

**NEBRASKA**

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DEPARTMENT OF REVENUE

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

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**PLATTE 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 Platte 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 Platte 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: Thomas M. Placzek, Platte County Assessor

# Table of Contents

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

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

## **Appendices:**

- Commission Summary

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

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

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

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

## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

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

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

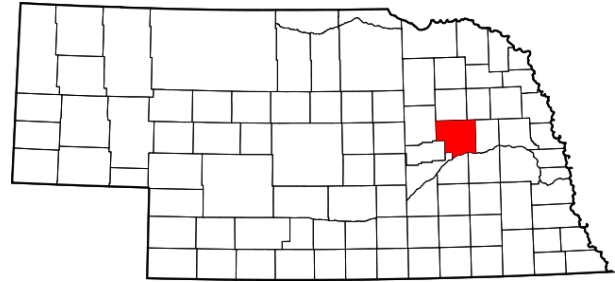
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

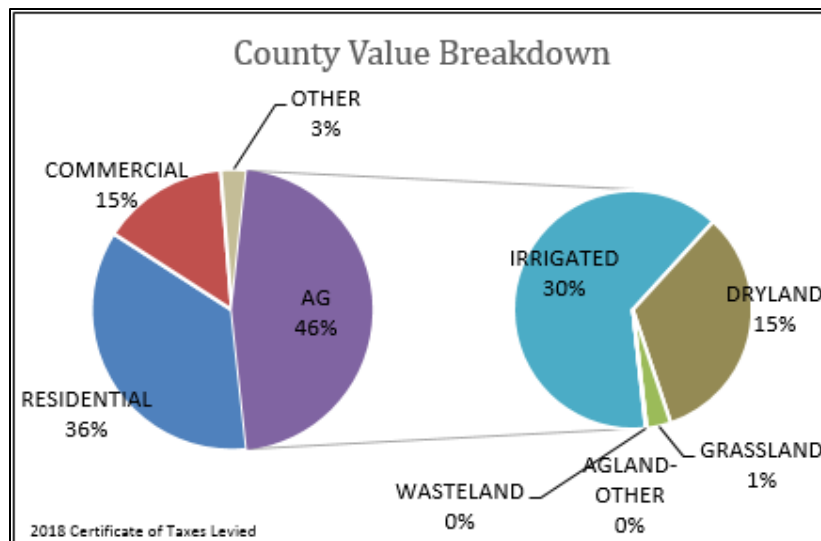
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 674 square miles, Platte County had 33,175 residents, per the Census Bureau Quick Facts for 2017, a 3% population increase over the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$146,015 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Platte County are located in and around Columbus, the county seat. According to the latest information available from the U.S. Census Bureau, there were 1,016 employer establishments with total employment of 15,936.



NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
COLUMBUS	20,998	22,327	6.3%
CORNLEA	-	36	
CRESTON	215	203	-5.6%
DUNCAN	359	351	-2.2%
HUMPHREY	786	760	-3.3%
LINDSAY	276	255	-7.6%
MONROE	307	284	-7.5%
NEWMAN GROVE	797	721	-9.5%
PLATTE CENTER	359	336	-6.4%
TARNOV	63	46	-27.0%

Agricultural land makes up approximately 46% of the county's valuation base. Irrigated land makes up the majority of the land in the county. Platte County is included in the Lower Elkhorn, Lower Platte North, Lower Loup, and Central Platte Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Platte County ranks fifth in corn for silage. In value of sales by commodity group, Platte County ranks first in hogs and pigs and fourth in vegetables, melons, potatoes, and sweet potatoes (USDA AgCensus).

The ethanol plant located in Columbus contributes to the local agricultural economy.



## 2019 Residential Correlation for Platte County

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### *Assessment Actions*

For the current assessment year, the Platte County Assessor inspected, reviewed and revalued Valuation Groups 2, 4, 9, 10 and the small towns of Duncan and Lindsay. New photos were taken of the properties and sketches were updated if necessary.

A market analysis was completed and the following changes were made: Valuation Group 1 had updated cost tables applied and also an increase to the reconstruction cost new factor for the improvements; Valuation Group 3 had updated cost and depreciation tables applied and was revalued; Valuation Group 4 had updated cost tables applied; Valuation Group 5 had updated cost tables applied with an additional adjustment to homes depending on the square footage; Valuation Group 7 had updated cost tables applied; Valuation Group 9 had updated cost and depreciation tables applied and a lot value increase; Valuation Group 10 had updated cost and depreciation tables applied; Valuation Group 12 had updated cost tables applied and a lot value increase; the small towns of Duncan and Lindsay had updated depreciation tables applied. All pick-up work was completed in a timely manner.

### *Assessment Practice Review*

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The Property Assessment Division (Division) reviews the transmission of data from the county to the sales file to see if it was done in a timely fashion and for accuracy. Platte County has consistently transmitted data timely and accurately.

Sales verification is also addressed during the review. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The county assessor reaches out to the buyer and seller by phone to assist in sales qualifications. Disqualified sales had comments and they provide a reasonable explanation as to why the sales were disqualified. The percentage of sales used is acceptable. The review of Platte County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property, the county continues to meet the six-year inspection and review cycle.

## 2019 Residential Correlation for Platte County

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Valuation groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class.

Based on all relevant information, the quality of assessment of the residential class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance.

### *Description of Analysis*

Residential parcels are analyzed utilizing 15 Valuation Groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Columbus; Neighborhood – A
2	Columbus; Neighborhood – A1
3	Columbus; Neighborhood – B
4	Columbus; Neighborhood – B1
5	Columbus; Neighborhood – C
6	Columbus; Neighborhood – D
7	Columbus; Neighborhood – E
8	Columbus; Neighborhood – F
9	Columbus; Neighborhood – H
10	Columbus; Neighborhood – I
11	Columbus; Neighborhood – K
12	Columbus; Neighborhood – L
13	Small Towns & Villages; (incl. Creston, Duncan, Lindsay, Monroe and Platte Center; and villages; Cornlea, Oconee and Tarnov)
15	Humphrey
19	Acreages

For the residential property class, a review of Platte County’s statistical analysis profiles 977 residential sales, representing all of the Valuation Groups. All Valuation Groups with a sufficient number of sales are within the acceptable range. All three measures of central tendency are in the range and support one another. The COD and PRD are also within the acceptable range indicating the data used for measurement is reliable.

## 2019 Residential Correlation for Platte County

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The movement of the residential base, less growth, confirms the assessment actions reported by the county assessor.

### *Equalization and Quality of Assessment*

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The Platte County Assessor complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	160	96.83	100.36	97.90	14.51	102.51
2	41	97.19	95.96	95.42	09.75	100.57
3	48	99.35	97.85	98.06	06.55	99.79
4	39	95.79	105.89	95.54	20.68	110.83
5	122	96.72	99.65	98.41	10.73	101.26
6	69	92.85	93.24	92.62	09.50	100.67
7	85	94.78	95.24	95.59	08.92	99.63
8	64	96.42	100.56	96.53	12.47	104.17
9	43	98.54	100.25	99.86	08.80	100.39
10	38	96.76	100.30	98.46	13.11	101.87
11	26	95.66	94.71	94.84	06.08	99.86
12	126	96.33	109.80	100.03	24.85	109.77
13	46	96.98	97.41	92.65	20.39	105.14
15	32	93.05	91.55	90.84	14.42	100.78
19	38	94.01	94.20	89.83	22.27	104.86
____ALL____	977	96.13	99.64	96.29	14.21	103.48

### *Level of Value*

Based on the analysis of all available information, the level of value of the residential class of real property in Platte County is 96%.

## 2019 Commercial Correlation for Platte County

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### *Assessment Actions*

For the current assessment year, the Platte County Assessor inspected, reviewed and revalued the small towns of Humphrey, Monroe, Platte Center, Duncan, Lindsay and also the old downtown area of Columbus. New pictures were taken and sketches were updated. Cost tables were updated to 2017 and depreciation studies were completed in 2018 using local depreciation for these areas. A sales analysis was completed of the commercial class and no other changes were deemed necessary. All pick-up work was completed in a timely fashion.

### *Assessment Practice Review*

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The Property Assessment Division (Division) reviews the transmission of data from the county assessor to the sales file to see if it was done in a timely fashion and for accuracy. Platte County has consistently transmitted data timely and accurately.

Sales verification is also addressed during the review. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. All disqualified sales had comments and the comments provided an adequate explanation. The review of Platte County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The review also included checking the reported values from the Assessed Value Update (AVU) and verifying their accuracy when compared to the property record card.

The county assessor's inspection and review cycle for all real property was discussed with the county assessor. For commercial property, the county assessor continues to meet the six-year inspection and review cycle.

Valuation groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the commercial property class.

Based on all relevant information, the quality of assessment of the commercial class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance.

## 2019 Commercial Correlation for Platte County

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### *Description of Analysis*

Commercial parcels are analyzed utilizing three valuation groups based on assessor locations.

Valuation Group	Description
1	All parcels within Columbus
2	All parcels in close proximity but outside Columbus city limits
3	All small towns and rural parcels

For this study period, there were 84 commercial sales profiled for the valuation groups. Two of the three measures of central tendency are in the range, with the mean being out by 2 points, which is not deemed a concern.

In reviewing the occupancy codes with a material number of sales, occupancy code 344 is slightly above the range and is being affected by a couple of high ratio outliers. The high COD for this occupancy code indicates that the median may not be a reliable statistical measure. Occupancy code 353 is also slightly above the range. Further review revealed that the first two years of the study period had medians of 101% to 102%, whereas the latest study period has a ratio of 99%, which indicates an increasing market. Neither of these occupancy codes were determined to be an issue.

The median was then tested by arraying the sales ratios and removing four outliers on the high end and the low end. The median did not move significantly indicating the median can be relied upon as a stable statistical measure.

Four high ratio outliers removed	Median – 97
Four low ratios outliers removed	Median – 99

The movement of the commercial market confirmed the assessment actions reported by the county assessor. The increase that resulted in the revaluation of the small towns was offset by the decrease that resulted in the revaluation of the old downtown area of Columbus.

## 2019 Commercial Correlation for Platte County

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### *Equalization and Quality of Assessment*

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. Based on all relevant information, the quality of assessment of the commercial class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	58	96.87	102.75	95.81	17.86	107.24
2	9	98.96	97.68	98.72	07.39	98.95
3	17	100.00	100.52	92.31	17.03	108.89
____ALL____	84	97.32	101.75	96.06	16.76	105.92

### *Level of Value*

Based on the analysis of all available information, the level of value of the commercial class of real property in Platte County is 97%.

# 2019 Agricultural Correlation for Platte County

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## *Assessment Actions*

For the current assessment year, the Platte County Assessor completed a sales analysis of agricultural land and as a result, the county assessor made the following adjustments; Market Area 3 irrigated land decreased between 4% to 11% depending on the Land Capability Group (LCG), dryland was decreased between 5% to 8% depending on the LCG and grassland was decreased between 7% to 17% depending on the LCG. Market Area 6 dryland was decreased between 4% to 19% depending on the LCG and grassland decreased between 10% to 14% depending on the LCG. After reviewing the sale of farm homes, no adjustments were deemed necessary. All pick-up work was completed in a timely fashion.

## *Assessment Practice Review*

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The Property Assessment Division (Division) reviews the transmission of data from the county assessor to the sales file to see if it was done in a timely fashion and for accuracy. Platte County has consistently transmitted data timely and accurately.

Sales verification is also addressed during the review. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. All disqualified sales had comments and the comments provided an adequate explanation. The review of Platte County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The review also included checking the reported values from the Assessed Value Update (AVU) and verifying their accuracy when compared to the property record card.

Platte County continually verifies sales along with updating land use in the agricultural class of property. The current process of land use verification is through aerial imagery. Phone calls and physical inspections are also used to gather information. The county assessor's practice considers all available information when determining the primary use of the parcel.

The county assessor has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount. The process used by the county assessor gathers sufficient information to adequately make qualification determinations and the sales that have been removed have comments to explain why. It was noted that the usability

## 2019 Agricultural Correlation for Platte County

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percentage for agricultural sales had decreased, but after further review, there have been many transfers to trusts and life estates in the past year.

The county assessor also recognizes in some areas that the soil has drainage issues. These areas appear throughout the county, but the majority of the impacted areas lie two townships north of Columbus. These areas are typically downgraded one to two LCGs to account for the less productive soil.

A discussion was held with the county assessor to suggest ways to identify more of the Conservation Reserve Program (CRP) acres in the county. The county assessor is considering sending out mailers to landowners who have been identified as possibly having CRP on their ground and/or asking landowners if they have CRP acres when they come in to file their personal property returns.

The county continues to meet the six-year inspection and review cycle for agricultural parcels.

Based on all relevant information, the quality of assessment of the agricultural class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance.

### *Description of Analysis*

There are two market areas within Platte County; Market Area 3 is predominantly irrigated cropland and some pasture but tends to have sandier soils than the rest of the county. Market Area 3 exists in the region at the south of the county between the Loup and the Platte Rivers. Market Area 6 is much larger and is made up of all of the rest of the county north of the Loup River.

The initial analysis was done using the 43 sales within Platte County for the current study period. Two of the three measures of central tendency are within the acceptable range with the mean being outside of the range. The mean is being influenced by high ratio outliers and if two of those outliers are removed from measurement, the mean falls in the acceptable range while the median remains the same.

Another analysis studied the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. The 80% MLU classes with a sufficient number of sales all had medians that fell in the acceptable range.

A comparison was done using sales from the surrounding counties to measure Platte County's schedule of values. The results of this analysis were comparable to the results of the sales within Platte County, indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

The movement of the agricultural base confirms the assessment actions that were reported by the county assessor that irrigated land in Market Area 3 was decreased. Irrigated land in that market area contributes to less than 12% of the total irrigated acres in the county which is why the overall



## 2019 Agricultural Correlation for Platte County

movement in irrigated land decreased less than 1%. Dryland and grassland were also decreased in both market areas by varying percentages as reported by the county assessor.

