	3510	3544	3506	<b>3548</b>
Keith	3	4095	4095	3785	3785	3610	3610	3610	3610	<b>3920</b>
Hayes	1	2585	2587	2305	2305	2165	2167	2020	2025	<b>2350</b>

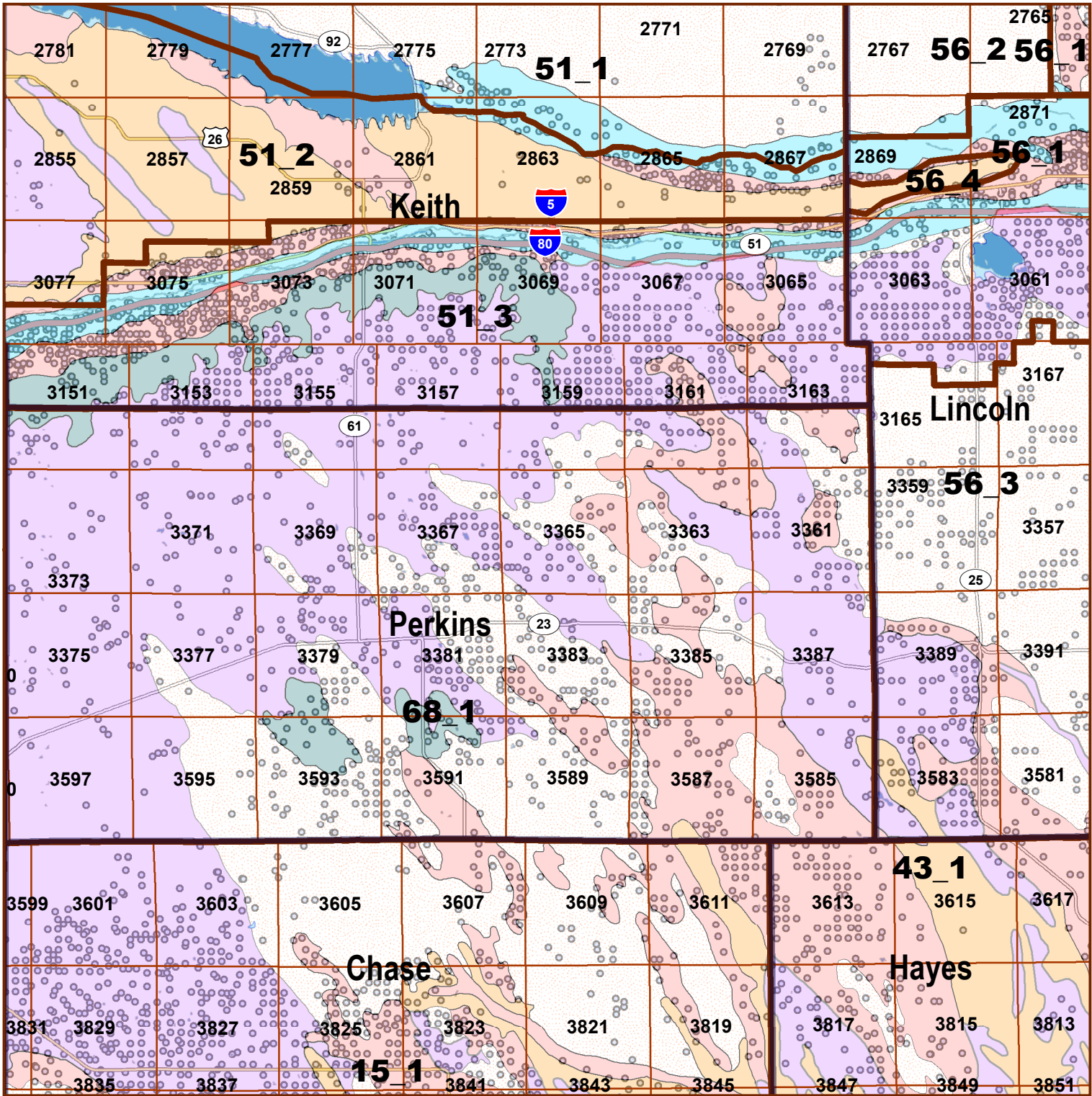
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Perkins	1	n/a	1016	1015	951	950	950	890	890	<b>982</b>
Chase	1	1085	1085	1085	1085	1000	1000	950	950	<b>1058</b>
Lincoln	3	1100	1100	1100	1100	1100	1100	1100	1099	<b>1100</b>
Keith	3	1465	1465	1360	1360	1260	1260	1230	1230	<b>1400</b>
Hayes	1	995	995	895	895	865	865	815	815	<b>951</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Perkins	1	n/a	600	600	600	600	600	600	600	<b>600</b>
Chase	1	1440	762	884	662	702	718	601	586	<b>619</b>
Lincoln	3	675	675	675	675	675	600	600	593	<b>603</b>
Keith	3	555	555	525	525	495	495	480	480	<b>497</b>
Hayes	1	515	515	515	515	515	515	515	515	<b>515</b>

County	Mkt Area	CRP	TIMBER	WASTE
Perkins	1	618	n/a	80
Chase	1	749	n/a	20
Lincoln	3	n/a	n/a	n/a
Keith	3	710	n/a	335
Hayes	1	713	n/a	25

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.



