

NEBRASKA

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DEPARTMENT OF REVENUE

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

SEWARD 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 Seward 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 Seward 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: Marilyn Hladky, Seward County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

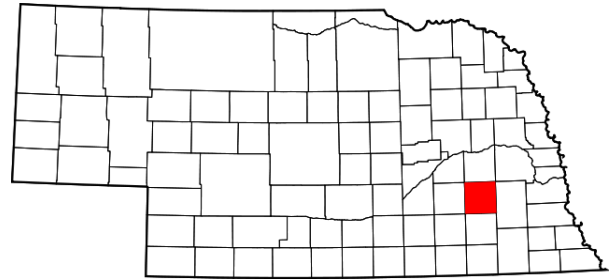
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

**Further information may be found in Exhibit 94*

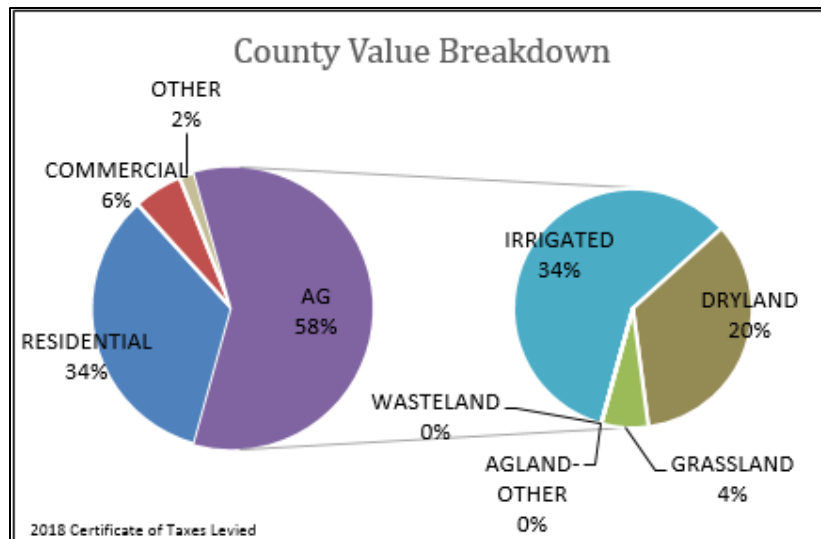
County Overview

With a total area of 571 square miles, Seward County had 17,161 residents, per the Census Bureau Quick Facts for 2017, a 3% population increase over the 2010 U.S. Census. Reports indicated that 71% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$157,054 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Seward County are located in and around Seward, the county seat. According to the latest information available from the U.S. Census Bureau, there

were 463 employer establishments with total employment of 5,669.



Agricultural land is the largest contributor to the county's overall valuation base. A mix of irrigated and dry land makes up the majority of the land in the county. Seward County is included in both the Lower Platte South and Upper Big Blue Natural Resources Districts (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BEAVER CROSSING	457	403	-11.8%
BEE	223	191	-14.3%
CORDOVA	127	137	7.9%
GARLAND	247	216	-12.6%
GOEHNER	186	154	-17.2%
MILFORD	2,105	2,090	-0.7%
PLEASANT DALE	245	205	-16.3%
SEWARD	6,427	6,964	8.4%
STAPLEHURST	270	242	-10.4%
UTICA	844	861	2.0%

2019 Residential Correlation for Seward County

Assessment Actions

For the current assessment year, Seward County inspected, reviewed and reappraised all improvements in the town of Milford, the one mile zoning jurisdiction around Milford and the unincorporated village of Grover. New pictures were taken of all improvements. A lot study analysis was also completed for these areas. The county assessor received the first developer discount application for a new subdivision and has completed a discounted cash flow model per LB191. All pick-up work was completed in a timely manner.

The county assessor performed a sales analysis and determined that market adjustments were necessary in Seward, Utica, Garland and the rural residential homes. Seward and Utica had adjustments to both the improvements and land and the rural residential homes had adjustments to the improvements in ranges 2E, 3E and 4E. Garland had new pricing applied and also an economic factor applied to the improvements.

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 assessor to the sales file to see if it was done in a timely fashion and for accuracy. The county assessor started sending sales electronically in March of 2018 and has typically sent files in on a monthly basis with accurate data.

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 will call the seller and sometimes the realtor to assist in the sales qualifications. Disqualified sales had comments and the comments provided a reasonable explanation as to why the sales were disqualified. The percentage of residential sales used is acceptable. The review of Seward 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.