### *Equalization and Quality of Assessment*

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

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Platte County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized. The quality of assessment of agricultural land in Platte 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	22	69.47	75.84	73.35	16.76	103.39
3	8	72.85	78.35	76.31	17.25	102.67
6	14	68.83	74.40	71.73	15.59	103.72
<u>Dry</u>						
County	10	74.53	81.91	77.72	19.79	105.39
6	10	74.53	81.91	77.72	19.79	105.39
<u>Grass</u>						
County	2	77.38	77.38	74.67	05.22	103.63
3	2	77.38	77.38	74.67	05.22	103.63
<u>ALL</u>	43	72.14	80.67	73.17	22.89	110.25

### *Level of Value*

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

## 2019 Opinions of the Property Tax Administrator for Platte 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>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	97	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	72	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 Platte County

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### Residential Real Property - Current

Number of Sales	977	Median	96.13
Total Sales Price	\$164,074,343	Mean	99.64
Total Adj. Sales Price	\$164,074,343	Wgt. Mean	96.29
Total Assessed Value	\$157,994,595	Average Assessed Value of the Base	\$135,658
Avg. Adj. Sales Price	\$167,937	Avg. Assessed Value	\$161,714

### Confidence Interval - Current

95% Median C.I	95.09 to 96.96
95% Wgt. Mean C.I	95.34 to 97.25
95% Mean C.I	97.79 to 101.49
% of Value of the Class of all Real Property Value in the County	34.43
% of Records Sold in the Study Period	7.59
% of Value Sold in the Study Period	9.05

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	911	95	94.98
2017	858	95	95.19
2016	845	96	95.53
2015	710	97	96.89

## 2019 Commission Summary for Platte County

### Commercial Real Property - Current

Number of Sales	84	Median	97.32
Total Sales Price	\$21,355,649	Mean	101.75
Total Adj. Sales Price	\$21,355,649	Wgt. Mean	96.06
Total Assessed Value	\$20,515,185	Average Assessed Value of the Base	\$505,283
Avg. Adj. Sales Price	\$254,234	Avg. Assessed Value	\$244,228

### Confidence Interval - Current

95% Median C.I	94.99 to 100.57
95% Wgt. Mean C.I	90.23 to 101.90
95% Mean C.I	96.06 to 107.44
% of Value of the Class of all Real Property Value in the County	14.99
% of Records Sold in the Study Period	5.58
% of Value Sold in the Study Period	2.70

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	83	98	97.92
2017	83	98	98.43
2016	76	99	99.48
2015	65	92	92.14

**71 Platte  
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 : 977  
 Total Sales Price : 164,074,343  
 Total Adj. Sales Price : 164,074,343  
 Total Assessed Value : 157,994,595  
 Avg. Adj. Sales Price : 167,937  
 Avg. Assessed Value : 161,714

MEDIAN : 96  
 WGT. MEAN : 96  
 MEAN : 100  
 COD : 14.21  
 PRD : 103.48

COV : 29.59  
 STD : 29.48  
 Avg. Abs. Dev : 13.66  
 MAX Sales Ratio : 456.42  
 MIN Sales Ratio : 45.46

95% Median C.I. : 95.09 to 96.96  
 95% Wgt. Mean C.I. : 95.34 to 97.25  
 95% Mean C.I. : 97.79 to 101.49

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	112	100.13	104.45	99.71	13.66	104.75	62.97	362.54	97.38 to 102.18	164,776	164,301
01-JAN-17 To 31-MAR-17	86	97.06	102.54	98.91	12.63	103.67	71.25	229.85	94.99 to 100.69	159,952	158,211
01-APR-17 To 30-JUN-17	144	97.60	100.49	98.50	12.66	102.02	61.09	341.53	95.86 to 100.00	170,347	167,796
01-JUL-17 To 30-SEP-17	141	95.20	98.02	96.05	11.85	102.05	59.64	414.67	93.30 to 97.58	167,646	161,020
01-OCT-17 To 31-DEC-17	119	94.59	98.85	96.44	13.27	102.50	52.03	221.06	92.42 to 97.83	162,393	156,611
01-JAN-18 To 31-MAR-18	80	97.09	102.49	96.57	14.21	106.13	70.04	232.53	92.82 to 99.78	176,655	170,601
01-APR-18 To 30-JUN-18	148	94.67	99.94	94.52	18.65	105.73	46.60	456.42	90.91 to 97.34	168,129	158,911
01-JUL-18 To 30-SEP-18	147	92.08	93.82	91.96	14.73	102.02	45.46	205.71	88.16 to 94.49	172,485	158,617
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	483	97.41	101.05	98.13	12.75	102.98	59.64	414.67	96.66 to 98.54	166,416	163,301
01-OCT-17 To 30-SEP-18	494	94.34	98.27	94.53	15.55	103.96	45.46	456.42	92.63 to 95.72	169,424	160,163
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	490	96.56	99.74	97.37	12.57	102.43	52.03	414.67	95.05 to 97.55	165,814	161,448
<u>ALL</u>	977	96.13	99.64	96.29	14.21	103.48	45.46	456.42	95.09 to 96.96	167,937	161,714

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	160	96.83	100.36	97.90	14.51	102.51	68.59	232.53	93.16 to 98.49	108,581	106,302
2	41	97.19	95.96	95.42	09.75	100.57	74.80	118.12	90.94 to 100.00	368,813	351,919
3	48	99.35	97.85	98.06	06.55	99.79	76.88	114.80	94.95 to 101.88	184,083	180,507
4	39	95.79	105.89	95.54	20.68	110.83	70.83	414.67	90.92 to 100.04	197,771	188,950
5	122	96.72	99.65	98.41	10.73	101.26	73.35	207.83	93.92 to 98.37	155,234	152,770
6	69	92.85	93.24	92.62	09.50	100.67	74.33	149.66	89.32 to 94.75	156,881	145,307
7	85	94.78	95.24	95.59	08.92	99.63	73.98	137.17	90.93 to 97.85	189,279	180,924
8	64	96.42	100.56	96.53	12.47	104.17	79.27	456.42	93.50 to 99.72	273,344	263,851
9	43	98.54	100.25	99.86	08.80	100.39	73.70	162.82	95.29 to 101.03	154,442	154,222
10	38	96.76	100.30	98.46	13.11	101.87	68.58	220.66	92.72 to 101.34	197,093	194,055
11	26	95.66	94.71	94.84	06.08	99.86	81.00	113.21	89.74 to 98.46	210,845	199,971
12	126	96.33	109.80	100.03	24.85	109.77	55.48	435.60	93.00 to 101.47	109,076	109,105
13	46	96.98	97.41	92.65	20.39	105.14	48.84	214.80	89.87 to 103.96	89,445	82,869
15	32	93.05	91.55	90.84	14.42	100.78	46.60	130.38	86.15 to 101.20	190,930	173,445
19	38	94.01	94.20	89.83	22.27	104.86	45.46	209.75	84.27 to 100.73	213,279	191,597
<u>ALL</u>	977	96.13	99.64	96.29	14.21	103.48	45.46	456.42	95.09 to 96.96	167,937	161,714

**71 Platte  
RESIDENTIAL**

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

Qualified

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

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 Avg. Assessed Value : 161,714

MEDIAN : 96  
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 MEAN : 100  
 COD : 14.21  
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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	977	96.13	99.64	96.29	14.21	103.48	45.46	456.42	95.09 to 96.96	167,937	161,714
06											
07											
<u>ALL</u>	977	96.13	99.64	96.29	14.21	103.48	45.46	456.42	95.09 to 96.96	167,937	161,714

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	425.14	425.14	424.18	02.46	100.23	414.67	435.60	N/A	5,500	23,330
Less Than 30,000	11	141.84	190.31	153.35	63.16	124.10	53.57	435.60	92.63 to 414.67	18,636	28,578
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	977	96.13	99.64	96.29	14.21	103.48	45.46	456.42	95.09 to 96.96	167,937	161,714
Greater Than 14,999	975	96.10	98.98	96.27	13.55	102.81	45.46	456.42	95.05 to 96.89	168,270	161,998
Greater Than 29,999	966	96.02	98.61	96.22	13.17	102.48	45.46	456.42	95.02 to 96.81	169,637	163,230
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	425.14	425.14	424.18	02.46	100.23	414.67	435.60	N/A	5,500	23,330
15,000 TO 29,999	9	118.00	138.13	137.99	37.20	100.10	53.57	229.85	92.63 to 221.06	21,556	29,744
30,000 TO 59,999	48	117.37	141.79	141.09	40.14	100.50	46.60	456.42	101.38 to 134.95	44,872	63,309
60,000 TO 99,999	111	103.92	106.60	105.73	17.19	100.82	48.84	207.83	100.41 to 108.11	81,011	85,649
100,000 TO 149,999	321	94.31	95.06	94.95	11.22	100.12	45.46	180.82	93.00 to 96.04	126,495	120,106
150,000 TO 249,999	348	94.87	94.50	94.51	08.81	99.99	52.03	163.97	93.54 to 96.18	189,043	178,661
250,000 TO 499,999	130	96.63	95.65	95.57	08.85	100.08	52.70	131.93	94.45 to 99.01	322,077	307,806
500,000 TO 999,999	8	95.06	97.76	98.43	13.34	99.32	81.13	118.12	81.13 to 118.12	557,688	548,944
1,000,000 +											
<u>ALL</u>	977	96.13	99.64	96.29	14.21	103.48	45.46	456.42	95.09 to 96.96	167,937	161,714

**71 Platte**  
**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 : 84  
 Total Sales Price : 21,355,649  
 Total Adj. Sales Price : 21,355,649  
 Total Assessed Value : 20,515,185  
 Avg. Adj. Sales Price : 254,234  
 Avg. Assessed Value : 244,228

MEDIAN : 97  
 WGT. MEAN : 96  
 MEAN : 102  
 COD : 16.76  
 PRD : 105.92

COV : 26.17  
 STD : 26.63  
 Avg. Abs. Dev : 16.31  
 MAX Sales Ratio : 235.01  
 MIN Sales Ratio : 44.26

95% Median C.I. : 94.99 to 100.57  
 95% Wgt. Mean C.I. : 90.23 to 101.90  
 95% Mean C.I. : 96.06 to 107.44

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	5	105.38	130.25	133.55	28.23	97.53	96.77	235.01	N/A	221,780	296,179	
01-JAN-16 To 31-MAR-16	5	94.33	91.20	88.89	08.52	102.60	79.39	104.06	N/A	218,600	194,304	
01-APR-16 To 30-JUN-16	4	98.65	96.42	80.24	20.94	120.16	54.81	133.59	N/A	122,375	98,190	
01-JUL-16 To 30-SEP-16	10	100.08	96.78	86.78	22.68	111.52	44.26	147.29	46.81 to 134.12	219,225	190,252	
01-OCT-16 To 31-DEC-16	4	112.98	117.16	113.64	18.22	103.10	86.29	156.38	N/A	263,750	299,721	
01-JAN-17 To 31-MAR-17	8	97.34	98.10	87.77	09.36	111.77	74.66	114.00	74.66 to 114.00	392,875	344,839	
01-APR-17 To 30-JUN-17	6	95.59	104.73	96.66	21.31	108.35	74.81	172.44	74.81 to 172.44	328,833	317,851	
01-JUL-17 To 30-SEP-17	9	89.06	95.77	93.69	15.36	102.22	76.78	142.78	78.94 to 107.29	230,556	215,998	
01-OCT-17 To 31-DEC-17	11	98.96	103.50	109.57	08.98	94.46	82.93	150.73	95.00 to 117.93	132,136	144,776	
01-JAN-18 To 31-MAR-18	8	97.44	100.13	91.69	14.06	109.20	79.25	132.98	79.25 to 132.98	291,063	266,872	
01-APR-18 To 30-JUN-18	7	94.99	104.77	100.81	20.29	103.93	80.30	167.65	80.30 to 167.65	299,857	302,278	
01-JUL-18 To 30-SEP-18	7	94.58	95.69	90.21	10.12	106.07	78.50	117.57	78.50 to 117.57	335,000	302,192	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	24	98.78	102.53	97.22	21.92	105.46	44.26	235.01	92.25 to 105.96	203,485	197,821	
01-OCT-16 To 30-SEP-17	27	97.27	101.62	94.70	16.29	107.31	74.66	172.44	86.66 to 106.87	305,407	289,211	
01-OCT-17 To 30-SEP-18	33	98.72	101.30	96.75	12.93	104.70	78.50	167.65	94.58 to 100.00	249,273	241,176	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	23	96.99	99.05	92.46	20.39	107.13	44.26	156.38	90.07 to 106.87	209,989	194,160	
01-JAN-17 To 31-DEC-17	34	98.04	100.40	94.89	12.94	105.81	74.66	172.44	93.90 to 100.00	254,250	241,245	
<u>ALL</u>	84	97.32	101.75	96.06	16.76	105.92	44.26	235.01	94.99 to 100.57	254,234	244,228	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	58	96.87	102.75	95.81	17.86	107.24	54.81	235.01	92.27 to 102.33	273,852	262,370	
2	9	98.96	97.68	98.72	07.39	98.95	78.94	122.14	86.66 to 100.94	426,889	421,422	
3	17	100.00	100.52	92.31	17.03	108.89	44.26	147.29	94.58 to 114.00	95,897	88,525	
<u>ALL</u>	84	97.32	101.75	96.06	16.76	105.92	44.26	235.01	94.99 to 100.57	254,234	244,228	



**71 Platte  
COMMERCIAL**

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

Qualified

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

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 Avg. Assessed Value : 244,228

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 WGT. MEAN : 96  
 MEAN : 102  
 COD : 16.76  
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 95% Wgt. Mean C.I. : 90.23 to 101.90  
 95% Mean C.I. : 96.06 to 107.44