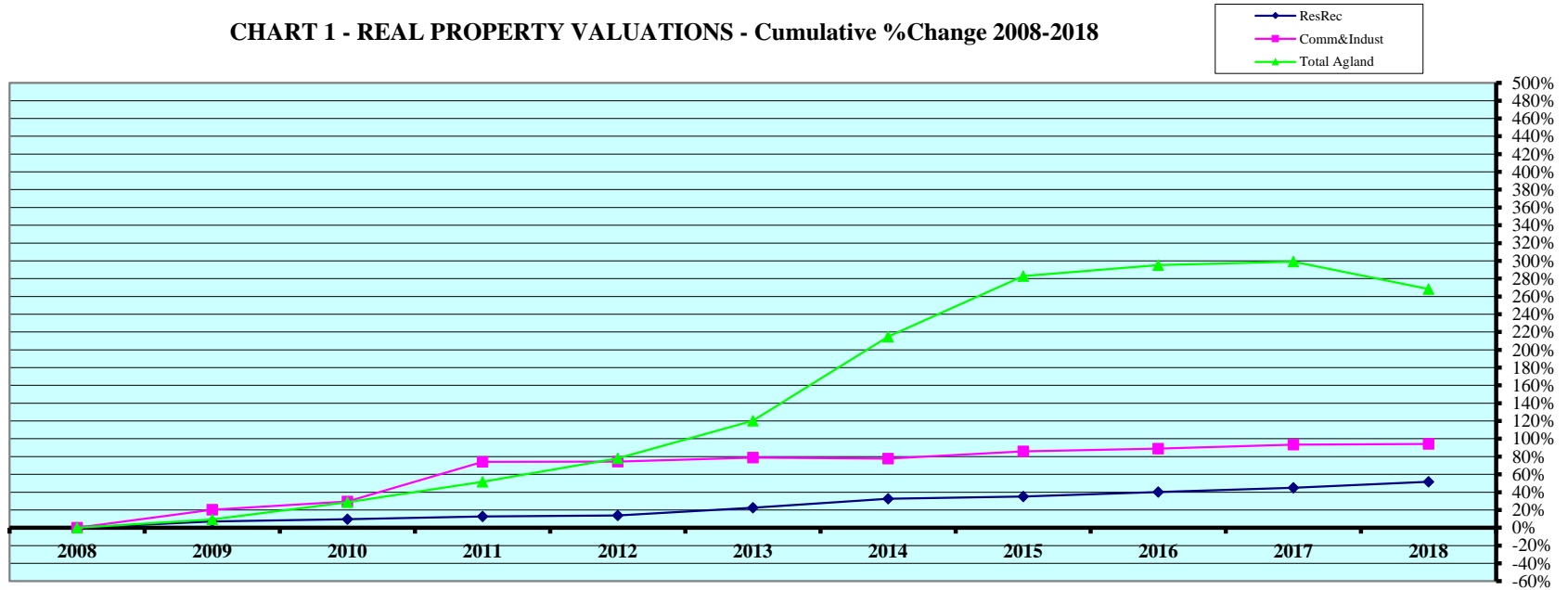
**Legend**

- 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

## Perkins County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	57,133,377	--	--	--	33,459,006	--	--	--	259,954,277	--	--	--
2009	61,213,716	4,080,339	7.14%	7.14%	40,272,225	6,813,219	20.36%	20.36%	284,307,940	24,353,663	9.37%	9.37%
2010	62,661,462	1,447,746	2.37%	9.68%	43,365,269	3,093,044	7.68%	29.61%	334,572,107	50,264,167	17.68%	28.70%
2011	64,331,133	1,669,671	2.66%	12.60%	58,200,878	14,835,609	34.21%	73.95%	394,090,098	59,517,991	17.79%	51.60%
2012	64,974,915	643,782	1.00%	13.72%	58,377,087	176,209	0.30%	74.47%	462,453,377	68,363,279	17.35%	77.90%
2013	69,977,606	5,002,691	7.70%	22.48%	59,857,988	1,480,901	2.54%	78.90%	572,555,561	110,102,184	23.81%	120.25%
2014	75,702,611	5,725,005	8.18%	32.50%	59,470,777	-387,211	-0.65%	77.74%	818,545,972	245,990,411	42.96%	214.88%
2015	77,116,076	1,413,465	1.87%	34.98%	62,223,235	2,752,458	4.63%	85.97%	995,619,365	177,073,393	21.63%	283.00%
2016	80,055,092	2,939,016	3.81%	40.12%	63,205,002	981,767	1.58%	88.90%	1,027,685,298	32,065,933	3.22%	295.33%
2017	82,773,595	2,718,503	3.40%	44.88%	64,709,104	1,504,102	2.38%	93.40%	1,037,452,668	9,767,370	0.95%	299.09%
2018	86,653,206	3,879,611	4.69%	51.67%	64,964,418	255,314	0.39%	94.16%	957,195,292	-80,257,376	-7.74%	268.22%

Rate Annual %chg: Residential & Recreational **4.25%** Commercial & Industrial **6.86%** Agricultural Land **13.92%**