2019 Residential Correlation for Seward County

The county assessor's inspection and review cycle for all real property was discussed with the county assessor. For residential 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 assessor has adequately identified economic areas for the residential property class.

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

Description of Analysis

Residential parcels are analyzed utilizing 14 valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Seward
2	Beaver Crossing
3	Bee
4	Cordova
5	Garland
6	Goehner
7	Grover
8	Milford
9	Pleasant Dale
10	Staplehurst
11	Tamora
12	Utica
13	Rural
14	Rural subs

For the residential property class, a review of Seward County's statistical analysis profiles 412 residential sales, representing all the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable range. All three measures of central tendency for the

2019 Residential Correlation for Seward County

residential class of properties are within the acceptable range and show strong support for one another. The COD and PRD are also within the acceptable range indicating the data used for measurement is reliable.

Reviewing some of the valuation groups that typically have small sample sizes, it was noted that Valuation Group 3, 6 and 10 were all inspected and reviewed in the last couple years and valuations have increased between 8% to 10%, which is comparable to other similar sized towns with the similar economic influences. Valuation Group 4 (town of Cordova) is in the extreme southwest portion of the county and has seen its' residential values increase over 3% since 2016. The lower amount of growth compared to other towns is attributed to being in an isolated area, without a driving economic force. Valuation Group 11 (Tamora) is a small village with only 41 improved properties, with an average value of less than \$20,000 per improvement. Tamora was last inspected and reviewed in 2016 and valuations have been flat. Reviewing valuation changes over the years for a random set of properties revealed that some properties have increased in value and some have decreased. This village has no economic force driving growth, so it is reasonable that valuations as a whole have remained nominally flat over the past few years.

In reviewing the COD in Valuation Group 5, the preliminary COD was only a point different than the final COD. Valuation Group 8(Milford) had a complete reappraisal for this assessment year, so lower COD's are expected in areas that were recently inspected and reviewed. The value change between the sold properties in the sales file was comparable to the movement of the residential value change in Milford as a whole, indicating the valuation model applied to the sold properties was applied to the unsold properties as well. Valuation Group 9 did not have any changes between the preliminary and final COD and two of the five sales in Valuation Group 14 were in the Milford fringe area that was inspected and reviewed for this assessment year.

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

2019 Residential Correlation for Seward County

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 residential class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	236	92.81	92.95	92.85	10.48	100.11
2	10	99.70	109.81	98.21	21.27	111.81
3	1	141.86	141.86	141.86	00.00	100.00
4	1	97.95	97.95	97.95	00.00	100.00
5	9	92.57	95.02	95.09	05.43	99.93
6	8	80.28	78.93	76.21	12.49	103.57
7	3	97.39	87.33	80.53	19.24	108.44
8	51	95.73	95.99	95.32	05.16	100.70
9	15	94.66	94.51	93.88	07.16	100.67
10	4	81.67	84.06	81.59	05.75	103.03
11	1	65.91	65.91	65.91	00.00	100.00
12	22	94.54	94.39	89.96	12.29	104.92
13	46	92.55	92.12	91.51	13.55	100.67
14	5	90.98	90.00	89.76	05.03	100.27
<u> ALL </u>	412	93.27	93.45	92.54	10.70	100.98

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Seward County is 93%.

2019 Commercial Correlation for Seward County

Assessment Actions

For the current assessment year, the Seward County Assessor contracted with Vanguard to inspect, review and revalue all commercial and industrial properties in the town of Seward. New pictures were taken of the improvements. New costing was applied to the improvements and a lot value study was completed and land values were adjusted accordingly. All section 42 Housing properties were reappraised using the income approach. 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 assessor to the sales file to see if it was done in a timely fashion and for accuracy. Seward County started sending sales electronically in March of 2018 and has typically sent files in on a monthly basis with accurate data.

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 will call the seller and sometimes the realtor to assist in the sales qualifications. Disqualified sales had comments and the comments provided a reasonable explanation as to why the sales were disqualified. The percentage of commercial sales used is lower than the state average, but the county has a small number of sales, so a couple of sales in or out of the measurement process can move the usability percentage quite a bit. This is not deemed a concern. The review of Seward County revealed that no apparent bias existed in the qualification determination and it is believed 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 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 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 there may be the potential for combining some of the valuation groups that

2019 Commercial Correlation for Seward County

have a small number of sales and that have similar types of economic influences. This was discussed with the county assessor for consideration in 2019.

Description of Analysis

Commercial properties are analyzed utilizing 13 Valuation Groups based on assessor locations.