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	83	97.36	101.81	95.98	16.95	106.07	44.26	235.01	94.99 to 100.57	241,333	231,643
04	1	97.27	97.27	97.27	00.00	100.00	97.27	97.27	N/A	1,325,000	1,288,785
<u>ALL</u>	84	97.32	101.75	96.06	16.76	105.92	44.26	235.01	94.99 to 100.57	254,234	244,228

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	123.65	123.65	126.64	19.13	97.64	100.00	147.29	N/A	11,450	14,500
Less Than 30,000	5	114.00	119.97	120.73	13.11	99.37	100.00	147.29	N/A	18,180	21,949
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	84	97.32	101.75	96.06	16.76	105.92	44.26	235.01	94.99 to 100.57	254,234	244,228
Greater Than 14,999	82	97.13	101.22	96.03	16.53	105.40	44.26	235.01	94.67 to 100.57	260,155	249,832
Greater Than 29,999	79	96.87	100.60	95.96	16.40	104.84	44.26	235.01	94.58 to 100.00	269,174	258,297
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	123.65	123.65	126.64	19.13	97.64	100.00	147.29	N/A	11,450	14,500
15,000 TO 29,999	3	114.00	117.51	118.74	08.02	98.96	105.56	132.98	N/A	22,667	26,915
30,000 TO 59,999	8	100.00	97.76	96.84	04.10	100.95	82.93	105.96	82.93 to 105.96	40,981	39,687
60,000 TO 99,999	21	102.33	111.51	109.05	19.71	102.26	44.26	172.44	98.72 to 117.57	78,571	85,686
100,000 TO 149,999	11	96.99	101.21	100.65	09.04	100.56	78.50	133.59	92.27 to 116.59	135,127	136,010
150,000 TO 249,999	14	87.68	98.33	99.44	19.90	98.88	74.81	235.01	79.25 to 97.36	206,429	205,273
250,000 TO 499,999	13	93.90	90.42	90.06	18.48	100.40	46.81	142.78	78.94 to 106.88	327,346	294,813
500,000 TO 999,999	8	94.98	100.73	100.76	14.77	99.97	85.12	122.14	85.12 to 122.14	690,625	695,866
1,000,000 +	4	90.31	88.14	88.09	08.52	100.06	74.66	97.27	N/A	1,282,500	1,129,783
<u>ALL</u>	84	97.32	101.75	96.06	16.76	105.92	44.26	235.01	94.99 to 100.57	254,234	244,228

**71 Platte  
COMMERCIAL**

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 95% Wgt. Mean C.I. : 90.23 to 101.90  
 95% Mean C.I. : 96.06 to 107.44

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	5	100.00	108.67	129.58	08.67	83.86	100.00	142.78	N/A	87,000	112,738
300	1	93.90	93.90	93.90	00.00	100.00	93.90	93.90	N/A	265,000	248,840
304	1	114.00	114.00	114.00	00.00	100.00	114.00	114.00	N/A	25,000	28,500
306	1	94.99	94.99	94.99	00.00	100.00	94.99	94.99	N/A	75,000	71,245
325	1	54.81	54.81	54.81	00.00	100.00	54.81	54.81	N/A	292,500	160,315
341	2	114.94	114.94	113.29	02.30	101.46	112.30	117.57	N/A	267,500	303,040
344	12	101.87	116.41	109.97	27.68	105.86	78.94	235.01	84.37 to 133.59	194,167	213,531
346	1	105.56	105.56	105.56	00.00	100.00	105.56	105.56	N/A	18,000	19,000
349	1	92.27	92.27	92.27	00.00	100.00	92.27	92.27	N/A	133,000	122,720
350	2	98.68	98.68	98.21	01.34	100.48	97.36	100.00	N/A	147,500	144,858
352	8	83.81	93.54	86.97	16.45	107.55	76.78	156.38	76.78 to 156.38	313,438	272,602
353	16	100.53	107.61	107.29	12.07	100.30	89.41	150.73	95.54 to 119.09	146,266	156,929
386	1	81.34	81.34	81.34	00.00	100.00	81.34	81.34	N/A	271,000	220,425
406	11	96.87	97.08	87.84	12.79	110.52	46.81	147.29	86.66 to 106.88	184,900	162,416
407	1	90.07	90.07	90.07	00.00	100.00	90.07	90.07	N/A	890,000	801,630
412	2	90.31	90.31	89.67	04.51	100.71	86.24	94.37	N/A	1,297,500	1,163,488
413	1	117.93	117.93	117.93	00.00	100.00	117.93	117.93	N/A	725,000	855,000
419	1	167.65	167.65	167.65	00.00	100.00	167.65	167.65	N/A	60,000	100,590
435	1	92.25	92.25	92.25	00.00	100.00	92.25	92.25	N/A	215,000	198,340
470	1	100.94	100.94	100.94	00.00	100.00	100.94	100.94	N/A	42,500	42,900
471	1	82.93	82.93	82.93	00.00	100.00	82.93	82.93	N/A	58,000	48,100
494	1	97.27	97.27	97.27	00.00	100.00	97.27	97.27	N/A	1,325,000	1,288,785
526	1	89.06	89.06	89.06	00.00	100.00	89.06	89.06	N/A	160,000	142,500
528	8	100.46	97.63	103.69	13.46	94.16	74.81	122.14	74.81 to 122.14	216,250	224,233
534	1	86.38	86.38	86.38	00.00	100.00	86.38	86.38	N/A	695,000	600,375
589	1	74.66	74.66	74.66	00.00	100.00	74.66	74.66	N/A	1,210,000	903,370
<u>ALL</u>	<u>84</u>	<u>97.32</u>	<u>101.75</u>	<u>96.06</u>	<u>16.76</u>	<u>105.92</u>	<u>44.26</u>	<u>235.01</u>	<u>94.99 to 100.57</u>	<u>254,234</u>	<u>244,228</u>

**71 Platte**  
**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 : 43  
Total Sales Price : 35,211,912  
Total Adj. Sales Price : 35,211,912  
Total Assessed Value : 25,763,855  
Avg. Adj. Sales Price : 818,882  
Avg. Assessed Value : 599,159

MEDIAN : 72  
WGT. MEAN : 73  
MEAN : 81  
COD : 22.89  
PRD : 110.25

COV : 46.71  
STD : 37.68  
Avg. Abs. Dev : 16.51  
MAX Sales Ratio : 295.16  
MIN Sales Ratio : 53.65

95% Median C.I. : 67.06 to 76.89  
95% Wgt. Mean C.I. : 68.70 to 77.64  
95% Mean C.I. : 69.41 to 91.93

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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	75.44	73.26	71.86	06.85	101.95	56.67	81.53	56.67 to 81.53	762,777	548,165
01-JAN-16 To 31-MAR-16	6	67.86	74.68	74.16	14.81	100.70	62.55	108.63	62.55 to 108.63	931,567	690,858
01-APR-16 To 30-JUN-16	2	96.67	96.67	96.81	05.15	99.86	91.69	101.65	N/A	505,505	489,388
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	5	69.93	65.78	66.72	09.21	98.59	53.65	73.38	N/A	975,296	650,699
01-JAN-17 To 31-MAR-17	7	69.00	76.18	69.37	20.28	109.82	57.20	130.24	57.20 to 130.24	874,922	606,926
01-APR-17 To 30-JUN-17	3	77.91	81.66	78.11	16.20	104.54	64.60	102.47	N/A	1,437,965	1,123,127
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	3	64.46	64.46	64.23	07.94	100.36	56.78	72.14	N/A	786,000	504,867
01-JAN-18 To 31-MAR-18	7	81.62	116.83	86.06	52.30	135.75	65.58	295.16	65.58 to 295.16	506,300	435,744
01-APR-18 To 30-JUN-18	4	67.02	67.32	67.95	06.52	99.07	61.92	73.34	N/A	704,478	478,694
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	14	75.44	77.21	75.27	13.96	102.58	56.67	108.63	64.26 to 91.69	798,362	600,923
01-OCT-16 To 30-SEP-17	15	69.46	73.81	70.99	17.02	103.97	53.65	130.24	60.90 to 77.91	1,020,989	724,757
01-OCT-17 To 30-SEP-18	14	71.90	91.46	74.31	36.91	123.08	56.78	295.16	63.98 to 92.15	622,858	462,827
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	13	69.93	74.64	72.99	16.33	102.26	53.65	108.63	62.55 to 91.69	882,838	644,417
01-JAN-17 To 31-DEC-17	13	69.00	74.74	71.37	18.35	104.72	56.78	130.24	60.90 to 81.41	984,335	702,497
<u>ALL</u>	43	72.14	80.67	73.17	22.89	110.25	53.65	295.16	67.06 to 76.89	818,882	599,159

<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
3	11	74.04	97.88	77.44	40.49	126.39	61.92	295.16	63.98 to 130.19	723,553	560,331
6	32	69.99	74.75	71.92	16.60	103.93	53.65	130.24	64.60 to 76.89	851,651	612,507
<u>ALL</u>	43	72.14	80.67	73.17	22.89	110.25	53.65	295.16	67.06 to 76.89	818,882	599,159

**71 Platte**  
**AGRICULTURAL LAND**

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Avg. Abs. Dev : 16.51  
MAX Sales Ratio : 295.16  
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95% Wgt. Mean C.I. : 68.70 to 77.64  
95% Mean C.I. : 69.41 to 91.93

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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	2	86.61	86.61	85.69	05.87	101.07	81.53	91.69	N/A	599,343	513,573
3	1	81.53	81.53	81.53	00.00	100.00	81.53	81.53	N/A	707,675	576,950
6	1	91.69	91.69	91.69	00.00	100.00	91.69	91.69	N/A	491,010	450,195
<b>_____Dry_____</b>											
County	7	72.14	81.08	74.65	22.29	108.61	56.78	130.24	56.78 to 130.24	722,000	538,975
6	7	72.14	81.08	74.65	22.29	108.61	56.78	130.24	56.78 to 130.24	722,000	538,975
<b>_____Grass_____</b>											
County	2	77.38	77.38	74.67	05.22	103.63	73.34	81.42	N/A	584,050	436,090
3	2	77.38	77.38	74.67	05.22	103.63	73.34	81.42	N/A	584,050	436,090
<b>_____ALL_____</b>	<b>43</b>	<b>72.14</b>	<b>80.67</b>	<b>73.17</b>	<b>22.89</b>	<b>110.25</b>	<b>53.65</b>	<b>295.16</b>	<b>67.06 to 76.89</b>	<b>818,882</b>	<b>599,159</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	22	69.47	75.84	73.35	16.76	103.39	57.20	130.19	64.26 to 81.41	866,652	635,691
3	8	72.85	78.35	76.31	17.25	102.67	61.92	130.19	61.92 to 130.19	842,623	642,986
6	14	68.83	74.40	71.73	15.59	103.72	57.20	108.63	62.55 to 91.69	880,383	631,523
<b>_____Dry_____</b>											
County	10	74.53	81.91	77.72	19.79	105.39	56.78	130.24	64.60 to 102.47	780,530	606,648
6	10	74.53	81.91	77.72	19.79	105.39	56.78	130.24	64.60 to 102.47	780,530	606,648
<b>_____Grass_____</b>											
County	2	77.38	77.38	74.67	05.22	103.63	73.34	81.42	N/A	584,050	436,090
3	2	77.38	77.38	74.67	05.22	103.63	73.34	81.42	N/A	584,050	436,090
<b>_____ALL_____</b>	<b>43</b>	<b>72.14</b>	<b>80.67</b>	<b>73.17</b>	<b>22.89</b>	<b>110.25</b>	<b>53.65</b>	<b>295.16</b>	<b>67.06 to 76.89</b>	<b>818,882</b>	<b>599,159</b>