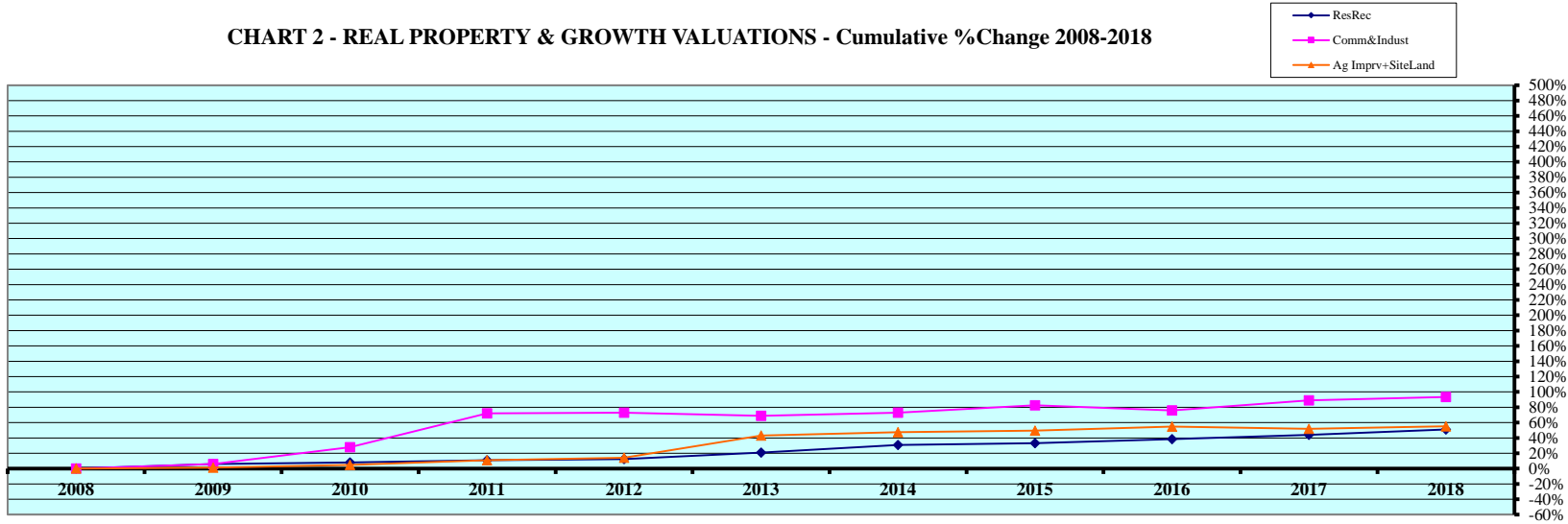
Cnty# **68**  
County **PERKINS**

**CHART 1**

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

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>								
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth			
2008	57,133,377	545,970	0.96%	56,587,407	--	--	33,459,006	1,282,584	3.83%	32,176,422	--	--			
2009	61,213,716	728,503	1.19%	60,485,213	5.87%	5.87%	40,272,225	4,771,330	11.85%	35,500,895	6.10%	6.10%			
2010	62,661,462	1,032,371	1.65%	61,629,091	0.68%	7.87%	43,365,269	538,814	1.24%	42,826,455	6.34%	28.00%			
2011	64,331,133	941,475	1.46%	63,389,658	1.16%	10.95%	58,200,878	676,437	1.16%	57,524,441	32.65%	71.93%			
2012	64,974,915	698,440	1.07%	64,276,475	-0.08%	12.50%	58,377,087	487,290	0.83%	57,889,797	-0.53%	73.02%			
2013	69,977,606	917,628	1.31%	69,059,978	6.29%	20.88%	59,857,988	3,362,758	5.62%	56,495,230	-3.22%	68.85%			
2014	75,702,611	1,027,647	1.36%	74,674,964	6.71%	30.70%	59,470,777	1,596,597	2.68%	57,874,180	-3.31%	72.97%			
2015	77,116,076	1,000,442	1.30%	76,115,634	0.55%	33.22%	62,223,235	1,103,500	1.77%	61,119,735	2.77%	82.67%			
2016	80,055,092	1,010,737	1.26%	79,044,355	2.50%	38.35%	63,205,002	4,377,685	6.93%	58,827,317	-5.46%	75.82%			
2017	82,773,595	442,153	0.53%	82,331,442	2.84%	44.10%	64,709,104	1,516,967	2.34%	63,192,137	-0.02%	88.86%			
2018	86,653,206	368,043	0.42%	86,285,163	4.24%	51.02%	64,964,418	246,101	0.38%	64,718,317	0.01%	93.43%			
Rate Ann%chg	4.25%						3.08%	6.86%						C & I w/o growth	3.53%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	26,445,666	8,679,369	35,125,035	349,676	1.00%	34,775,359	--	--
2009	26,518,029	10,645,717	37,163,746	1,539,821	4.14%	35,623,925	1.42%	1.42%
2010	27,115,929	11,436,668	38,552,597	1,711,284	4.44%	36,841,313	-0.87%	4.89%
2011	27,256,440	12,623,455	39,879,895	925,937	2.32%	38,953,958	1.04%	10.90%
2012	27,663,489	14,030,747	41,694,236	1,640,765	3.94%	40,053,471	0.44%	14.03%
2013	33,832,979	18,391,753	52,224,732	1,941,843	3.72%	50,282,889	20.60%	43.15%
2014	34,098,680	19,134,393	53,233,073	1,447,954	2.72%	51,785,119	-0.84%	47.43%
2015	34,203,270	20,435,478	54,638,748	2,080,364	3.81%	52,558,384	-1.27%	49.63%
2016	35,107,045	21,667,346	56,774,391	2,396,310	4.22%	54,378,081	-0.48%	54.81%
2017	31,901,320	22,495,342	54,396,662	1,090,364	2.00%	53,306,298	-6.11%	51.76%
2018	32,813,040	22,747,116	55,560,156	1,050,531	1.89%	54,509,625	0.21%	55.19%
Rate Ann%chg	2.18%	10.11%	4.69%	Ag Imprv+Site w/o growth			1.41%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

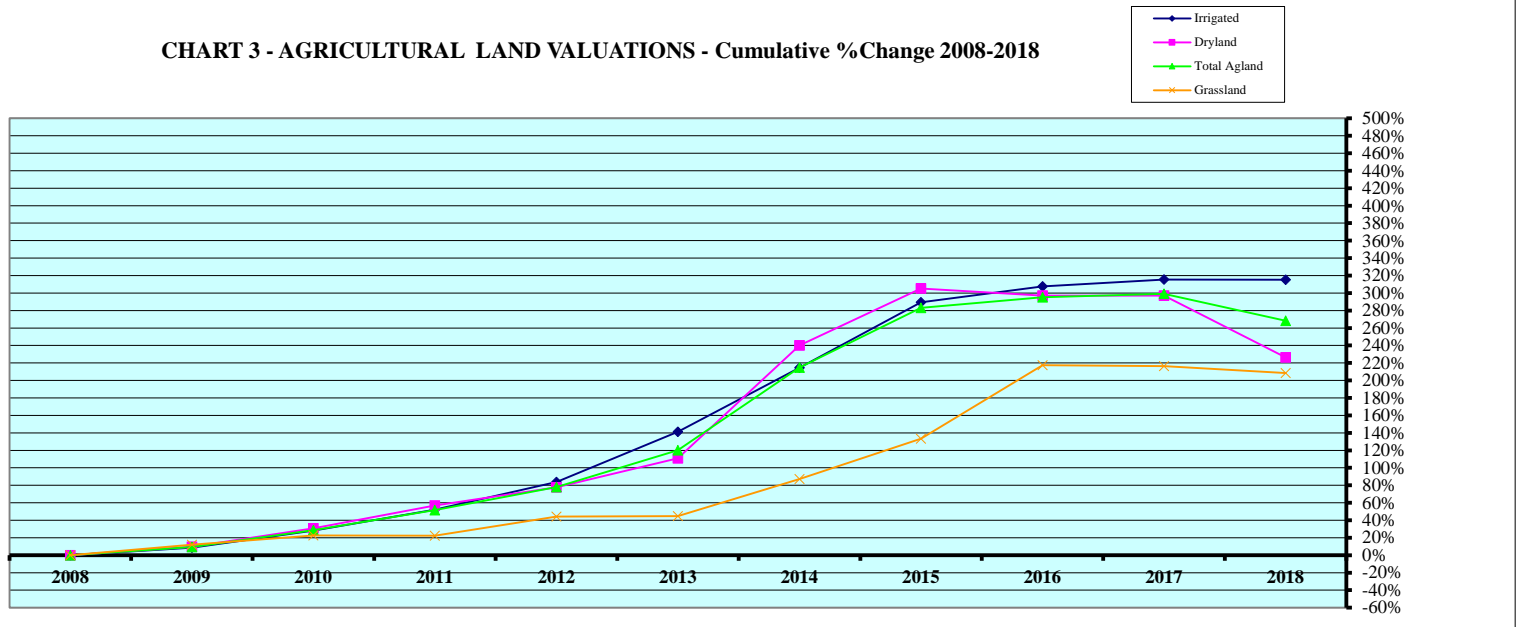
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	68
County	PERKINS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	127,578,651	--	--	--	110,903,686	--	--	--	20,852,044	--	--	--
2009	138,664,418	11,085,767	8.69%	8.69%	121,683,120	10,779,434	9.72%	9.72%	23,370,554	2,518,510	12.08%	12.08%
2010	163,391,975	24,727,557	17.83%	28.07%	144,998,603	23,315,483	19.16%	30.74%	25,545,109	2,174,555	9.30%	22.51%
2011	194,017,896	30,625,921	18.74%	52.08%	173,947,829	28,949,226	19.97%	56.85%	-25,489,489	-55,620	-0.22%	22.24%
2012	234,465,160	40,447,264	20.85%	83.78%	197,205,936	23,258,107	13.37%	77.82%	30,065,884	4,576,395	17.95%	44.19%
2013	307,813,998	73,348,838	31.28%	141.27%	233,861,017	36,655,081	18.59%	110.87%	30,166,453	100,569	0.33%	44.67%
2014	401,328,091	93,514,093	30.38%	214.57%	377,297,145	143,436,128	61.33%	240.20%	39,043,040	8,876,587	29.43%	87.24%
2015	496,693,551	95,365,460	23.76%	289.32%	449,343,474	72,046,329	19.10%	305.17%	48,657,640	9,614,600	24.63%	133.35%
2016	519,988,942	23,295,391	4.69%	307.58%	440,429,468	-8,914,006	-1.98%	297.13%	66,193,880	17,536,240	36.04%	217.45%
2017	529,989,816	10,000,874	1.92%	315.42%	440,350,906	-78,562	-0.02%	297.06%	65,980,833	-213,047	-0.32%	216.42%
2018	529,807,434	-182,382	-0.03%	315.28%	361,918,345	-78,432,561	-17.81%	226.34%	64,333,260	-1,647,573	-2.50%	208.52%