Valuation Group	Description
1	Seward
2	Beaver Crossing
3	Bee
4	Cordova
5	Garland
6	Goehner
7	Grover
8	Milford
9	Pleasant Dale
10	Staplehurst
11	Tamora
12	Utica
13	Rural

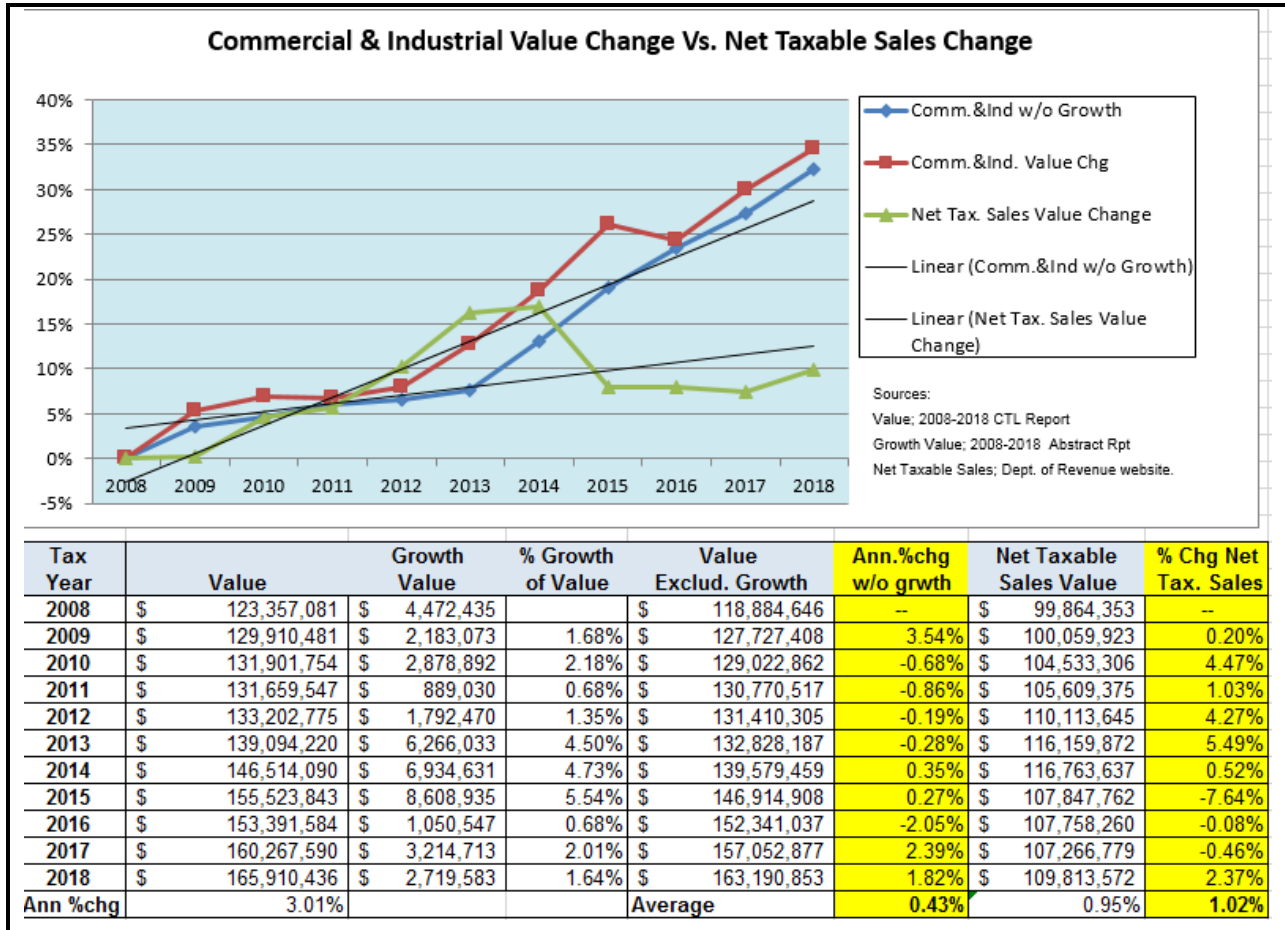
Frequently there are too few sales to rely on the median for the level of value, so several aspects of the data are examined to develop an opinion of value. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision.

For this study period, there were 26 commercial sales profiled for the valuation groups. The county assessor has kept the costing and depreciation tables updated and they have been diligent inspecting properties. The overall median was then tested by removing outliers on the high and low end. The median did move somewhat, indicating that the median may not be an exact measure of the level of value.