## Platte County 2019 Average Acre Value Comparison

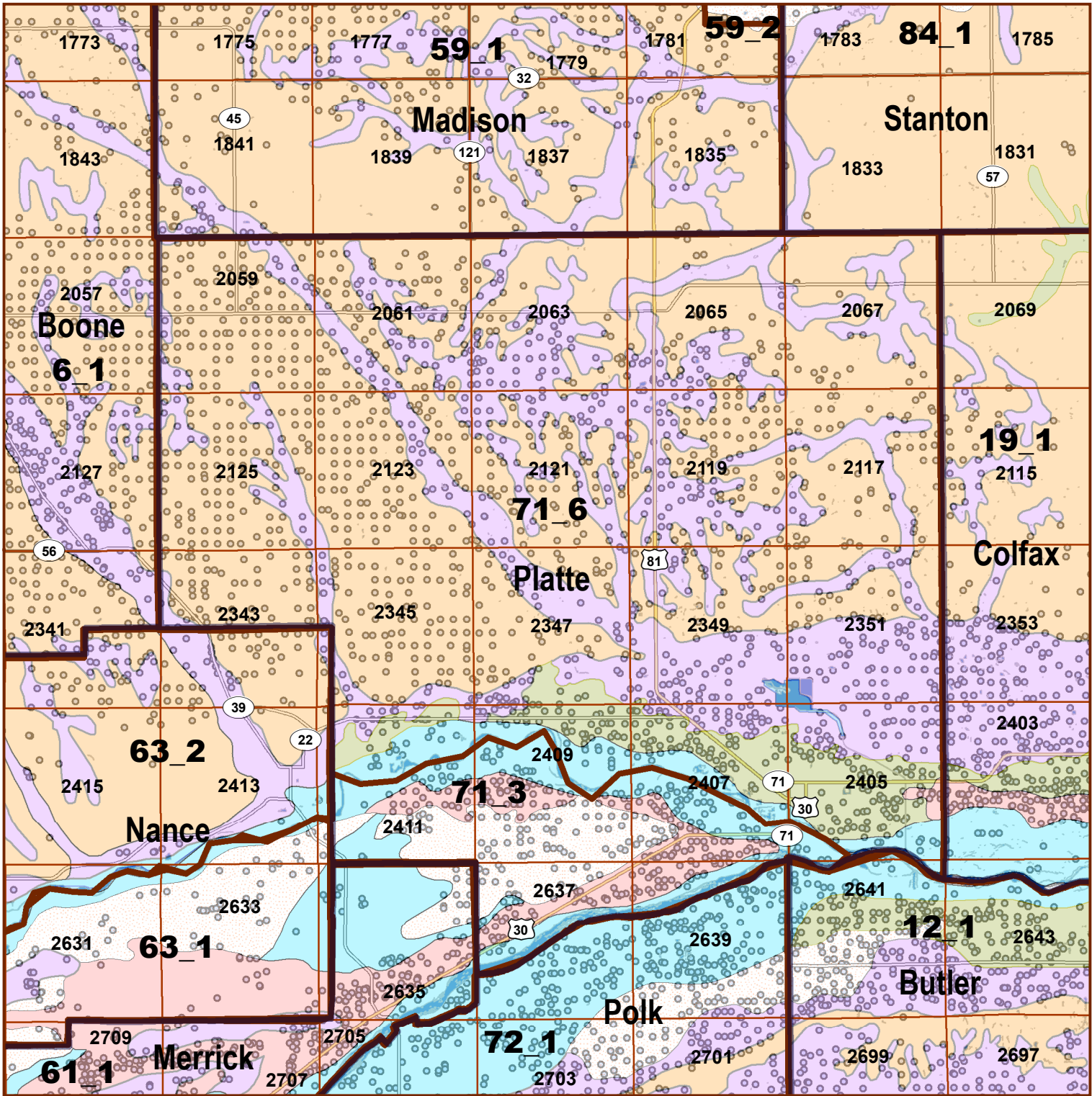
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Platte	3	5698	n/a	5000	4673	4400	3956	3700	3350	<b>4472</b>
Merrick	1	5515	5290	5065	4890	4500	4300	3935	3370	<b>4672</b>
Nance	1	5156	5150	5142	5128	5065	5058	5033	5032	<b>5105</b>
Polk	1	6533	5927	5547	5204	4763	4713	4545	4036	<b>5967</b>
Platte	6	8669	8150	7378	6957	6680	6260	5840	5210	<b>7213</b>
Colfax	1	6575	6250	6150	6050	5559	5500	5216	4975	<b>5958</b>
Madison	1	6954	6613	6173	5867	5536	5313	4296	3575	<b>5929</b>
Stanton	1	5700	5700	5700	5680	5235	4960	4405	4000	<b>5282</b>
Nance	2	5500	5450	5450	5425	5425	5375	5375	5325	<b>5429</b>
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Platte	3	5200	n/a	4900	4601	4500	3969	3300	2800	<b>4310</b>
Merrick	1	3010	2675	2460	2325	2130	2305	2000	1940	<b>2290</b>
Nance	1	2673	2675	2647	2618	2618	2558	2500	2450	<b>2588</b>
Polk	1	5119	4864	3756	3756	3354	3262	3163	3163	<b>4489</b>
Platte	6	7296	6950	6298	6048	5800	5249	4350	3300	<b>5911</b>
Colfax	1	5832	5744	5548	5449	5230	5027	4689	4314	<b>5262</b>
Madison	1	5858	5690	5294	5011	4715	4491	3492	2675	<b>5001</b>
Stanton	1	5060	5060	5060	4830	4129	4117	4030	3800	<b>4406</b>
Nance	2	4100	4053	4050	4050	3977	3951	3906	3901	<b>3999</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Platte	3	1389	n/a	1300	1291	1200	1189	1100	1083	<b>1146</b>
Merrick	1	2302	2150	2003	1853	1704	1578	1477	1276	<b>1566</b>
Dodge	1	1500	1500	1480	1471	1470	1425	1396	1396	<b>1415</b>
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	<b>2154</b>
Platte	6	1593	1600	1492	1507	1450	1447	1375	1360	<b>1446</b>
Colfax	1	2335	2335	2200	2200	1970	2050	1752	1800	<b>2042</b>
Madison	1	2250	2150	2050	2000	1896	1875	1548	1396	<b>1845</b>
Stanton	1	2100	2075	2025	1950	1508	1288	1261	1386	<b>1489</b>
Nance	2	1776	1747	1727	1696	1670	1631	1600	1590	<b>1629</b>

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County	Mkt Area	CRP	TIMBER	WASTE
Platte	3	2407	958	100
Merrick	1	1295	500	300
Nance	1	1603	1300	221
Polk	1	1150	1150	40
Platte	6	3439	1318	100
Colfax	1	4680	1479	150
Madison	1	3442	733	150
Stanton	1	2882	190	190
Nance	2	2000	1600	182

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.



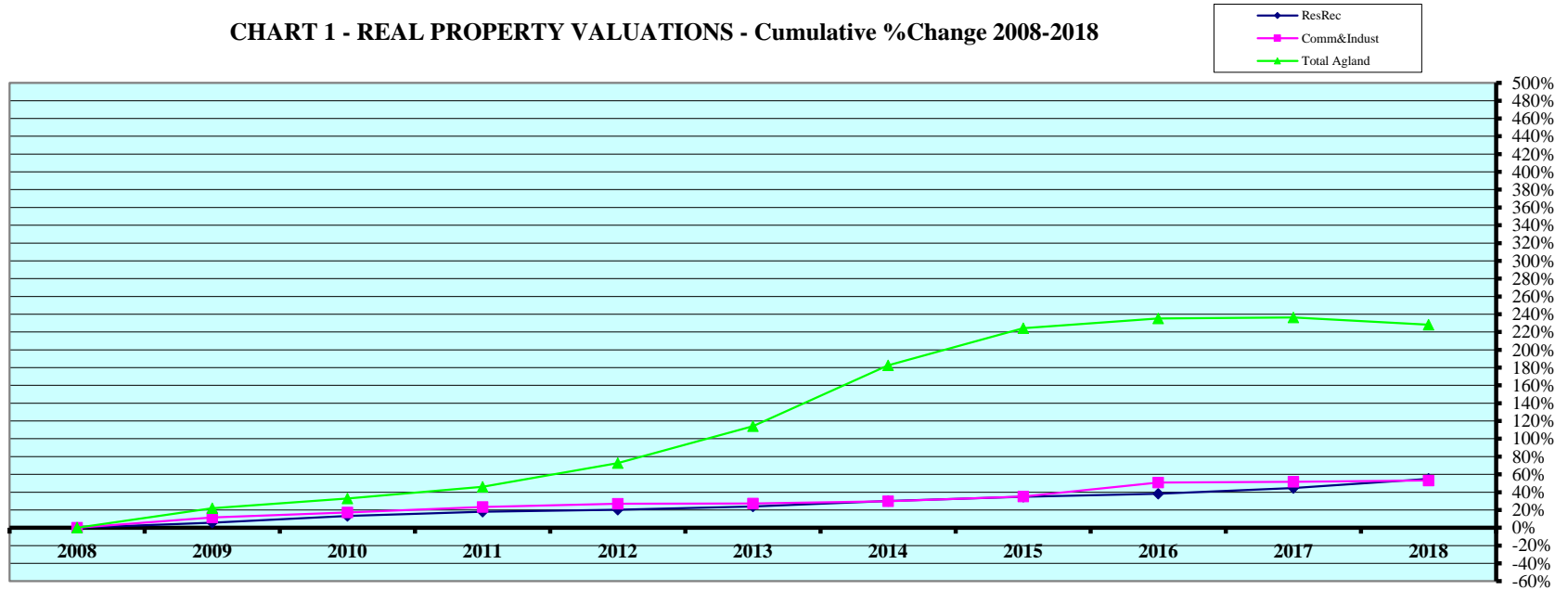
**Legend**

- 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

## Platte 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	1,054,094,060	--	--	--	477,504,940	--	--	--	710,769,320	--	--	--
2009	1,113,604,465	59,510,405	5.65%	5.65%	533,205,710	55,700,770	11.66%	11.66%	865,654,220	154,884,900	21.79%	21.79%
2010	1,195,030,640	81,426,175	7.31%	13.37%	558,803,460	25,597,750	4.80%	17.03%	945,197,590	79,543,370	9.19%	32.98%
2011	1,243,780,870	48,750,230	4.08%	18.00%	589,172,330	30,368,870	5.43%	23.39%	1,038,243,795	93,046,205	9.84%	46.07%
2012	1,268,991,982	25,211,112	2.03%	20.39%	606,336,730	17,164,400	2.91%	26.98%	1,227,622,430	189,378,635	18.24%	72.72%
2013	1,307,127,370	38,135,388	3.01%	24.00%	607,756,110	1,419,380	0.23%	27.28%	1,521,775,090	294,152,660	23.96%	114.10%
2014	1,370,000,922	62,873,552	4.81%	29.97%	619,037,295	11,281,185	1.86%	29.64%	2,008,208,965	486,433,875	31.96%	182.54%
2015	1,420,286,969	50,286,047	3.67%	34.74%	645,609,700	26,572,405	4.29%	35.20%	2,305,352,485	297,143,520	14.80%	224.35%
2016	1,455,511,084	35,224,115	2.48%	38.08%	720,582,270	74,972,570	11.61%	50.91%	2,383,414,785	78,062,300	3.39%	235.33%
2017	1,524,021,281	68,510,197	4.71%	44.58%	723,691,605	3,109,335	0.43%	51.56%	2,390,731,085	7,316,300	0.31%	236.36%
2018	1,632,815,143	108,793,862	7.14%	54.90%	731,363,060	7,671,455	1.06%	53.16%	2,332,097,430	-58,633,655	-2.45%	228.11%

Rate Annual %chg: Residential & Recreational **4.47%** Commercial & Industrial **4.36%** Agricultural Land **12.62%**

Cnty# **71**  
County **PLATTE**

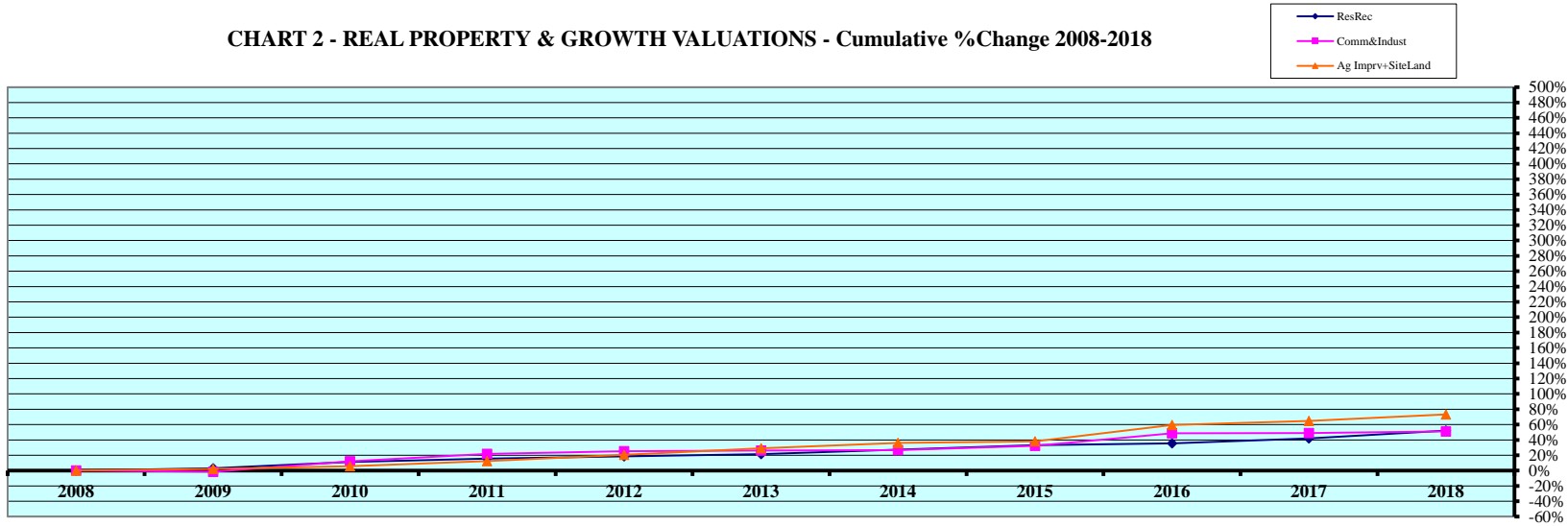
**CHART 1**

(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	1,054,094,060	23,104,069	2.19%	1,030,989,991	--	--	477,504,940	30,167,350	6.32%	447,337,590	--	--
2009	1,113,604,465	27,710,278	2.49%	1,085,894,187	3.02%	3.02%	533,205,710	62,955,430	11.81%	470,250,280	-1.52%	-1.52%
2010	1,195,030,640	21,353,390	1.79%	1,173,677,250	5.39%	11.34%	558,803,460	23,173,125	4.15%	535,630,335	0.45%	12.17%
2011	1,243,780,870	24,440,780	1.97%	1,219,340,090	2.03%	15.68%	589,172,330	7,213,890	1.22%	581,958,440	4.14%	21.87%
2012	1,268,991,982	19,653,214	1.55%	1,249,338,768	0.45%	18.52%	606,336,730	8,668,865	1.43%	597,667,865	1.44%	25.16%
2013	1,307,127,370	26,609,635	2.04%	1,280,517,735	0.91%	21.48%	607,756,110	5,598,820	0.92%	602,157,290	-0.69%	26.10%
2014	1,370,000,922	28,941,880	2.11%	1,341,059,042	2.60%	27.22%	619,037,295	14,003,690	2.26%	605,033,605	-0.45%	26.71%
2015	1,420,286,969	17,772,790	1.25%	1,402,514,179	2.37%	33.05%	645,609,700	13,883,380	2.15%	631,726,320	2.05%	32.30%
2016	1,455,511,084	27,608,023	1.90%	1,427,903,061	0.54%	35.46%	720,582,270	11,376,200	1.58%	709,206,070	9.85%	48.52%
2017	1,524,021,281	28,174,545	1.85%	1,495,846,736	2.77%	41.91%	723,691,605	11,982,455	1.66%	711,709,150	-1.23%	49.05%
2018	1,632,815,143	29,226,333	1.79%	1,603,588,810	5.22%	52.13%	731,363,060	9,721,665	1.33%	721,641,395	-0.28%	51.13%
Rate Ann%chg	<b>4.47%</b>						<b>4.36%</b>					
							C & I w/o growth					
							<b>1.38%</b>					

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2008	99,963,370	76,649,195	176,612,565	3,724,765	2.11%	172,887,800
2009	104,795,651	80,122,414	184,918,065	4,699,174	2.54%	180,218,891
2010	108,892,135	81,435,320	190,327,455	3,442,860	1.81%	186,884,595
2011	120,300,842	83,936,398	204,237,240	5,985,220	2.93%	198,252,020
2012	127,190,498	94,542,957	221,733,455	8,657,725	3.90%	213,075,730
2013	137,354,821	104,935,195	242,290,016	14,451,650	5.96%	227,838,366
2014	137,464,601	108,450,970	245,915,571	5,684,205	2.31%	240,231,366
2015	139,531,781	113,813,373	253,345,154	9,169,430	3.62%	244,175,724
2016	148,038,251	144,466,983	292,505,234	10,913,825	3.73%	281,591,409
2017	154,120,580	150,194,325	304,314,905	13,170,180	4.33%	291,144,725
2018	161,874,470	148,963,785	310,838,255	4,831,135	1.55%	306,007,120
Rate Ann%chg	<b>4.94%</b>	<b>6.87%</b>	<b>5.82%</b>	Ag Imprv+Site w/o growth		<b>2.40%</b>

(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.