Rate Ann.%chg: Irrigated **15.30%** Dryland **12.56%** Grassland **11.93%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	372,619	--	--	--	247,277	--	--	--	259,954,277	--	--	--
2009	134,859	-237,760	-63.81%	-63.81%	454,989	207,712	84.00%	84.00%	284,307,940	24,353,663	9.37%	9.37%
2010	134,988	129	0.10%	-63.77%	501,432	46,443	10.21%	102.78%	334,572,107	50,264,167	17.68%	28.70%
2011	135,162	174	0.13%	-63.73%	499,722	-1,710	-0.34%	102.09%	394,090,098	59,517,991	17.79%	51.60%
2012	135,304	142	0.11%	-63.69%	581,093	81,371	16.28%	135.00%	462,453,377	68,363,279	17.35%	77.90%
2013	133,751	-1,553	-1.15%	-64.11%	580,342	-751	-0.13%	134.69%	572,555,561	110,102,184	23.81%	120.25%
2014	133,074	-677	-0.51%	-64.29%	744,622	164,280	28.31%	201.13%	818,545,972	245,990,411	42.96%	214.88%
2015	119,193	-13,881	-10.43%	-68.01%	805,507	60,885	8.18%	225.75%	995,619,365	177,073,393	21.63%	283.00%
2016	120,356	1,163	0.98%	-67.70%	952,652	147,145	18.27%	285.26%	1,027,685,298	32,065,933	3.22%	295.33%
2017	121,888	1,532	1.27%	-67.29%	1,009,225	56,573	5.94%	308.14%	1,037,452,668	9,767,370	0.95%	299.09%
2018	120,143	-1,745	-1.43%	-67.76%	1,016,110	6,885	0.68%	310.92%	957,195,292	-80,257,376	-7.74%	268.22%

Cnty# **68**  
County **PERKINS**

Rate Ann.%chg: Total Agric Land **13.92%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	126,060,776	135,510	930			111,289,240	320,611	347			20,952,705	86,882	241		
2009	138,641,574	137,545	1,008	8.35%	8.35%	121,730,144	322,539	377	8.73%	8.73%	23,367,656	84,972	275	14.03%	14.03%
2010	163,391,975	137,569	1,188	17.83%	27.67%	144,999,097	322,322	450	19.20%	29.60%	25,544,899	85,150	300	9.09%	24.40%
2011	194,017,896	137,590	1,410	18.72%	51.58%	173,947,827	322,443	539	19.92%	55.41%	25,489,489	84,965	300	0.00%	24.40%
2012	234,465,161	137,060	1,711	21.32%	83.89%	197,206,244	322,062	612	13.51%	76.40%	30,065,884	85,900	350	16.67%	45.13%
2013	307,814,024	137,068	2,246	31.28%	141.40%	234,009,560	321,727	727	18.79%	109.54%	30,094,594	85,982	350	0.00%	45.13%
2014	401,707,061	137,068	2,931	30.50%	215.04%	379,077,083	321,970	1,177	61.87%	239.19%	38,562,183	85,692	450	28.57%	86.60%
2015	497,526,427	137,044	3,630	23.88%	290.25%	449,342,360	318,936	1,409	19.66%	305.88%	48,657,854	88,467	550	22.22%	128.06%
2016	519,988,941	136,883	3,799	4.64%	308.35%	441,021,986	309,683	1,424	1.08%	310.27%	65,883,931	97,823	674	22.45%	179.27%
2017	529,992,265	136,893	3,872	1.92%	316.18%	440,403,098	309,221	1,424	0.01%	310.30%	65,977,602	98,197	672	-0.24%	178.60%
2018	529,807,433	136,733	3,875	0.08%	316.52%	361,920,545	309,655	1,169	-17.94%	236.71%	64,331,803	97,872	657	-2.17%	172.55%