A review of the average annual commercial value change versus the average annual change in the net taxable sales indicates the county assessor's valuations have kept up with the net taxable sales.

2019 Commercial Correlation for Seward County

The average difference is approximately .5%. The chart reflects a tax policy change in taxability of agricultural repair parts in 2015, but otherwise shows a gradually increasing tax base. While there could be outside influences that result in this relationship not always being positive, one would expect that the trend of the net taxable sales would typically correlate with the trend of the commercial market in general.



The low COD's in Valuation Groups 8 and 12 were reviewed and it is noted that the preliminary COD's are the same as the final COD's, indicating there was no apparent sales bias.

The general movement of the commercial market 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. Based on all relevant information, the quality of assessment of the

2019 Commercial Correlation for Seward County

commercial class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	18	93.79	91.30	94.70	11.37	96.41
2	2	110.26	110.26	105.98	43.40	104.04
8	2	75.11	75.11	72.32	04.55	103.86
9	1	103.42	103.42	103.42	00.00	100.00
12	2	95.98	95.98	96.71	02.09	99.25
13	1	89.52	89.52	89.52	00.00	100.00
____ALL____	26	92.23	92.27	92.60	14.31	99.64

Level of Value

Based on their assessment practices, the Seward County Assessor has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial class of property.

2019 Agricultural Correlation for Seward County

Assessment Actions

For the current assessment year, the county assessor reviewed and accounted for the properties enrolled in the Conservation Reserve Program (CRP) and the Wetlands Reserve Program (WRP).

A sales analysis was completed and as a result, the county assessor reduced irrigated crop land in Market Area 1 approximately \$150 to \$300 per acre depending on the Land Capability Grouping (LCG) and dryland was reduced approximately \$150 to \$300 per acre depending on the LCG except for the 4D classification, which did not see a reduction on any of the market areas. 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 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. The county assessor started sending sales electronically in March of 2018 and has typically sent files in on a monthly basis with accurate data.

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 will call the seller and sometimes the realtor to assist in the sales qualifications. Disqualified sales had comments and the comments provided a reasonable explanation as to why the sales were disqualified. The percentage of agricultural sales used is acceptable. The review of Seward 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 and verifying their accuracy when compared to the property record card.

The county assessor continually verifies sales along with updating land use in the agricultural class of property. Use changes are discovered through information coming from aerial imagery, well updates from the Natural Resource District (NRD), and Farm Services Agency (FSA) records and maps. Land coming out of the CRP program is also monitored. Phone calls and physical inspections are also used to gather information.

2019 Agricultural Correlation for Seward County

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 disqualified have comments to explain why. The agricultural land review in Seward County was determined to be systematic and comprehensive and all arm's-length sales were made available for the measurement of agricultural land.

The county assessor has special valuation applications, but does not recognize special valuation at this time. The County Assessor's special valuation methodology in the appendices of this report explains the analysis conducted to reach that determination.

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

Description of Analysis

There are three market areas within Seward County; Market Area 1 is mostly the western half of the county and has highly productive soils and available ground water for irrigation throughout the area. Market Area 2 encompasses the eastern half of the county where irrigation is sparse, so the predominant use is dry cropland and grassland. Market Area 3 is in between Area's 1 & 2, but like Market Area 2 it is composed of mostly dry cropland and grassland as there is very little irrigation.

The county assessor has one schedule of values for dry cropland, grassland and CRP in all three market areas. Irrigation in Market Areas 2 and 3 is only valued about 10% lower than irrigated land in Market Area 1. This year, there are no irrigated Majority Land Use (MLU) sales in either Market Areas 2 or 3. Therefore, all agricultural sales were combined for measurement purposes. The county assessor keeps the three market areas intact for administrative purposes and to monitor if there are any non-agricultural influences from Lancaster County, for that reason, the map and county abstract reports in the appendices of this report will reflect three market areas.

The initial analysis was done using the 37 sales within Seward County for the three study periods. All three measures of central tendency are within the acceptable range and show strong support for one another.

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the major land 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 Seward's schedule of values. The results of this analysis were comparable to the results of the sales within Seward County indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

The movement of the agricultural base confirm the assessment actions reported by the county assessor.