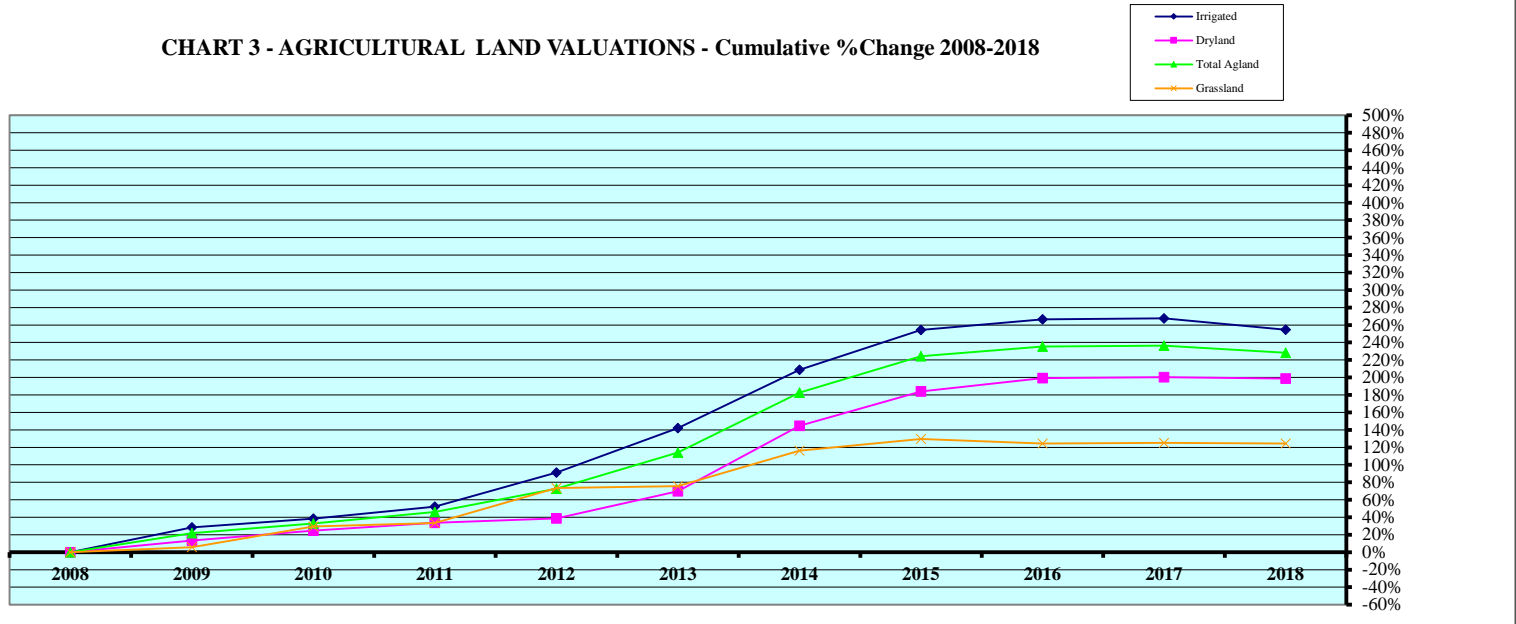
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	71
County	PLATTE

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	417,351,250	--	--	--	258,488,070	--	--	--	34,227,905	--	--	--
2009	535,697,635	118,346,385	28.36%	28.36%	292,979,080	34,491,010	13.34%	13.34%	36,210,010	1,982,105	5.79%	5.79%
2010	577,288,895	41,591,260	7.76%	38.32%	322,418,465	29,439,385	10.05%	24.73%	44,335,165	8,125,155	22.44%	29.53%
2011	634,634,455	57,345,560	9.93%	52.06%	345,627,210	23,208,745	7.20%	33.71%	45,620,605	1,285,440	2.90%	33.28%
2012	797,354,525	162,720,070	25.64%	91.05%	358,366,480	12,739,270	3.69%	38.64%	59,350,625	13,730,020	30.10%	73.40%
2013	1,010,310,465	212,955,940	26.71%	142.08%	438,563,030	80,196,550	22.38%	69.66%	60,085,670	735,045	1.24%	75.55%
2014	1,288,976,030	278,665,565	27.58%	208.85%	632,420,835	193,857,805	44.20%	144.66%	74,011,405	13,925,735	23.18%	116.23%
2015	1,479,097,320	190,121,290	14.75%	254.40%	733,832,500	101,411,665	16.04%	183.89%	78,576,425	4,565,020	6.17%	129.57%
2016	1,529,991,850	50,894,530	3.44%	266.60%	773,667,980	39,835,480	5.43%	199.31%	76,831,145	-1,745,280	-2.22%	124.47%
2017	1,534,311,935	4,320,085	0.28%	267.63%	776,159,155	2,491,175	0.32%	200.27%	77,027,910	196,765	0.26%	125.04%
2018	1,480,033,630	-54,278,305	-3.54%	254.63%	772,057,035	-4,102,120	-0.53%	198.68%	76,793,380	-234,530	-0.30%	124.36%

Rate Ann.%chg: Irrigated 13.50% Dryland 11.56% Grassland 8.42%

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	369,005	--	--	--	333,090	--	--	--	710,769,320	--	--	--
2009	416,700	47,695	12.93%	12.93%	350,795	17,705	5.32%	5.32%	865,654,220	154,884,900	21.79%	21.79%
2010	196,015	-220,685	-52.96%	-46.88%	959,050	608,255	173.39%	187.93%	945,197,590	79,543,370	9.19%	32.98%
2011	227,970	31,955	16.30%	-38.22%	12,133,555	11,174,505	1165.16%	3542.73%	1,038,243,795	93,046,205	9.84%	46.07%
2012	257,050	29,080	12.76%	-30.34%	12,293,750	160,195	1.32%	3590.82%	1,227,622,430	189,378,635	18.24%	72.72%
2013	255,905	-1,145	-0.45%	-30.65%	12,560,020	266,270	2.17%	3670.76%	1,521,775,090	294,152,660	23.96%	114.10%
2014	257,350	1,445	0.56%	-30.26%	12,543,345	-16,675	-0.13%	3665.75%	2,008,208,965	486,433,875	31.96%	182.54%
2015	260,115	2,765	1.07%	-29.51%	13,586,125	1,042,780	8.31%	3978.82%	2,305,352,485	297,143,520	14.80%	224.35%
2016	40,450	-219,665	-84.45%	-89.04%	2,883,360	-10,702,765	-78.78%	765.64%	2,383,414,785	78,062,300	3.39%	235.33%
2017	284,810	244,360	604.10%	-22.82%	2,947,275	63,915	2.22%	784.83%	2,390,731,085	7,316,300	0.31%	236.36%
2018	289,640	4,830	1.70%	-21.51%	2,923,745	-23,530	-0.80%	777.76%	2,332,097,430	-58,633,655	-2.45%	228.11%

Cnty# 71  
County PLATTE

Rate Ann.%chg: Total Agric Land 12.62%

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	415,602,410	198,865	2,090			260,130,455	137,153	1,897			34,219,800	47,920	714		
2009	535,728,225	202,087	2,651	26.85%	26.85%	293,320,655	133,919	2,190	15.48%	15.48%	40,327,605	47,336	852	19.30%	19.30%
2010	577,556,345	203,768	2,834	6.92%	35.62%	322,542,150	131,080	2,461	12.34%	29.74%	45,177,490	50,362	897	5.29%	25.62%
2011	634,516,885	208,248	3,047	7.50%	45.79%	345,210,050	126,986	2,718	10.48%	43.33%	45,857,950	49,501	926	3.27%	29.73%
2012	799,080,475	209,822	3,808	24.99%	82.23%	358,406,150	125,592	2,854	4.98%	50.46%	58,559,795	49,411	1,185	27.93%	65.96%
2013	1,010,500,885	212,372	4,758	24.94%	127.68%	438,175,810	122,848	3,567	24.99%	88.06%	60,361,005	49,318	1,224	3.27%	71.39%
2014	1,286,481,970	214,872	5,987	25.83%	186.49%	634,700,370	120,988	5,246	47.08%	176.59%	73,645,680	48,650	1,514	23.68%	111.98%
2015	1,479,652,135	215,930	6,852	14.45%	227.89%	734,378,210	119,978	6,121	16.68%	222.73%	78,228,015	48,458	1,614	6.64%	126.06%
2016	1,529,181,700	213,546	7,161	4.50%	242.65%	774,732,080	121,566	6,373	4.12%	236.01%	76,802,945	48,839	1,573	-2.59%	120.21%
2017	1,534,760,420	213,283	7,196	0.49%	244.32%	776,594,610	121,314	6,402	0.45%	237.52%	76,998,235	49,038	1,568	-0.28%	119.61%
2018	1,480,379,190	213,530	6,933	-3.65%	231.74%	772,444,085	120,659	6,402	0.01%	237.54%	76,729,330	49,321	1,556	-0.80%	117.85%

Rate Annual %chg Average Value/Acre: 12.74%

12.94%

8.10%

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	363,765	4,849	75			334,245	1,580	212			710,650,675	390,366	1,820		
2009	415,205	4,615	90	19.94%	19.94%	411,870	1,323	311	47.13%	47.13%	870,203,560	389,280	2,235	22.79%	22.79%
2010	189,400	2,106	90	-0.03%	19.90%	494,055	1,680	294	-5.51%	39.02%	945,959,440	388,996	2,432	8.78%	33.58%
2011	224,445	2,495	90	0.02%	19.92%	479,090	1,458	329	11.69%	55.27%	1,026,288,420	388,689	2,640	8.58%	45.04%
2012	254,350	2,543	100	11.17%	33.31%	2,930,025	3,434	853	159.72%	303.27%	1,219,230,795	390,803	3,120	18.16%	71.37%
2013	255,655	2,557	100	-0.01%	33.29%	2,936,275	3,438	854	0.10%	303.69%	1,512,229,630	390,532	3,872	24.12%	112.70%
2014	254,990	2,550	100	0.00%	33.29%	3,001,810	3,493	859	0.61%	306.17%	1,998,084,820	390,554	5,116	32.12%	181.03%
2015	257,605	2,576	100	0.01%	33.30%	2,989,745	3,463	863	0.46%	308.04%	2,295,505,710	390,405	5,880	14.93%	222.98%
2016	274,645	2,746	100	0.01%	33.31%	2,887,835	3,370	857	-0.74%	305.03%	2,383,879,205	390,068	6,111	3.94%	235.71%
2017	284,830	2,848	100	-0.01%	33.29%	2,955,125	3,474	851	-0.74%	302.03%	2,391,593,220	390,018	6,132	0.34%	236.84%
2018	289,680	2,897	100	-0.01%	33.28%	2,927,820	3,469	844	-0.78%	298.88%	2,332,770,105	389,877	5,983	-2.42%	228.67%

71  
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Rate Annual %chg Average Value/Acre: 12.64%