Rate Annual %chg Average Value/Acre: 15.34%

12.91%

10.55%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	390,653	4,883	80			247,284	1,048	236			258,940,658	548,934	472		
2009	132,130	1,652	80	0.00%	0.00%	455,250	1,655	275	16.60%	16.60%	284,326,754	548,363	519	9.92%	9.92%
2010	134,612	1,683	80	0.00%	0.00%	501,552	1,672	300	9.08%	27.18%	334,572,135	548,395	610	17.66%	29.34%
2011	135,162	1,689	80	0.00%	0.00%	499,722	1,666	300	0.00%	27.18%	394,090,096	548,353	719	17.80%	52.35%
2012	135,303	1,683	80	0.50%	0.50%	581,093	1,660	350	16.69%	48.41%	462,453,685	548,364	843	17.34%	78.78%
2013	136,600	1,699	80	0.00%	0.49%	580,568	1,658	350	0.00%	48.41%	572,635,346	548,135	1,045	23.88%	121.47%
2014	133,279	1,655	81	0.20%	0.69%	745,441	1,656	450	28.57%	90.80%	820,225,047	548,041	1,497	43.26%	217.28%
2015	119,193	1,475	81	0.29%	0.99%	805,506	1,464	550	22.22%	133.20%	996,451,340	547,387	1,820	21.63%	285.91%
2016	120,224	1,485	81	0.20%	1.19%	950,202	1,462	650	18.18%	175.60%	1,027,965,284	547,336	1,878	3.17%	298.15%
2017	121,610	1,502	81	-0.01%	1.18%	1,009,225	1,553	650	0.00%	175.59%	1,037,503,800	547,366	1,895	0.92%	301.82%
2018	121,749	1,504	81	0.00%	1.18%	1,014,927	1,561	650	0.00%	175.59%	957,196,457	547,326	1,749	-7.73%	270.74%

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**PERKINS**

Rate Annual %chg Average Value/Acre: 14.00%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4





<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,555</b>	<b>Value : 1,085,871,223</b>	<b>Growth 3,782,331</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	160	600,307	6	39,650	21	328,003	187	967,960	
<b>02. Res Improve Land</b>	799	5,162,165	41	732,920	184	5,718,827	1,024	11,613,912	
<b>03. Res Improvements</b>	810	53,070,714	42	5,240,599	202	21,458,739	1,054	79,770,052	
<b>04. Res Total</b>	970	58,833,186	48	6,013,169	223	27,505,569	1,241	92,351,924	1,122,932
<b>% of Res Total</b>	78.16	63.71	3.87	6.51	17.97	29.78	27.24	8.50	29.69
<b>05. Com UnImp Land</b>	26	208,500	11	166,888	24	398,925	61	774,313	
<b>06. Com Improve Land</b>	110	1,209,043	25	523,788	41	5,816,102	176	7,548,933	
<b>07. Com Improvements</b>	121	15,870,180	29	6,131,262	44	19,442,148	194	41,443,590	
<b>08. Com Total</b>	147	17,287,723	40	6,821,938	68	25,657,175	255	49,766,836	1,366,420
<b>% of Com Total</b>	57.65	34.74	15.69	13.71	26.67	51.55	5.60	4.58	36.13
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	115,246	0	0	0	0	1	115,246	
<b>11. Ind Improvements</b>	1	13,270,000	0	0	0	0	1	13,270,000	
<b>12. Ind Total</b>	1	13,385,246	0	0	0	0	1	13,385,246	0
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.02	1.23	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	970	58,833,186	48	6,013,169	223	27,505,569	1,241	92,351,924	1,122,932
<b>% of Res &amp; Rec Total</b>	78.16	63.71	3.87	6.51	17.97	29.78	27.24	8.50	29.69
<b>Com &amp; Ind Total</b>	148	30,672,969	40	6,821,938	68	25,657,175	256	63,152,082	1,366,420
<b>% of Com &amp; Ind Total</b>	57.81	48.57	15.63	10.80	26.56	40.63	5.62	5.82	36.13

<b>17. Taxable Total</b>	1,118	89,506,155	88	12,835,107	291	53,162,744	1,497	155,504,006	2,489,352
<b>% of Taxable Total</b>	74.68	57.56	5.88	8.25	19.44	34.19	32.86	14.32	65.82

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	3,267,801	6,171,049	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	1	60,035	1,197,700	3	3,327,836	7,368,749
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	3,327,836	7,368,749

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	8	11,200	8	11,200	0
24. Non-Producing	0	0	0	0	14	7,000	14	7,000	0
25. Total	0	0	0	0	22	18,200	22	18,200	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	77	2	163	242

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	107,743	9	55,923	2,484	689,918,248	2,498	690,081,914
28. Ag-Improved Land	0	0	4	86,711	504	188,078,634	508	188,165,345
29. Ag Improvements	0	0	4	283,403	534	51,818,355	538	52,101,758