2019 Agricultural Correlation for Seward County

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 Seward County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized. The quality of assessment of agricultural land in Seward County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	14	72.12	75.80	73.26	09.66	103.47
1	14	72.12	75.80	73.26	09.66	103.47
<u> Dry </u>						
County	9	73.35	75.20	74.60	23.91	100.80
1	9	73.35	75.20	74.60	23.91	100.80
<u> Grass </u>						
County	5	45.12	45.92	45.72	12.23	100.44
1	5	45.12	45.92	45.72	12.23	100.44
<u> ALL </u>						
	37	73.35	74.27	74.40	19.09	99.83

Level of Value

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

2019 Opinions of the Property Tax Administrator for Seward County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Seward County

Residential Real Property - Current

Number of Sales	412	Median	93.27
Total Sales Price	\$72,830,042	Mean	93.45
Total Adj. Sales Price	\$72,830,042	Wgt. Mean	92.54
Total Assessed Value	\$67,395,666	Average Assessed Value of the Base	\$151,656
Avg. Adj. Sales Price	\$176,772	Avg. Assessed Value	\$163,582

Confidence Interval - Current

95% Median C.I	92.36 to 94.80
95% Wgt. Mean C.I	91.43 to 93.65
95% Mean C.I	92.02 to 94.88
% of Value of the Class of all Real Property Value in the County	32.04
% of Records Sold in the Study Period	6.66
% of Value Sold in the Study Period	7.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	419	94	94.27
2017	412	94	93.59
2016	400	93	92.55
2015	394	95	95.35

2019 Commission Summary for Seward County

Commercial Real Property - Current

Number of Sales	26	Median	92.23
Total Sales Price	\$8,821,050	Mean	92.27
Total Adj. Sales Price	\$8,821,050	Wgt. Mean	92.60
Total Assessed Value	\$8,168,321	Average Assessed Value of the Base	\$241,514
Avg. Adj. Sales Price	\$339,271	Avg. Assessed Value	\$314,166

Confidence Interval - Current

95% Median C.I	85.97 to 100.31
95% Wgt. Mean C.I	85.80 to 99.40
95% Mean C.I	84.43 to 100.11
% of Value of the Class of all Real Property Value in the County	5.84
% of Records Sold in the Study Period	3.67
% of Value Sold in the Study Period	4.78

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	21	95	94.85
2017	22	96	95.53
2016	21	100	96.91
2015	27	100	95.25

**80 Seward
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 : 412
 Total Sales Price : 72,830,042
 Total Adj. Sales Price : 72,830,042
 Total Assessed Value : 67,395,666
 Avg. Adj. Sales Price : 176,772
 Avg. Assessed Value : 163,582

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 93
 COD : 10.70
 PRD : 100.98

COV : 15.85
 STD : 14.81
 Avg. Abs. Dev : 09.98
 MAX Sales Ratio : 177.41
 MIN Sales Ratio : 17.63

95% Median C.I. : 92.36 to 94.80
 95% Wgt. Mean C.I. : 91.43 to 93.65
 95% Mean C.I. : 92.02 to 94.88

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	38	96.11	96.66	96.13	07.71	100.55	75.19	127.71	92.08 to 100.13	143,406	137,863
01-JAN-17 To 31-MAR-17	37	96.11	97.36	97.40	09.31	99.96	70.67	149.71	93.04 to 101.21	182,058	177,327
01-APR-17 To 30-JUN-17	53	96.14	94.62	95.03	09.44	99.57	54.20	139.82	92.62 to 98.35	181,885	172,840
01-JUL-17 To 30-SEP-17	70	94.37	94.52	93.63	10.01	100.95	69.82	150.29	91.67 to 96.64	186,233	174,376
01-OCT-17 To 31-DEC-17	58	92.73	93.07	93.14	08.47	99.92	65.06	135.95	89.99 to 94.80	199,937	186,213
01-JAN-18 To 31-MAR-18	28	94.67	93.99	91.99	10.46	102.17	68.15	148.43	88.26 to 98.29	161,732	148,776
01-APR-18 To 30-JUN-18	56	90.62	90.28	88.68	12.93	101.80	17.63	144.47	85.58 to 92.73	159,824	141,740
01-JUL-18 To 30-SEP-18	72	89.84	90.42	87.84	13.19	102.94	49.52	177.41	85.83 to 93.16	179,073	157,298
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	198	95.92	95.49	95.14	09.28	100.37	54.20	150.29	94.06 to 97.17	176,070	167,509
01-OCT-17 To 30-SEP-18	214	91.70	91.57	90.15	11.55	101.58	17.63	177.41	89.91 to 92.84	177,422	159,948
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	218	94.71	94.64	94.44	09.49	100.21	54.20	150.29	93.06 to 96.11	188,113	177,653
<u>ALL</u>	412	93.27	93.45	92.54	10.70	100.98	17.63	177.41	92.36 to 94.80	176,772	163,582