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

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
32,237	PLATTE	324,079,826	34,039,454	85,353,696	1,628,069,838	474,560,350	256,802,710	4,745,305	2,332,097,430	161,874,470	148,963,785	166,575	5,450,753,439
cnty sectorvalue % of total value:		5.95%	0.62%	1.57%	29.87%	8.71%	4.71%	0.09%	42.78%	2.97%	2.73%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
22,327	COLUMBUS	46,419,536	8,208,088	8,473,523	1,114,881,965	375,982,935	11,804,130	262,890	726,300	0	0	0	1,566,759,367
69.26%	%sector of county sector	14.32%	24.11%	9.93%	68.48%	79.23%	4.60%	5.54%	0.03%				28.74%
	%sector of municipality	2.96%	0.52%	0.54%	71.16%	24.00%	0.75%	0.02%	0.05%				100.00%
36	CORNLEA	271,997	0	0	1,353,630	742,625	0	0	0	0	0	0	2,368,252
0.11%	%sector of county sector	0.08%			0.08%	0.16%			0.16%				0.04%
	%sector of municipality	11.49%			57.16%	31.36%							100.00%
203	CRESTON	520,209	2,176	981	5,847,995	1,690,525	0	0	6,045	0	0	0	8,067,931
0.63%	%sector of county sector	0.16%	0.01%	0.00%	0.36%	0.36%			0.00%				0.15%
	%sector of municipality	6.45%	0.03%	0.01%	72.48%	20.95%			0.07%				100.00%
351	DUNCAN	167,822	471,013	1,951,332	15,351,905	1,702,695	861,000	0	121,590	0	142,410	0	20,769,767
1.09%	%sector of county sector	0.05%	1.38%	2.29%	0.94%	0.36%	0.34%		0.01%		0.10%		0.38%
	%sector of municipality	0.81%	2.27%	9.40%	73.91%	8.20%	4.15%		0.59%		0.69%		100.00%
760	HUMPHREY	1,378,339	396,265	952,966	59,470,270	3,606,735	0	0	0	0	0	0	65,804,575
2.36%	%sector of county sector	0.43%	1.16%	1.12%	3.65%	0.76%							1.21%
	%sector of municipality	2.09%	0.60%	1.45%	90.37%	5.48%			90.37%				100.00%
255	LINDSAY	9,145,809	113,317	15,090	12,752,515	2,982,865	2,970,945	0	0	0	0	0	27,980,541
0.79%	%sector of county sector	2.82%	0.33%	0.02%	0.78%	0.63%	1.16%						0.51%
	%sector of municipality	32.69%	0.40%	0.05%	45.58%	10.66%	10.62%						100.00%
284	MONROE	2,608,628	172,037	585,523	8,852,825	11,102,180	0	0	0	0	0	0	23,321,193
0.88%	%sector of county sector	0.80%	0.51%	0.69%	0.54%	2.34%							0.43%
	%sector of municipality	11.19%	0.74%	2.51%	37.96%	47.61%							100.00%
721	NEWMAN GROVE	335	1,774	110	370,575	0	0	0	0	0	0	0	372,794
2.24%	%sector of county sector	0.00%	0.01%	0.00%	0.02%								0.01%
	%sector of municipality	0.09%	0.48%	0.03%	99.40%								100.00%
336	PLATTE CENTER	350,732	162,429	583,802	11,992,275	1,518,495	0	0	0	0	35,730	0	14,643,463
1.04%	%sector of county sector	0.11%	0.48%	0.68%	0.74%	0.32%					0.02%		0.27%
	%sector of municipality	2.40%	1.11%	3.99%	81.90%	10.37%					0.24%		100.00%
46	TARNOV	29,465	30,116	167,166	1,385,865	140,085	0	0	0	0	0	0	1,752,697
0.14%	%sector of county sector	0.01%	0.09%	0.20%	0.09%	0.03%							0.03%
	%sector of municipality	1.68%	1.72%	9.54%	79.07%	7.99%							100.00%
25,319	Total Municipalities	60,892,872	9,557,215	12,730,493	1,232,259,820	399,469,140	15,636,075	262,890	853,935	0	178,140	0	1,731,840,580
78.54%	%all municip.sectors of cnty	18.79%	28.08%	14.91%	75.69%	84.18%	6.09%	5.54%	0.04%		0.12%		31.77%

71 PLATTE

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

CHART 5

**Total Real Property**  
Sum Lines 17, 25, & 30

**Records : 19,645**

**Value : 5,071,858,188**

**Growth 47,415,786**

Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	620	14,356,210	309	9,221,370	854	11,929,685	1,783	35,507,265	
<b>02. Res Improve Land</b>	8,686	193,141,543	688	21,352,600	1,005	22,604,675	10,379	237,098,818	
<b>03. Res Improvements</b>	8,993	1,121,916,775	931	164,670,075	1,111	182,570,945	11,035	1,469,157,795	
<b>04. Res Total</b>	9,613	1,329,414,528	1,240	195,244,045	1,965	217,105,305	12,818	1,741,763,878	29,056,296
<b>% of Res Total</b>	75.00	76.33	9.67	11.21	15.33	12.46	65.25	34.34	61.28
<b>05. Com UnImp Land</b>	212	12,598,990	32	2,455,160	10	333,960	254	15,388,110	
<b>06. Com Improve Land</b>	987	87,306,535	92	9,077,955	59	3,583,955	1,138	99,968,445	
<b>07. Com Improvements</b>	1,010	306,527,955	102	32,909,155	69	27,032,080	1,181	366,469,190	
<b>08. Com Total</b>	1,222	406,433,480	134	44,442,270	79	30,949,995	1,435	481,825,745	10,035,685
<b>% of Com Total</b>	85.16	84.35	9.34	9.22	5.51	6.42	7.30	9.50	21.17
<b>09. Ind UnImp Land</b>	2	244,745	8	754,645	0	0	10	999,390	
<b>10. Ind Improve Land</b>	7	661,565	51	21,247,820	2	2,111,640	60	24,021,025	
<b>11. Ind Improvements</b>	7	15,656,100	51	232,091,925	2	5,856,405	60	253,604,430	
<b>12. Ind Total</b>	9	16,562,410	59	254,094,390	2	7,968,045	70	278,624,845	2,074,970
<b>% of Ind Total</b>	12.86	5.94	84.29	91.20	2.86	2.86	0.36	5.49	4.38
<b>13. Rec UnImp Land</b>	5	268,460	12	337,490	22	945,465	39	1,551,415	
<b>14. Rec Improve Land</b>	0	0	3	727,420	12	815,710	15	1,543,130	
<b>15. Rec Improvements</b>	0	0	3	432,345	14	1,165,610	17	1,597,955	
<b>16. Rec Total</b>	5	268,460	15	1,497,255	36	2,926,785	56	4,692,500	0
<b>% of Rec Total</b>	8.93	5.72	26.79	31.91	64.29	62.37	0.29	0.09	0.00
<b>Res &amp; Rec Total</b>	9,618	1,329,682,988	1,255	196,741,300	2,001	220,032,090	12,874	1,746,456,378	29,056,296
<b>% of Res &amp; Rec Total</b>	74.71	76.14	9.75	11.27	15.54	12.60	65.53	34.43	61.28
<b>Com &amp; Ind Total</b>	1,231	422,995,890	193	298,536,660	81	38,918,040	1,505	760,450,590	12,110,655
<b>% of Com &amp; Ind Total</b>	81.79	55.62	12.82	39.26	5.38	5.12	7.66	14.99	25.54

<b>17. Taxable Total</b>	10,849	1,752,678,878	1,448	495,277,960	2,082	258,950,130	14,379	2,506,906,968	41,166,951
<b>% of Taxable Total</b>	75.45	69.91	10.07	19.76	14.48	10.33	73.19	49.43	86.82

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	6	4,122,985	7,771,275	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	6	4,122,985	7,771,275
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				6	4,122,985	7,771,275

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	1	166,575	1	166,575	0
25. Total	0	0	0	0	1	166,575	1	166,575	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	430	84	178	692

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	428,900	153	47,641,215	3,536	1,590,503,420	3,691	1,638,573,535
28. Ag-Improved Land	0	0	81	28,329,495	1,422	624,118,145	1,503	652,447,640
29. Ag Improvements	0	0	85	10,351,135	1,489	263,412,335	1,574	273,763,470

30. Ag Total				5,265	2,564,784,645
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	53	55.42	1,120,000	
33. HomeSite Improvements	0	0.00	0	55	0.00	7,901,950	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	21	26.56	111,550	
36. FarmSite Improv Land	0	0.00	0	62	126.09	529,575	
37. FarmSite Improvements	0	0.00	0	66	0.00	2,449,185	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	163	229.34	0	
40. Other- Non Ag Use	0	0.00	0	8	137.19	128,675	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	10	13.14	262,800	10	13.14	262,800	
32. HomeSite Improv Land	987	1,014.82	20,460,600	1,040	1,070.24	21,580,600	
33. HomeSite Improvements	999	0.00	133,352,880	1,054	0.00	141,254,830	2,117,240
34. HomeSite Total				<b>1,064</b>	<b>1,083.38</b>	<b>163,098,230</b>	
35. FarmSite UnImp Land	310	405.61	1,703,545	331	432.17	1,815,095	
36. FarmSite Improv Land	1,223	4,105.47	17,242,935	1,285	4,231.56	17,772,510	
37. FarmSite Improvements	1,315	0.00	130,059,455	1,381	0.00	132,508,640	4,131,595
38. FarmSite Total				<b>1,712</b>	<b>4,663.73</b>	<b>152,096,245</b>	
39. Road & Ditches	4,163	8,108.83	0	4,326	8,338.17	0	
40. Other- Non Ag Use	40	1,015.91	1,018,705	48	1,153.10	1,147,380	
41. Total Section VI				<b>2,776</b>	<b>15,238.38</b>	<b>316,341,855</b>	<b>6,248,835</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	1	5.72	6,270
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	13	1,916.30	5,224,135	14	1,922.02	5,230,405

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	7	889.32	1,744,815
44. Market Value	0	0.00	0	7	889.32	2,084,520
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	92	9,546.96	21,286,675	99	10,436.28	23,031,490
44. Market Value	0	0	0	0	0	0

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,012.67	11.87%	17,166,610	15.12%	5,698.14
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	3,714.42	14.63%	18,572,100	16.36%	5,000.00
48. 2A	5,438.51	21.42%	25,415,080	22.39%	4,673.17
49. 3A1	3,799.62	14.97%	16,718,305	14.73%	4,399.99
50. 3A	4,762.27	18.76%	18,841,640	16.60%	3,956.44
51. 4A1	3,406.61	13.42%	12,604,470	11.10%	3,700.00
52. 4A	1,249.88	4.92%	4,187,130	3.69%	3,350.03
53. Total	25,383.98	100.00%	113,505,335	100.00%	4,471.53
<b>Dry</b>					
54. 1D1	284.43	13.30%	1,479,040	16.05%	5,200.01
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	297.87	13.93%	1,459,545	15.84%	4,899.94
57. 2D	327.40	15.31%	1,506,370	16.35%	4,601.01
58. 3D1	247.64	11.58%	1,114,380	12.10%	4,500.00
59. 3D	653.13	30.55%	2,592,440	28.14%	3,969.26
60. 4D1	289.44	13.54%	955,140	10.37%	3,299.96
61. 4D	37.87	1.77%	106,045	1.15%	2,800.24
62. Total	2,137.78	100.00%	9,212,960	100.00%	4,309.59
<b>Grass</b>					
63. 1G1	154.90	0.83%	237,905	1.08%	1,535.86
64. 1G	1.90	0.01%	2,090	0.01%	1,100.00
65. 2G1	215.59	1.15%	305,010	1.39%	1,414.77
66. 2G	665.24	3.55%	925,575	4.22%	1,391.34
67. 3G1	1,088.75	5.81%	1,444,690	6.59%	1,326.93
68. 3G	6,216.23	33.15%	7,660,495	34.93%	1,232.34
69. 4G1	3,544.66	18.90%	4,186,755	19.09%	1,181.14
70. 4G	6,866.31	36.61%	7,170,910	32.69%	1,044.36
71. Total	18,753.58	100.00%	21,933,430	100.00%	1,169.56
<b>Irrigated Total</b>					
	25,383.98	53.49%	113,505,335	78.23%	4,471.53
<b>Dry Total</b>					
	2,137.78	4.51%	9,212,960	6.35%	4,309.59
<b>Grass Total</b>					
	18,753.58	39.52%	21,933,430	15.12%	1,169.56
72. Waste	452.53	0.95%	45,245	0.03%	99.98
73. Other	725.24	1.53%	388,345	0.27%	535.47
74. Exempt	51.54	0.11%	0	0.00%	0.00
75. Market Area Total	47,453.11	100.00%	145,085,315	100.00%	3,057.45