30. Ag Total					3,036	930,349,017
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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	1	1.00	25,000	
32. HomeSite Improv Land	0	0.00	0	1	1.00	25,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	3,200	
34. HomeSite Total							
35. FarmSite UnImp Land	2	9.92	10,695	1	0.24	360	
36. FarmSite Improv Land	0	0.00	0	3	17.64	26,365	
37. FarmSite Improvements	0	0.00	0	3	0.00	280,203	
38. FarmSite Total							
39. Road & Ditches	1	0.27	0	3	1.44	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	15	15.00	353,200	16	16.00	378,200	
32. HomeSite Improv Land	284	290.00	7,250,000	285	291.00	7,275,000	
33. HomeSite Improvements	287	0.00	32,424,740	288	0.00	32,427,940	620,835
34. HomeSite Total				<b>304</b>	<b>307.00</b>	<b>40,081,140</b>	
35. FarmSite UnImp Land	86	525.26	421,023	89	535.42	432,078	
36. FarmSite Improv Land	473	2,391.48	3,270,752	476	2,409.12	3,297,117	
37. FarmSite Improvements	511	0.00	19,393,615	514	0.00	19,673,818	672,144
38. FarmSite Total				<b>603</b>	<b>2,944.54</b>	<b>23,403,013</b>	
39. Road & Ditches	2,595	9,019.43	0	2,599	9,021.14	0	
40. Other- Non Ag Use	8	19.13	31,367	8	19.13	31,367	
41. Total Section VI				<b>907</b>	<b>12,291.81</b>	<b>63,515,520</b>	<b>1,292,979</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	41,703.97	30.53%	157,167,337	31.25%	3,768.64
47. 2A1	22,064.36	16.15%	82,925,018	16.49%	3,758.32
48. 2A	19,379.59	14.19%	70,516,604	14.02%	3,638.70
49. 3A1	17,762.59	13.00%	65,268,634	12.98%	3,674.50
50. 3A	6,828.50	5.00%	24,030,360	4.78%	3,519.13
51. 4A1	28,639.26	20.96%	102,202,363	20.32%	3,568.61
52. 4A	234.37	0.17%	833,425	0.17%	3,556.02
<b>53. Total</b>	<b>136,612.64</b>	<b>100.00%</b>	<b>502,943,741</b>	<b>100.00%</b>	<b>3,681.53</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	136,674.82	44.16%	138,875,810	45.70%	1,016.10
56. 2D1	40,100.13	12.96%	40,714,961	13.40%	1,015.33
57. 2D	48,766.78	15.76%	46,388,229	15.26%	951.23
58. 3D1	39,007.97	12.60%	37,058,922	12.19%	950.03
59. 3D	14,493.19	4.68%	13,769,338	4.53%	950.06
60. 4D1	27,956.55	9.03%	24,887,401	8.19%	890.22
61. 4D	2,471.61	0.80%	2,199,735	0.72%	890.00
<b>62. Total</b>	<b>309,471.05</b>	<b>100.00%</b>	<b>303,894,396</b>	<b>100.00%</b>	<b>981.98</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,086.69	5.19%	3,192,645	5.42%	627.65
65. 2G1	4,640.26	4.74%	2,864,504	4.86%	617.32
66. 2G	4,188.20	4.28%	2,527,351	4.29%	603.45
67. 3G1	7,506.14	7.66%	4,528,062	7.69%	603.25
68. 3G	6,239.21	6.37%	3,761,558	6.38%	602.89
69. 4G1	56,287.72	57.46%	33,671,515	57.15%	598.20
70. 4G	14,007.44	14.30%	8,371,621	14.21%	597.66
<b>71. Total</b>	<b>97,955.66</b>	<b>100.00%</b>	<b>58,917,256</b>	<b>100.00%</b>	<b>601.47</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>136,612.64</b>	<b>24.97%</b>	<b>502,943,741</b>	<b>58.02%</b>	<b>3,681.53</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>309,471.05</b>	<b>56.56%</b>	<b>303,894,396</b>	<b>35.06%</b>	<b>981.98</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>97,955.66</b>	<b>17.90%</b>	<b>58,917,256</b>	<b>6.80%</b>	<b>601.47</b>
72. Waste	1,497.45	0.27%	119,802	0.01%	80.00
73. Other	1,597.17	0.29%	958,302	0.11%	600.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>547,133.97</b>	<b>100.00%</b>	<b>866,833,497</b>	<b>100.00%</b>	<b>1,584.32</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	136,612.64	502,943,741	136,612.64	502,943,741
<b>77. Dry Land</b>	88.45	87,922	42.31	39,965	309,340.29	303,766,509	309,471.05	303,894,396
<b>78. Grass</b>	14.44	8,664	42.37	25,422	97,898.85	58,883,170	97,955.66	58,917,256
<b>79. Waste</b>	0.00	0	0.00	0	1,497.45	119,802	1,497.45	119,802
<b>80. Other</b>	0.77	462	0.87	522	1,595.53	957,318	1,597.17	958,302
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>103.66</b>	<b>97,048</b>	<b>85.55</b>	<b>65,909</b>	<b>546,944.76</b>	<b>866,670,540</b>	<b>547,133.97</b>	<b>866,833,497</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	136,612.64	24.97%	502,943,741	58.02%	3,681.53
<b>Dry Land</b>	309,471.05	56.56%	303,894,396	35.06%	981.98
<b>Grass</b>	97,955.66	17.90%	58,917,256	6.80%	601.47
<b>Waste</b>	1,497.45	0.27%	119,802	0.01%	80.00
<b>Other</b>	1,597.17	0.29%	958,302	0.11%	600.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>547,133.97</b>	<b>100.00%</b>	<b>866,833,497</b>	<b>100.00%</b>	<b>1,584.32</b>



Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Brandon	6	7,399	7	38,881	7	237,859	13	284,139	0
83.2 Elsie	17	61,840	69	287,112	70	2,596,208	87	2,945,160	68,710
83.3 Grinton	32	22,337	16	11,529	16	243,666	48	277,532	0
83.4 Grant	33	249,024	530	4,429,608	538	45,524,722	571	50,203,354	508,995
83.5 Kenton Heights	3	17,500	13	127,500	13	1,413,947	16	1,558,947	0
83.6 Madrid	43	176,188	124	716,805	126	5,809,123	169	6,702,116	4,430
83.7 Rural	20	314,318	175	5,652,502	193	20,682,747	213	26,649,567	507,228
83.8 Venango	33	119,354	90	349,975	91	3,261,780	124	3,731,109	33,569
84 Residential Total	187	967,960	1,024	11,613,912	1,054	79,770,052	1,241	92,351,924	1,122,932

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	N/a Or Error	0	0	0	0	1	4,500	1	4,500	0
85.2	Brandon	0	0	1	15,000	2	369,399	2	384,399	0
85.3	Elsie	4	33,280	14	178,844	15	1,043,725	19	1,255,849	0
85.4	Granton	0	0	1	2,726	2	107,945	2	110,671	0
85.5	Grant	20	202,834	92	1,067,190	101	10,294,281	121	11,564,305	0
85.6	Madrid	10	52,940	15	180,700	16	15,035,347	26	15,268,987	0
85.7	Rural	22	461,464	43	6,156,889	46	26,132,003	68	32,750,356	1,340,890
85.8	Venango	5	23,795	11	62,830	12	1,726,390	17	1,813,015	25,530
86	Commercial Total	61	774,313	177	7,664,179	195	54,713,590	256	63,152,082	1,366,420

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,531.52	3.92%	2,119,574	3.92%	600.19
89. 2G1	3,747.54	4.16%	2,248,525	4.16%	600.00
90. 2G	3,473.14	3.86%	2,084,011	3.86%	600.04
91. 3G1	6,334.50	7.03%	3,801,645	7.03%	600.15
92. 3G	5,378.69	5.97%	3,228,036	5.97%	600.15
93. 4G1	54,250.00	60.23%	32,550,731	60.23%	600.01
94. 4G	13,350.47	14.82%	8,010,282	14.82%	600.00
95. Total	90,065.86	100.00%	54,042,804	100.00%	600.04
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,555.17	19.71%	1,073,071	22.01%	690.00
98. 2C1	892.72	11.31%	615,979	12.64%	690.00
99. 2C	715.06	9.06%	443,340	9.10%	620.00
100. 3C1	1,171.64	14.85%	726,417	14.90%	620.00
101. 3C	860.52	10.91%	533,522	10.95%	620.00
102. 4C1	2,037.72	25.83%	1,120,784	22.99%	550.02
103. 4C	656.97	8.33%	361,339	7.41%	550.01
104. Total	7,889.80	100.00%	4,874,452	100.00%	617.82
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	90,065.86	91.95%	54,042,804	91.73%	600.04
CRP Total	7,889.80	8.05%	4,874,452	8.27%	617.82
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	97,955.66	100.00%	58,917,256	100.00%	601.47