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	236	92.81	92.95	92.85	10.48	100.11	17.63	150.29	91.67 to 94.86	181,668	168,673
2	10	99.70	109.81	98.21	21.27	111.81	74.74	177.41	84.44 to 148.58	90,390	88,768
3	1	141.86	141.86	141.86	00.00	100.00	141.86	141.86	N/A	35,000	49,650
4	1	97.95	97.95	97.95	00.00	100.00	97.95	97.95	N/A	69,000	67,585
5	9	92.57	95.02	95.09	05.43	99.93	87.71	105.97	88.85 to 105.11	121,556	115,582
6	8	80.28	78.93	76.21	12.49	103.57	49.52	98.55	49.52 to 98.55	109,113	83,155
7	3	97.39	87.33	80.53	19.24	108.44	54.20	110.41	N/A	45,694	36,796
8	51	95.73	95.99	95.32	05.16	100.70	82.87	139.82	93.22 to 96.90	152,872	145,713
9	15	94.66	94.51	93.88	07.16	100.67	77.05	115.47	88.09 to 100.29	135,753	127,439
10	4	81.67	84.06	81.59	05.75	103.03	78.14	94.76	N/A	140,125	114,334
11	1	65.91	65.91	65.91	00.00	100.00	65.91	65.91	N/A	90,000	59,319
12	22	94.54	94.39	89.96	12.29	104.92	67.31	148.43	84.51 to 100.13	104,345	93,869
13	46	92.55	92.12	91.51	13.55	100.67	50.88	149.71	86.03 to 98.44	270,263	247,329
14	5	90.98	90.00	89.76	05.03	100.27	78.21	97.12	N/A	326,700	293,255
<u>ALL</u>	412	93.27	93.45	92.54	10.70	100.98	17.63	177.41	92.36 to 94.80	176,772	163,582

**80 Seward
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 : 412
 Total Sales Price : 72,830,042
 Total Adj. Sales Price : 72,830,042
 Total Assessed Value : 67,395,666
 Avg. Adj. Sales Price : 176,772
 Avg. Assessed Value : 163,582

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 93
 COD : 10.70
 PRD : 100.98

COV : 15.85
 STD : 14.81
 Avg. Abs. Dev : 09.98
 MAX Sales Ratio : 177.41
 MIN Sales Ratio : 17.63

95% Median C.I. : 92.36 to 94.80
 95% Wgt. Mean C.I. : 91.43 to 93.65
 95% Mean C.I. : 92.02 to 94.88

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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	409	93.22	93.29	92.52	10.61	100.83	17.63	177.41	92.36 to 94.66	177,790	164,494
06											
07	3	100.13	115.37	103.57	17.04	111.39	97.39	148.58	N/A	37,917	39,271
<u>ALL</u>	412	93.27	93.45	92.54	10.70	100.98	17.63	177.41	92.36 to 94.80	176,772	163,582

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	148.51	148.51	148.51	00.05	100.00	148.43	148.58	N/A	10,000	14,851
Less Than 30,000	6	144.13	141.82	138.13	11.32	102.67	100.75	177.41	100.75 to 177.41	19,500	26,936
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	412	93.27	93.45	92.54	10.70	100.98	17.63	177.41	92.36 to 94.80	176,772	163,582
Greater Than 14,999	410	93.24	93.18	92.52	10.46	100.71	17.63	177.41	92.36 to 94.76	177,585	164,307
Greater Than 29,999	406	93.14	92.74	92.46	10.09	100.30	17.63	150.29	92.23 to 94.61	179,096	165,601
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	148.51	148.51	148.51	00.05	100.00	148.43	148.58	N/A	10,000	14,851
15,000 TO 29,999	4	137.89	138.48	136.00	14.60	101.82	100.75	177.41	N/A	24,250	32,979
30,000 TO 59,999	15	97.39	103.17	102.46	14.89	100.69	74.74	141.86	92.36 to 120.27	44,392	45,485
60,000 TO 99,999	52	95.47	93.99	93.15	12.90	100.90	54.20	150.29	89.24 to 98.08	80,899	75,355
100,000 TO 149,999	106	90.76	89.62	89.54	11.90	100.09	17.63	127.71	86.53 to 92.56	128,188	114,783
150,000 TO 249,999	166	94.05	93.16	92.97	08.68	100.20	50.88	149.71	92.08 to 96.04	191,724	178,246
250,000 TO 499,999	66	93.95	93.31	93.09	06.49	100.24	69.17	111.44	91.67 to 96.85	332,218	309,278
500,000 TO 999,999	1	93.04	93.04	93.04	00.00	100.00	93.04	93.04	N/A	500,000	465,217
1,000,000 +											
<u>ALL</u>	412	93.27	93.45	92.54	10.70	100.98	17.63	177.41	92.36 to 94.80	176,772	163,582