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	49,178.42	26.15%	426,305,095	31.43%	8,668.54
46. 1A	19,283.27	10.25%	157,151,965	11.59%	8,149.65
47. 2A1	18,560.53	9.87%	136,944,190	10.10%	7,378.25
48. 2A	5,946.32	3.16%	41,366,995	3.05%	6,956.74
49. 3A1	22,930.46	12.19%	153,175,305	11.29%	6,679.99
50. 3A	50,150.38	26.67%	313,933,070	23.14%	6,259.83
51. 4A1	20,490.67	10.90%	119,665,385	8.82%	5,839.99
52. 4A	1,520.27	0.81%	7,920,615	0.58%	5,210.01
<b>53. Total</b>	<b>188,060.32</b>	<b>100.00%</b>	<b>1,356,462,620</b>	<b>100.00%</b>	<b>7,212.91</b>
<b>Dry</b>					
54. 1D1	22,773.05	19.28%	166,141,830	23.79%	7,295.55
55. 1D	14,780.94	12.51%	102,727,710	14.71%	6,950.01
56. 2D1	9,803.44	8.30%	61,746,170	8.84%	6,298.42
57. 2D	2,447.17	2.07%	14,799,640	2.12%	6,047.66
58. 3D1	14,795.50	12.52%	85,812,295	12.29%	5,799.89
59. 3D	39,907.83	33.78%	209,483,555	30.00%	5,249.18
60. 4D1	12,023.24	10.18%	52,299,715	7.49%	4,349.89
61. 4D	1,604.90	1.36%	5,296,195	0.76%	3,300.02
<b>62. Total</b>	<b>118,136.07</b>	<b>100.00%</b>	<b>698,307,110</b>	<b>100.00%</b>	<b>5,911.04</b>
<b>Grass</b>					
63. 1G1	1,128.50	3.67%	1,935,495	4.23%	1,715.10
64. 1G	1,650.98	5.37%	2,745,935	6.00%	1,663.22
65. 2G1	3,209.78	10.44%	5,013,580	10.95%	1,561.97
66. 2G	2,888.35	9.40%	4,836,325	10.56%	1,674.42
67. 3G1	2,055.41	6.69%	3,178,110	6.94%	1,546.22
68. 3G	7,454.27	24.25%	11,227,055	24.52%	1,506.12
69. 4G1	4,160.89	13.54%	6,159,870	13.45%	1,480.42
70. 4G	8,185.43	26.63%	10,697,050	23.36%	1,306.84
<b>71. Total</b>	<b>30,733.61</b>	<b>100.00%</b>	<b>45,793,420</b>	<b>100.00%</b>	<b>1,490.01</b>
<b>Irrigated Total</b>					
	188,060.32	54.97%	1,356,462,620	64.49%	7,212.91
<b>Dry Total</b>					
	118,136.07	34.53%	698,307,110	33.20%	5,911.04
<b>Grass Total</b>					
	30,733.61	8.98%	45,793,420	2.18%	1,490.01
72. Waste	2,434.94	0.71%	243,455	0.01%	99.98
73. Other	2,739.38	0.80%	2,550,870	0.12%	931.19
74. Exempt	99.39	0.03%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>342,104.32</b>	<b>100.00%</b>	<b>2,103,357,475</b>	<b>100.00%</b>	<b>6,148.29</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	8,207.18	58,552,445	205,237.12	1,411,415,510	213,444.30	1,469,967,955
<b>77. Dry Land</b>	72.23	424,345	1,980.85	11,880,295	118,220.77	695,215,430	120,273.85	707,520,070
<b>78. Grass</b>	2.98	4,545	2,631.71	3,485,645	46,852.50	64,236,660	49,487.19	67,726,850
<b>79. Waste</b>	0.12	10	160.00	15,985	2,727.35	272,705	2,887.47	288,700
<b>80. Other</b>	0.00	0	176.35	146,540	3,288.27	2,792,675	3,464.62	2,939,215
<b>81. Exempt</b>	0.00	0	54.22	0	96.71	0	150.93	0
<b>82. Total</b>	<b>75.33</b>	<b>428,900</b>	<b>13,156.09</b>	<b>74,080,910</b>	<b>376,326.01</b>	<b>2,173,932,980</b>	<b>389,557.43</b>	<b>2,248,442,790</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	213,444.30	54.79%	1,469,967,955	65.38%	6,886.89
<b>Dry Land</b>	120,273.85	30.87%	707,520,070	31.47%	5,882.58
<b>Grass</b>	49,487.19	12.70%	67,726,850	3.01%	1,368.57
<b>Waste</b>	2,887.47	0.74%	288,700	0.01%	99.98
<b>Other</b>	3,464.62	0.89%	2,939,215	0.13%	848.35
<b>Exempt</b>	150.93	0.04%	0	0.00%	0.00
<b>Total</b>	<b>389,557.43</b>	<b>100.00%</b>	<b>2,248,442,790</b>	<b>100.00%</b>	<b>5,771.79</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 Columbus A	19	187,180	1,472	26,897,305	1,472	120,436,795	1,491	147,521,280	753,265
83.2 Columbus A-1	128	5,910,165	483	21,430,245	483	149,261,820	611	176,602,230	9,855,800
83.3 Columbus B	55	1,234,820	583	15,004,830	583	86,692,115	638	102,931,765	1,413,825
83.4 Columbus B-1	229	6,144,480	613	14,127,310	616	113,284,375	845	133,556,165	3,795,885
83.5 Columbus C	29	217,965	1,223	28,862,040	1,223	154,012,060	1,252	183,092,065	391,500
83.6 Columbus D	73	1,460,020	624	12,652,655	624	78,545,000	697	92,657,675	1,052,535
83.7 Columbus E	20	147,530	714	16,279,720	714	111,617,175	734	128,044,425	49,690
83.8 Columbus F	94	2,655,010	566	19,759,465	566	145,099,065	660	167,513,540	1,848,220
83.9 Columbus H	28	1,138,465	454	9,837,180	454	59,121,580	482	70,097,225	541,310
83.10 Columbus I	29	3,052,025	282	16,254,590	353	62,964,030	382	82,270,645	476,651
83.11 Columbus J	0	0	0	0	506	5,939,465	506	5,939,465	67,780
83.12 Columbus K	24	724,320	201	3,532,845	201	35,811,165	225	40,068,330	2,191,650
83.13 Columbus L	58	672,420	1,302	27,846,313	1,302	111,520,765	1,360	140,039,498	916,320
83.14 Comm1-col	1	125	1	13,070	1	58,435	2	71,630	0
83.15 Comm3-smtown/other	1	10,225	0	0	0	0	1	10,225	135,275
83.16 Humphrey D3	39	985,150	377	5,417,770	377	55,943,395	416	62,346,315	1,126,075
83.17 Nbhd 13 Smtown	141	1,304,220	744	4,047,725	749	59,514,855	890	64,866,800	1,138,295
83.18 Platte Acreage	819	9,961,125	741	15,536,180	810	118,938,645	1,629	144,435,950	3,302,220
83.19 Platte Center 12	0	0	2	9,540	2	101,985	2	111,525	0
83.20 Platte Cnty Farm	35	1,253,435	12	1,133,165	16	1,893,025	51	4,279,625	0
84 Residential Total	1,822	37,058,680	10,394	238,641,948	11,052	1,470,755,750	12,874	1,746,456,378	29,056,296

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	Comm1-col	173	12,903,840	850	91,390,945	863	317,837,340	1,036	422,132,125	7,534,435
85.2	Comm2-col Sd	35	2,471,065	106	27,239,580	110	240,214,710	145	269,925,355	1,790,720
85.3	Comm3-smtown/other	56	1,012,595	242	5,358,945	264	61,703,615	320	68,075,155	2,556,090
85.4	Platte Cnty Farm	0	0	0	0	4	317,955	4	317,955	229,410
86	Commercial Total	264	16,387,500	1,198	123,989,470	1,241	620,073,620	1,505	760,450,590	12,110,655

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	115.81	0.78%	160,895	0.94%	1,389.30
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	183.46	1.23%	238,495	1.40%	1,299.98
90. 2G	572.53	3.85%	738,945	4.34%	1,290.67
91. 3G1	984.51	6.63%	1,181,395	6.94%	1,199.98
92. 3G	5,416.46	36.45%	6,438,760	37.82%	1,188.74
93. 4G1	3,083.23	20.75%	3,391,600	19.92%	1,100.02
94. 4G	4,503.20	30.31%	4,876,400	28.64%	1,082.87
95. Total	14,859.20	100.00%	17,026,490	100.00%	1,145.86
<b>CRP</b>					
96. 1C1	13.86	1.71%	45,740	2.34%	3,300.14
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	13.75	1.69%	42,625	2.18%	3,100.00
99. 2C	40.44	4.98%	121,320	6.20%	3,000.00
100. 3C1	83.76	10.31%	238,715	12.21%	2,849.99
101. 3C	211.54	26.04%	565,890	28.94%	2,675.10
102. 4C1	261.91	32.24%	576,205	29.47%	2,200.01
103. 4C	187.13	23.03%	364,910	18.66%	1,950.03
104. Total	812.39	100.00%	1,955,405	100.00%	2,406.98
<b>Timber</b>					
105. 1T1	25.23	0.82%	31,270	1.06%	1,239.40
106. 1T	1.90	0.06%	2,090	0.07%	1,100.00
107. 2T1	18.38	0.60%	23,890	0.81%	1,299.78
108. 2T	52.27	1.70%	65,310	2.21%	1,249.47
109. 3T1	20.48	0.66%	24,580	0.83%	1,200.20
110. 3T	588.23	19.09%	655,845	22.22%	1,114.95
111. 4T1	199.52	6.47%	218,950	7.42%	1,097.38
112. 4T	2,175.98	70.60%	1,929,600	65.38%	886.77
113. Total	3,081.99	100.00%	2,951,535	100.00%	957.67
<b>Grass Total</b>					
	14,859.20	79.23%	17,026,490	77.63%	1,145.86
<b>CRP Total</b>					
	812.39	4.33%	1,955,405	8.92%	2,406.98
<b>Timber Total</b>					
	3,081.99	16.43%	2,951,535	13.46%	957.67
114. Market Area Total	18,753.58	100.00%	21,933,430	100.00%	1,169.56

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

## Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	883.00	3.69%	1,407,050	4.07%	1,593.49
88. 1G	1,422.93	5.95%	2,276,170	6.58%	1,599.64
89. 2G1	2,830.62	11.83%	4,222,810	12.20%	1,491.83
90. 2G	2,594.77	10.84%	3,909,990	11.30%	1,506.87
91. 3G1	1,796.95	7.51%	2,605,115	7.53%	1,449.74
92. 3G	6,319.04	26.41%	9,145,910	26.42%	1,447.36
93. 4G1	3,369.82	14.08%	4,633,900	13.39%	1,375.12
94. 4G	4,712.66	19.69%	6,410,520	18.52%	1,360.28
95. Total	23,929.79	100.00%	34,611,465	100.00%	1,446.38
<b>CRP</b>					
96. 1C1	48.17	4.62%	214,370	5.97%	4,450.28
97. 1C	39.26	3.76%	167,845	4.68%	4,275.22
98. 2C1	83.36	7.99%	339,700	9.46%	4,075.10
99. 2C	203.12	19.46%	792,170	22.07%	3,900.01
100. 3C1	91.12	8.73%	330,325	9.20%	3,625.16
101. 3C	232.76	22.30%	779,755	21.72%	3,350.04
102. 4C1	290.60	27.85%	835,495	23.28%	2,875.07
103. 4C	55.20	5.29%	129,730	3.61%	2,350.18
104. Total	1,043.59	100.00%	3,589,390	100.00%	3,439.46
<b>Timber</b>					
105. 1T1	197.33	3.43%	314,075	4.14%	1,591.62
106. 1T	188.79	3.28%	301,920	3.98%	1,599.24
107. 2T1	295.80	5.14%	451,070	5.94%	1,524.92
108. 2T	90.46	1.57%	134,165	1.77%	1,483.14
109. 3T1	167.34	2.91%	242,670	3.20%	1,450.16
110. 3T	902.47	15.67%	1,301,390	17.14%	1,442.03
111. 4T1	500.47	8.69%	690,475	9.09%	1,379.65
112. 4T	3,417.57	59.33%	4,156,800	54.75%	1,216.30
113. Total	5,760.23	100.00%	7,592,565	100.00%	1,318.10
<b>Grass Total</b>					
Grass Total	23,929.79	77.86%	34,611,465	75.58%	1,446.38
<b>CRP Total</b>					
CRP Total	1,043.59	3.40%	3,589,390	7.84%	3,439.46
<b>Timber Total</b>					
Timber Total	5,760.23	18.74%	7,592,565	16.58%	1,318.10
114. Market Area Total	30,733.61	100.00%	45,793,420	100.00%	1,490.01



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

71 Platte

	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	1,628,069,838	1,741,763,878	113,694,040	6.98%	29,056,296	5.20%
02. Recreational	4,745,305	4,692,500	-52,805	-1.11%	0	-1.11%
03. Ag-Homesite Land, Ag-Res Dwelling	161,874,470	163,098,230	1,223,760	0.76%	2,117,240	-0.55%
<b>04. Total Residential (sum lines 1-3)</b>	<b>1,794,689,613</b>	<b>1,909,554,608</b>	<b>114,864,995</b>	<b>6.40%</b>	<b>31,173,536</b>	<b>4.66%</b>
05. Commercial	474,560,350	481,825,745	7,265,395	1.53%	10,035,685	-0.58%
06. Industrial	256,802,710	278,624,845	21,822,135	8.50%	2,074,970	7.69%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>731,363,060</b>	<b>760,450,590</b>	<b>29,087,530</b>	<b>3.98%</b>	<b>12,110,655</b>	<b>2.32%</b>
08. Ag-Farmsite Land, Outbuildings	147,720,095	152,096,245	4,376,150	2.96%	4,131,595	0.17%
09. Minerals	166,575	166,575	0	0.00	0	0.00%
10. Non Ag Use Land	1,243,690	1,147,380	-96,310	-7.74%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>149,130,360</b>	<b>153,410,200</b>	<b>4,279,840</b>	<b>2.87%</b>	<b>4,131,595</b>	<b>0.10%</b>
12. Irrigated	1,480,033,630	1,469,967,955	-10,065,675	-0.68%		
13. Dryland	772,057,035	707,520,070	-64,536,965	-8.36%		
14. Grassland	76,793,380	67,726,850	-9,066,530	-11.81%		
15. Wasteland	289,640	288,700	-940	-0.32%		
16. Other Agland	2,923,745	2,939,215	15,470	0.53%		
<b>17. Total Agricultural Land</b>	<b>2,332,097,430</b>	<b>2,248,442,790</b>	<b>-83,654,640</b>	<b>-3.59%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>5,007,280,463</b>	<b>5,071,858,188</b>	<b>64,577,725</b>	<b>1.29%</b>	<b>47,415,786</b>	<b>0.34%</b>

## 2019 Assessment Survey for Platte 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>
	5
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$405,834
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$405,834 – all health care, retirement and social security costs are paid from county general.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$54,320 for special projects. ADM ethanol plant and all Co-Ops.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$40,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Deputy and Staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes; platte.assessor.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>
	No not in the rural areas
2.	<b>If so, is the zoning countywide?</b>
	N/A
3.	<b>What municipalities in the county are zoned?</b>
	Columbus, Duncan, Humphrey, Platte Center, and Monroe are all zoned.
4.	<b>When was zoning implemented?</b>

	Uncertain of the date in Columbus but many years ago; Humphrey is not known; zoning was implemented in Duncan and Platte Center in 2009; and zoning was implemented in Monroe in 2015.
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**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Wayne Kubert with Great Plains Appraisal is occasionally contracted for special commercial projects.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Occasionally for special purpose commercial or industrial parcels.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	They typically only use a verbal agreement.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Certifications are secondary to qualifications. They want an appraiser to know the county, know mass appraisal processes and know how to appraise and defend the specific property type being appraised.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	No; they have only used verbal agreements.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	No, Whenever the county uses contract appraisal services, the appraiser provides an estimate of value and the support for that estimate, but the assessor reviews and approves all of the values before they are used.