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

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	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	86,653,206	92,351,924	5,698,718	6.58%	1,122,932	5.28%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	32,813,040	40,081,140	7,268,100	22.15%	620,835	20.26%
<b>04. Total Residential (sum lines 1-3)</b>	<b>119,466,246</b>	<b>132,433,064</b>	<b>12,966,818</b>	<b>10.85%</b>	<b>1,743,767</b>	<b>9.39%</b>
05. Commercial	48,369,650	49,766,836	1,397,186	2.89%	1,366,420	0.06%
06. Industrial	16,594,768	13,385,246	-3,209,522	-19.34%	0	-19.34%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>64,964,418</b>	<b>63,152,082</b>	<b>-1,812,336</b>	<b>-2.79%</b>	<b>1,366,420</b>	<b>-4.89%</b>
08. Ag-Farmsite Land, Outbuildings	22,719,649	23,403,013	683,364	3.01%	672,144	0.05%
09. Minerals	18,200	18,200	0	0.00	0	0.00%
10. Non Ag Use Land	27,467	31,367	3,900	14.20%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>22,765,316</b>	<b>23,452,580</b>	<b>687,264</b>	<b>3.02%</b>	<b>672,144</b>	<b>0.07%</b>
12. Irrigated	529,807,434	502,943,741	-26,863,693	-5.07%		
13. Dryland	361,918,345	303,894,396	-58,023,949	-16.03%		
14. Grassland	64,333,260	58,917,256	-5,416,004	-8.42%		
15. Wasteland	120,143	119,802	-341	-0.28%		
16. Other Agland	1,016,110	958,302	-57,808	-5.69%		
<b>17. Total Agricultural Land</b>	<b>957,195,292</b>	<b>866,833,497</b>	<b>-90,361,795</b>	<b>-9.44%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,164,391,272</b>	<b>1,085,871,223</b>	<b>-78,520,049</b>	<b>-6.74%</b>	<b>3,782,331</b>	<b>-7.07%</b>

## 2019 Assessment Survey for Perkins County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	1- shared with the treasurers office
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$131,900
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$131,900
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Perkins County has a separate appraisal budget.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$30,000
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$22,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	none

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	No
4.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
5.	<b>Does the county have GIS software?</b>
	Yes, with gWorks
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	yes, perkins.gworks.com
7.	<b>Who maintains the GIS software and maps?</b>
	Staff and gWorks
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Grant, Madrid, and Venango are all zoned.
4.	<b>When was zoning implemented?</b>
	2001

## D. Contracted Services

1.	<b>Appraisal Services:</b>
	Pritchard & Abbott, Stanard Appraisal Services, Inc.
2.	<b>GIS Services:</b>
	gWorks
3.	<b>Other services:</b>
	MIPS

## E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Stanard Appraisal Services, Inc.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes. For feedlots, hog farms, landfill, ethanol plant and commercial pickup work.
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	The County requires to appraiser to have appraisal experience and to be credentialed.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	They work with the county assessor to set the assessed value.

## 2019 Residential Assessment Survey for Perkins County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	The county assessor and staff.												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Rural, including rural acreages outside of the incorporated villages.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.	2	Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.	4	Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.	8	Rural, including rural acreages outside of the incorporated villages.	AG	Agricultural homes and outbuildings.
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8	Rural, including rural acreages outside of the incorporated villages.												
AG	Agricultural homes and outbuildings.												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	The cost approach is used in determining residential property market value.												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	The county uses the local market to establish depreciation.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	No, a base depreciation table is established using the Grant sales. This model is used for the smaller villages and rural with additional economic depreciation applied by valuation group to reach market value as warranted.												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Market approach using value per lot, value per square foot, and value per acre.												
<b>7.</b>	<b>How are rural residential site values developed?</b>												
	Costs of improvements (sewer, water, electricity) to rural residential sites were reviewed to help determine the rural residential first acre.												
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												



Not applicable at this time.

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	2015	2016	2017
2	2018	2015	2016	2015
4	2019	2015	2016	2018
8	2019	2015	2018	2016
AG	2019	2015	2018	2016

## 2019 Commercial Assessment Survey for Perkins County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	The County Assessor and with the assistance from Stanard Appraisal Services.																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Remainder of the county.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.	2	Remainder of the county.									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.																		
2	Remainder of the county.																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	Cost, market, and income (when available) approaches are all used to estimate market value of commercial properties in the county.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	The cost approach is used in valuing unique commercial properties.																		
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	The county uses local market information to develop the depreciation tables.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	No, they are used countywide.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	Market approach using value per lot, value per square foot, and value per acre.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<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	2015	2016	2016	2	2016	2015	2016	2016
<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	2015	2016	2016															
2	2016	2015	2016	2016															

## 2019 Agricultural Assessment Survey for Perkins County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	County Assessor and staff.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;"><u>Market Area</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> <th style="text-align: center; padding: 5px;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">01</td> <td style="padding: 5px;">The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.</td> <td style="text-align: center; padding: 5px;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2016	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2016						
	The county assessor is always watching for land changes with the aid of FSA maps, certified acres from the NRD, and has identified all CRP acres within the county by maps and contracts.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	N/A							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Market data of actual rural acreages are reviewed and valued. Recreational land has not been identified from the market.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Farm home sites carry the same value as rural residential home sites.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	Intensive use parcels are valued at the same time as the commercial class. A hired contract appraiser helps set values for these parcels.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	When sales of WRP occur, they reflect a value similar to timbered grassland. Since no sales have occurred in some time, the WRP is moved at a pace similar to the grassland							

**2018 Plan of Assessment for Perkins County**  
**Assessment Years 2019, 2020, and 2021**  
**Date: June 15, 2018**

**Plan of Assessment Requirements:**

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

**Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade." Neb. Rev. Stat. 77-112(Reissue 2006).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 75% of actual value for agricultural land and horticultural land.