80 Seward
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 : 26
Total Sales Price : 8,821,050
Total Adj. Sales Price : 8,821,050
Total Assessed Value : 8,168,321
Avg. Adj. Sales Price : 339,271
Avg. Assessed Value : 314,166

MEDIAN : 92
WGT. MEAN : 93
MEAN : 92
COD : 14.31
PRD : 99.64

COV : 21.04
STD : 19.41
Avg. Abs. Dev : 13.20
MAX Sales Ratio : 158.10
MIN Sales Ratio : 51.52

95% Median C.I. : 85.97 to 100.31
95% Wgt. Mean C.I. : 85.80 to 99.40
95% Mean C.I. : 84.43 to 100.11

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	4	97.75	104.00	102.38	26.40	101.58	62.41	158.10	N/A	101,925	104,347
01-JAN-16 To 31-MAR-16	1	97.99	97.99	97.99	00.00	100.00	97.99	97.99	N/A	75,000	73,491
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	3	87.86	90.81	91.23	10.44	99.54	78.53	106.05	N/A	204,450	186,526
01-OCT-16 To 31-DEC-16	2	103.79	103.79	104.50	03.35	99.32	100.31	107.26	N/A	517,500	540,798
01-JAN-17 To 31-MAR-17	2	67.36	67.36	72.32	23.52	93.14	51.52	83.20	N/A	247,500	178,995
01-APR-17 To 30-JUN-17	3	90.48	87.88	93.02	10.96	94.47	71.69	101.46	N/A	1,083,667	1,007,987
01-JUL-17 To 30-SEP-17	2	96.47	96.47	92.07	07.20	104.78	89.52	103.42	N/A	367,500	338,355
01-OCT-17 To 31-DEC-17	1	85.97	85.97	85.97	00.00	100.00	85.97	85.97	N/A	310,000	266,517
01-JAN-18 To 31-MAR-18	3	90.26	86.52	88.07	09.18	98.24	72.21	97.09	N/A	288,333	253,942
01-APR-18 To 30-JUN-18	4	92.98	92.21	91.08	10.81	101.24	77.14	105.73	N/A	236,000	214,943
01-JUL-18 To 30-SEP-18	1	99.44	99.44	99.44	00.00	100.00	99.44	99.44	N/A	90,000	89,497
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	8	95.98	98.30	95.84	18.35	102.57	62.41	158.10	62.41 to 158.10	137,006	131,307
01-OCT-16 To 30-SEP-17	9	90.48	88.76	93.19	14.31	95.25	51.52	107.26	71.69 to 103.42	612,889	571,139
01-OCT-17 To 30-SEP-18	9	90.26	90.42	89.53	09.67	100.99	72.21	105.73	77.14 to 99.44	245,444	219,734
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	6	99.15	96.33	99.50	08.28	96.81	78.53	107.26	78.53 to 107.26	287,225	285,778
01-JAN-17 To 31-DEC-17	8	87.75	84.66	90.28	13.17	93.77	51.52	103.42	51.52 to 103.42	598,875	540,647
<u>ALL</u>	26	92.23	92.27	92.60	14.31	99.64	51.52	158.10	85.97 to 100.31	339,271	314,166

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	18	93.79	91.30	94.70	11.37	96.41	51.52	107.26	85.97 to 101.46	389,853	369,197
2	2	110.26	110.26	105.98	43.40	104.04	62.41	158.10	N/A	68,850	72,968
8	2	75.11	75.11	72.32	04.55	103.86	71.69	78.53	N/A	410,500	296,875
9	1	103.42	103.42	103.42	00.00	100.00	103.42	103.42	N/A	135,000	139,615
12	2	95.98	95.98	96.71	02.09	99.25	93.97	97.99	N/A	55,000	53,190
13	1	89.52	89.52	89.52	00.00	100.00	89.52	89.52	N/A	600,000	537,094
<u>ALL</u>	26	92.23	92.27	92.60	14.31	99.64	51.52	158.10	85.97 to 100.31	339,271	314,166

80 Seward
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 : 26
Total Sales Price : 8,821,050
Total Adj. Sales Price : 8,821,050
Total Assessed Value : 8,168,321
Avg. Adj. Sales Price : 339,271
Avg. Assessed Value : 314,166