## 2019 Residential Assessment Survey for Platte County

<b>1.</b>	<b>Valuation data collection done by:</b>																										
	County Assessor and Assistant																										
<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="width: 15%; 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>Neighborhood 'A' is within the city of Columbus and consists of older homes that are mostly one and a half and two stories. Neighborhood 'A' is geographically located just North, East, and West of the County Courthouse. Contains approximately 1550 parcels.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Neighborhood 'A-1' consists of golf course and lake properties. Parcels in this area are both inside and outside of the city limits of Columbus. Consists of approximately 475 parcels.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Neighborhood 'B' is within the city of Columbus and is located geographically in the Southeast part of the town of Columbus, and consists of parcels that are average quality and in relatively close proximity to elementary schools. Contains approximately 600 parcels.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Neighborhood 'B-1' is an area of subdivisions outside the city limits of Columbus. Consists of subdivision parcels and mobile home courts.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Neighborhood 'C' is within the city of Columbus and geographically located North of highway 30 in Columbus and is made up of houses built generally between 1950 and 1970. Contains approximately 1275 parcels.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Neighborhood 'D' is within the city of Columbus and is primarily located in the Western most part of the city of Columbus and consists of parcels that are diverse in style and quality, but the common characteristic is their location. Contains approximately 675 parcels.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Neighborhood 'E' is within the city of Columbus and is physically located between Neighborhoods C and D. The parcels in this area are relatively the same quality but the common characteristic is geographic. Group E contains approximately 600 parcels.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Neighborhood 'F' is within the city of Columbus and is physically located between Neighborhoods C and D. The parcels in this area are relatively the same quality but the common characteristic is geographic. Group F contains approximately 575 parcels.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Neighborhood 'H' is within the city of Columbus and is physically located in the Northeast part of the town of Columbus. Parcels in this are linked together because of their geographical connection to one another. Contains approximately 450 parcels.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Neighborhood 'I' is within the city of Columbus and consists of the Wagner Lakes area and nearby subdivisions. These parcels are within the city limits of Columbus in the Southwest portion. Consists of approximately 400 parcels.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Neighborhood 'K' is within the city of Columbus; this grouping is mostly townhouse developments throughout the city.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Neighborhood 'L' is within the city of Columbus is basically the original town of Columbus along with subdivisions south of the Platte County Courthouse. There are approximately 1400 parcels in this area.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Neighborhood 'A' is within the city of Columbus and consists of older homes that are mostly one and a half and two stories. Neighborhood 'A' is geographically located just North, East, and West of the County Courthouse. Contains approximately 1550 parcels.	2	Neighborhood 'A-1' consists of golf course and lake properties. Parcels in this area are both inside and outside of the city limits of Columbus. 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Contains approximately 675 parcels.	7	Neighborhood 'E' is within the city of Columbus and is physically located between Neighborhoods C and D. The parcels in this area are relatively the same quality but the common characteristic is geographic. Group E contains approximately 600 parcels.	8	Neighborhood 'F' is within the city of Columbus and is physically located between Neighborhoods C and D. The parcels in this area are relatively the same quality but the common characteristic is geographic. Group F contains approximately 575 parcels.	9	Neighborhood 'H' is within the city of Columbus and is physically located in the Northeast part of the town of Columbus. Parcels in this are linked together because of their geographical connection to one another. Contains approximately 450 parcels.	10	Neighborhood 'I' is within the city of Columbus and consists of the Wagner Lakes area and nearby subdivisions. These parcels are within the city limits of Columbus in the Southwest portion. 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13	Small Towns: the three small villages, Cornlea, Oconee, and Tarnov; and five of the small towns, Creston, Duncan, Lindsay, Monroe and Platte Center; into a single residential valuation group. All have limited commercial services and most are part of consolidated schools located in other towns.
15	Town of Humphrey Of the small towns outside of Columbus, Humphrey has a strong school system and a fair amount of commercial activity so it is measured individually for the residential class.
19	Acreages that consists of all rural residential parcels in the county. Review is conducted by township. When the dates for inspection and review, costing, depreciation tables and lot value study are reviewed.
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 county uses the cost approach and applies market derived depreciation.
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>
	Depreciation studies are based on local market information.
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>
	Yes; and also for each assessor location in the consolidated group.
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	Valued by square foot primarily with values derived from vacant lot sales.
<b>7.</b>	<b>How are rural residential site values developed?</b>
	Vacant acreage site sales are reviewed throughout the county. The site values near Columbus have typically been at a higher value than the other areas of the county.
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	There are currently nine subdivisions under development and the build-out timeframe is different, depending on the size of the development. A discounted cash flow model has been utilized for each subdivision per LB 191.

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	2017	2017	2017	2014
	2	2017	2016	2018	2018
	3	2018	2017	2014	2014
	4	2018	2016	2018	2018
	5	2017	2017	2014	2014
	6	2017	2016	2017	2015
	7	2016	2017	2016	2016
	8	2015	2016	2015	2015
	9	2018	2017	2018	2018
	10	2018	2017	2018	2018
	11	2015	2016	2015	2015
	12	2014	2017	2014	2014
	13	2012-2018	2016	2012-2018	2012-2018
	15	2017	2016	2012	2017
	19	2016	2016	2016	2016
	Ag	2016	2016	2016	2016

---The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town or valuation group separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town. Of the 15 valuation groups, the first 12 are sub-strata of the city of Columbus; Valuation Group #13 is a consolidation of 3 small villages and 5 small towns. This was first created for use in 2016. Humphrey is the only remaining individual small town. Unlike the others it has strong schools and a fair amount of commercial activity. Last is the valuation group named acreages, also known as rural residential; (the houses on agricultural parcels and agricultural buildings buildings tend to be represented by this group and are valued like the acreages).

## 2019 Commercial Assessment Survey for Platte County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	County Assessor and Staff	
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	All commercial in the town of Columbus.
	2	Commercial in close proximity to Columbus, but outside the city limits. These parcels are inspected, reviewed and revalued as an independent subclass.
	3	All small town parcels and rural parcels throughout the county. The small town parcels are inspected, reviewed and revalued at the same time as their residential counterparts. The rural parcels that are not in close proximity to Columbus are usually inspected, reviewed and revalued in the same time frame as the small town or the rural residential that they are near.
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	The county uses the cost approach with depreciation developed from the market for all parcels and the income approach is used when information is available. That is mostly available for apartments, some general retail and warehouse type occupancies.	
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>	
	The major unique commercial or industrial properties are valued by an outside appraiser with expertise in appraising such property. Otherwise, they are valued by the assessor and staff along with the more typical 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>	
	Platte County uses local sales data to develop market derived depreciation.	
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	The depreciation in commercial property tends to be developed more toward individual or like occupancies than just the valuation group. There can also be variation between valuation groups due to locational differences.	
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>	
	Vacant lot sales are analyzed to establish land values.	



7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	2016	2015	2015
	2	2015	2016	2015	2015
	3	2018	2017	2018	2018

## 2019 Agricultural Assessment Survey for Platte County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Staff	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	3	<p>Area 3 was newly created for use in 2015. This area exists in the southern part of the county, south of the Loup river and north of the Platte River. The soils in this region tend to be sandier and less productive than the northern part of the county and sale analysis has revealed that the values in this area have not kept pace with the northern part of the county. This is a small area estimated to be only about 15% of the agricultural acres in the county.</p>
	6	<p>This area contains the majority of the agricultural acres in the county. It consists of all of the land in the county north of the Loup River. This part of the county generally has superior soils and sales analysis has shown the values tend to be noticeably higher than those in Area 3.</p>
	<u>Year Land Use Completed</u>	
		2018
		2018
	<p>----The county is in a continuous process of updating the use of agricultural land. Every year, they review the certifications, the NRCS maps, and FSA maps provided by farmers. The GIS photo base is the primary source for land use verification and it is monitored for changes. When the county inspects and reviews the improvements in the rural areas of the county, they also review the land use that they are able to observe. The county completed the review of all of the land use throughout the county by comparing the 2014 photo base to the 2016 GIS photo base on a parcel by parcel basis. This review was completed during 2017 for use in the 2018 tax year.</p>	
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
	The county monitors sales activity throughout the county to determine if measureable differences exist.	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	The primary use of the parcel is determined based on physical inspections and questionnaires and similar properties are used to determine the valuation.	
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>	
	Yes; the first (home site) acre, for both farm home and rural residential home sites is valued the same at \$20,000. This home site acre value is the same throughout the county.	
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>	
	The county values intensive use agricultural land for chicken barns by taking the value of the land which includes site prep work and adding in the necessary amenities such as septic, well, electrical, etc... For feedlots, the value has been static for many years and the county is unsure of the methodology that was used to create this value. Feedlots will be revalued in 2020 and a current methodology will be in place.	

7.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	There are a minimal number of acres known to be in the Wetland Reserve Program (WRP) program in Platte County. Neither the FSA nor the land owners have reported actual WRP acres. The values used for WRP Acres have been set using data from the sales that have occurred in or near Platte County.
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	<b>How many special valuation applications are on file?</b>
	105
8b.	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	The county annually verifies and analyzes all agricultural sales. They do this primarily to establish agricultural land values each year, but also to see if there are differing value trends that would indicate that some land values are driven by influences from outside the typical agricultural land market.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	<b>Describe the non-agricultural influences recognized within the county.</b>
	The non-agricultural influence has come from the development of residential or recreational sites or developments near the rivers.
8d.	<b>Where is the influenced area located within the county?</b>
	The influenced area in Platte County occurs along the rivers and is sometimes used for residential and recreational purposes.
8e.	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	The sales of similar land that occur in the non-influenced part of the county are analyzed to develop the values throughout the county. These values are also applied to the qualified parcels that exist in the influenced parts of the county.

PLATTE COUNTY  
PLAN OF ASSESSMENT

Thomas M. Placzek  
PLATTE COUNTY ASSESSOR  
3 Year Plan  
Introduction

Pursuant to Neb. Laws 2005, LB263, Section 9.

**County Description of Real Property in Platte County:**

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

	Parcels	% of Total Parcels	% of Value	Value Base
Residential	12688	64.5%	30.7%	1,630,546,173
Commercial	1428	7.6%	9.5%	476,266,885
Industrial	71	.4%	5.1%	256,802,710
Recreational	55	.3%	-.1%	4,578,755
Agricultural	5251	26.7%	54.5%	2,643,409,985
Special Value	100	.5%	.5%	24,890,210

Agricultural land-taxable acres 389,877

New Property: For assessment year 2018 an estimated 300 building permits and/or information statements were filed for new property construction/additions in the county.

**Current Assessment Procedures for Real Property**

STAFF

- 1 Assessor
- 1 Deputy Assessor
- 3 Fulltime Clerks

## 2 Appraiser Assistants

Assessor prints and checks all reports. Helps with the sales review process for residential, Ag, and commercial properties. Tax corrections are written by the Assessor/Deputy Assessor.

Deputy Assessor, and 3 clerks work on Personal Property & Homestead Exemptions and answers the phone.

Deputy Assessor---Works on CAMA system (data entry & problem solving) in addition to Homestead Exemption & Personal Property & Maintenance of Cadastral Books.

Clerks in the assessor's office assist in all the general duties in the office. Personal property, Homestead exemptions, entering data in the Cama real estate system & GIS data implementation.

Assessor and Appraiser Assistant—Sales review and appraisal review and pickup work for Residential, Commercial and Ag properties and Ag Land sales review & GIS data implementation. Assessor sets/approves all valuations.

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

A. Real Estate Transfers Statements are updated within a couple weeks of when received from The Register of Deeds Office. The Assessor reviews the sales. Once reviewed the transfer statements are passed to the Deputy who will update the computer & GIS Sys with the new information and transfer 521 information electronically to the Department of Assessment and Taxation.

Sales information sheets are filled out either by making phone calls or mail.

We also send letters for appointments so the Assessor or Appraiser Assistant can make a physical review of the property.

B. Internal sales ratio studies are done by neighborhoods and Platte County works well with State of Nebraska Field Liaison and review results.

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

Property Class	Median	COD	PRD
Residential	95	13.47	102.94
Commercial	98	20.03	104.98
Agricultural Land	71	18.80	103.11

**Assessment Actions Planned for Assessment Year 2019:**

**Residential**

Sales review of all Neighborhoods and Pickup work. Review A-1, B-1, H & I

**Commercial**

Sales review of Commercial and Industrial. Review of Columbus Downtown Area & Review of Small Towns. Pickup work.

**Agricultural**

Sales review on land sales & Pickup work.

**Assessment Actions Planned for Assessment Year 2020:**

**Residential**

Sales Review of all neighborhoods and pickup work. Review Neighborhoods B, C, & L

**Commercial**

Sale Review of Commercial and Industrial. Pickup work. Review of Apartments.

## **Agricultural**

Pickup work & Sales review of land sales. Review of Aerial photos from NRCS

### **Assessment Actions Planned for Assessment Year 2021:**

## **Residential**

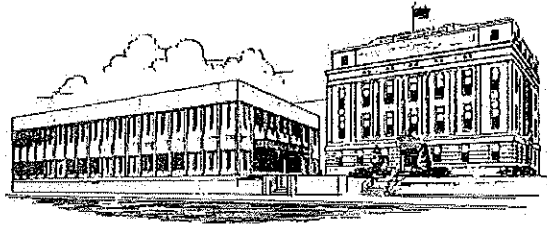
Sales review of all neighborhoods & pickup work. All Small Towns. Pickup work

## **Commercial**

Review of Columbus Commercial except Downtown & apartments (done previous years) & pickup work.

## **Agricultural**

Pick up work & Sales review of land sales



THOMAS M PLACZEK  
**PLATTE COUNTY ASSESSOR**  
2610 14<sup>th</sup> STREET- COLUMBUS NE 68601  
PHONE (402) 563-4902 - FAX (402) 562-6965  
EMAIL: [ASSESSOR@PLATTENE.US](mailto:ASSESSOR@PLATTENE.US)

February 26, 2019

2019

Methodology for Special Valuation

Platte County

Platte County submits this report pursuant to Title 350, Neb Regulation – 11-005.04.

Platte County has instituted Special Valuation along the Loup and Platte Rivers. The following methodology is used to value agricultural land following non-agricultural influences has been identified.

Sales along the rivers have indicated that grass and tree cover are selling for approximately \$2,500 per acre.

In this process, I have determined that market value for grass land and tree cover in this area has been driven up by purchases for hunting and other recreational type uses.

The “special valuation” for qualified parcels were determined by using sales away from the river in an “uninfluenced” area.

Sincerely,

Thomas M. Placzek  
Platte County Assessor