Reference, Neb. Rev. Stat. 77-5023(2), 77-1344.

**General Description of Real Property in Perkins County\***

	Parcels	% of Total Parcels	Total Value	% of Taxable Value Base		
Residential	1222	27.02%	\$142,238,634	12.22%		
Commercial & Industrial	252	5.57%	\$ 64,807,418	5.57%		
Agricultural	2785	61.57%	\$957,196,457	82.21%		
Tax Exempt Mineral	242 22	5.35% .49%	0 \$18,200	.00%		
Total	4523	100%	\$1,164,260,709	100%		

\*2018 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 547,326 acres

Other pertinent facts: 82.21% of Perkins County Valuation is agricultural and of that 82.21%, the primary land use is dry, but the greatest amount of valuation is in irrigated land with \$529,807,433 of value, with dryland valuation at \$361,920,545.

For more information see 2018 Reports & Opinions, Abstract and Assessor Survey.

**Current Resources**

A. Staff/Budget/Training

Staff

- 1 Assessor
- 1 Deputy Assessor
- 1 Part-time Employee

Budget Request

- 2018-19 Assessor = \$131,900
- 2018-19 Reappraisal = \$35,000

### Training

The Assessor holds a current Assessor Certification dated February 7, 2002.  
The Deputy Assessor holds a current Assessor Certification dated February 9, 2017.

B. Cadastral Maps - Cadastral maps of agricultural land used in the Assessor's office were scanned by GIS Workshop as part of the upgrade to a GIS system. The soil survey was implemented during the summer and fall of 2008 for the 2009 assessment year. The new soil survey was downloaded during the summer of 2016 for the 2017 assessment year.

C. Property Record Cards – Hard copies and electronic copies of the property record cards are maintained. The information contained within these property record cards meets the requirements of the law. Property record cards are available to the public on our website, [perkins.gisworkshop.com](http://perkins.gisworkshop.com).

D. Software for CAMA and Assessment Administration is contracted through Terra Scan/Thomson Reuters. We have been with Terra Scan since June, 1998. GIS was implemented in the summer of 2006 and our website came on line February, 2007. The website is kept updated by GIS Workshop.

### **Current Assessment Procedures for Real Property**

A. Discover, List & Inventory all property – Building permits are provided from the city of Grant on a monthly basis, and by the village of Madrid and the Village of Venango at the end of each year. No building permits are provided to the assessor's office from Elsie. Zoning permits are provided to the assessor's office by the Zoning Administrator. These building and zoning permits help us to list new construction in the incorporated areas. Zoning permits are not required for agricultural buildings. Improvement statements are filed by the office personnel whenever new construction is observed or reported. Notice is published at the end of each year to remind the taxpayers that an improvement statement must be filed with the County Assessor on all improvements to real property amounting to a value of two thousand five hundred dollars or more.

- B. Data Collection – Data collection is done yearly on different parts of the county.
- C. Review assessment sales ratio studies before assessment actions.  
Assessment sales ratios are reviewed yearly to determine what areas need to be adjusted.
- D. Approaches to Value
  - 1) Market Approach; sales comparisons- Residential and Commercial sales books are kept updated when new sales are processed.
  - 2) Cost Approach; cost manual used & date of manual and latest depreciation study. – The 06/15 Marshall and Swift costs were used for the Grant, Grant Suburban, Kenton Heights, Madrid and Elsie residential revaluation done for 2018. A current depreciation study and effective age were implemented.
  - 3) Income Approach; income and expense data collection/analysis from the market when available.
  - 4) Land valuation studies - Sales Books are kept updated on all vacant land sales and agricultural sales.
  - 5) Reconciliation of Final Value and documentation
- E. Review assessment sales ratio studies after assessment actions-A complete review of sales ratios is done after the yearly assessment actions to determine the new ratios.
- F. Notices and Public Relations – Notices are published timely to notify the public.

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

<u>Property Class</u>	<u>LEVEL OF VALUE</u>
Residential	98%
Commercial	100%
Agricultural	73%

## **Assessment Actions Planned for Assessment Year 2019**

### ***Residential***

The review and revaluation of Rural Residential property will be completed for 2019, including land values. There are approximately 500 rural parcels in Perkins County. This review will include an exterior physical inspection, which was done in late 2016, along with verifying information located on the property record card. New digital pictures were also taken in late 2016. These properties will be revalued using the most recent M & S cost tables available and a market derived depreciation and sales approach to value. Venango and Brandon residential properties will also be revalued for 2019. Appraisal maintenance will be done on all other residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sale books will be updated as sales are received.

### ***Commercial***

All commercial and industrial properties were reviewed and revalued by Stanard Appraisal in 2015 and 2016. Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. An appraisal firm will be contracted to do our commercial pickup work, which will include new construction and additions. Appraisal maintenance will be done on all other commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

### ***Agricultural***

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if



necessary. Sales books will be updated as sales are received. The new soil survey was implemented for the 2017 valuation year.

### **Assessment Actions Planned for Assessment Year 2020**

#### ***Residential***

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of lots in towns, and sales of rural properties will continue to be mapped and sales books will be updated as sales are received.

#### ***Commercial***

An appraisal firm will be contracted for 2020 to review and revalue all grain & chemical facilities in the county. The appraisal firm will also be contracted to do our commercial pickup work, which will include new construction and additions. Pritchard & Abbott of Fort Worth, Texas will value the mineral interests in Perkins County. Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

#### ***Agricultural***

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received. CRP sales will also be monitored.

		Brandon Residential	residential.	residential	
Commercial		Appraisal maintenance of all Commercial and Industrial	Physical review and revaluation of all grain & chemical facilities.	Physical review and revaluation of all Commercial & Industrial	
Agricultural					
		Market analysis by land classification.	Market analysis by land classification.	Market analysis by land classification.	

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to Nebraska Department of Revenue, rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 775 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 100 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list corrections documents for county board approval.
11. County Board of Equalization – attend County Board of Equalization meetings for valuation protests, assemble and provide information.
12. TERC Appeals – prepare information and attend taxpayer appeal hearing before TERC, defend valuation.
13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education/Assessor Education – attend meeting, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
15. Update and maintain GIS and Perkins County Assessor’s website.

Respectfully submitted:

Assessor Signature: Deanna Burton Date: 6/15/18

Copy distribution: Submit the plan to the County Board of Equalization on or before July 31 of each year.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.