MEDIAN : 92
WGT. MEAN : 93
MEAN : 92
COD : 14.31
PRD : 99.64

COV : 21.04
STD : 19.41
Avg. Abs. Dev : 13.20
MAX Sales Ratio : 158.10
MIN Sales Ratio : 51.52

95% Median C.I. : 85.97 to 100.31
95% Wgt. Mean C.I. : 85.80 to 99.40
95% Mean C.I. : 84.43 to 100.11

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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	4	98.70	96.51	99.06	04.44	97.43	87.18	101.46	N/A	807,875	800,252
03	22	90.37	91.50	88.87	15.71	102.96	51.52	158.10	78.53 to 101.52	254,070	225,787
04											
<u>ALL</u>	<u>26</u>	<u>92.23</u>	<u>92.27</u>	<u>92.60</u>	<u>14.31</u>	<u>99.64</u>	<u>51.52</u>	<u>158.10</u>	<u>85.97 to 100.31</u>	<u>339,271</u>	<u>314,166</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	26	92.23	92.27	92.60	14.31	99.64	51.52	158.10	85.97 to 100.31	339,271	314,166
Greater Than 14,999	26	92.23	92.27	92.60	14.31	99.64	51.52	158.10	85.97 to 100.31	339,271	314,166
Greater Than 29,999	26	92.23	92.27	92.60	14.31	99.64	51.52	158.10	85.97 to 100.31	339,271	314,166
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	93.97	93.97	93.97	00.00	100.00	93.97	93.97	N/A	35,000	32,888
60,000 TO 99,999	5	97.99	99.29	97.33	23.80	102.01	62.41	158.10	N/A	75,740	73,721
100,000 TO 149,999	1	103.42	103.42	103.42	00.00	100.00	103.42	103.42	N/A	135,000	139,615
150,000 TO 249,999	7	98.77	90.14	90.59	13.65	99.50	51.52	106.05	51.52 to 106.05	187,386	169,744
250,000 TO 499,999	8	87.52	88.04	89.11	06.74	98.80	72.21	100.31	72.21 to 100.31	370,519	330,183
500,000 TO 999,999	3	89.52	89.49	88.40	13.25	101.23	71.69	107.26	N/A	656,667	580,501
1,000,000 +	1	101.46	101.46	101.46	00.00	100.00	101.46	101.46	N/A	2,026,500	2,056,030
<u>ALL</u>	<u>26</u>	<u>92.23</u>	<u>92.27</u>	<u>92.60</u>	<u>14.31</u>	<u>99.64</u>	<u>51.52</u>	<u>158.10</u>	<u>85.97 to 100.31</u>	<u>339,271</u>	<u>314,166</u>

80 Seward
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 : 26
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Total Assessed Value : 8,168,321
Avg. Adj. Sales Price : 339,271
Avg. Assessed Value : 314,166

MEDIAN : 92
WGT. MEAN : 93
MEAN : 92
COD : 14.31
PRD : 99.64

COV : 21.04
STD : 19.41
Avg. Abs. Dev : 13.20
MAX Sales Ratio : 158.10
MIN Sales Ratio : 51.52

95% Median C.I. : 85.97 to 100.31
95% Wgt. Mean C.I. : 85.80 to 99.40
95% Mean C.I. : 84.43 to 100.11

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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
304	1	101.52	101.52	101.52	00.00	100.00	101.52	101.52	N/A	235,000	238,564
344	4	98.00	97.48	95.00	08.59	102.61	87.86	106.05	N/A	229,338	217,876
350	1	103.42	103.42	103.42	00.00	100.00	103.42	103.42	N/A	135,000	139,615
352	5	97.09	89.82	94.32	10.62	95.23	71.69	101.46	N/A	733,500	691,823
353	6	91.98	88.59	85.28	11.04	103.88	72.21	99.44	72.21 to 99.44	184,833	157,628
386	1	62.41	62.41	62.41	00.00	100.00	62.41	62.41	N/A	75,000	46,808
406	4	86.84	79.79	81.70	14.31	97.66	51.52	93.97	N/A	252,375	206,186
419	1	89.52	89.52	89.52	00.00	100.00	89.52	89.52	N/A	600,000	537,094
442	1	158.10	158.10	158.10	00.00	100.00	158.10	158.10	N/A	62,700	99,127
458	1	107.26	107.26	107.26	00.00	100.00	107.26	107.26	N/A	625,000	670,344
702	1	87.18	87.18	87.18	00.00	100.00	87.18	87.18	N/A	385,000	335,642
<u>ALL</u>	26	92.23	92.27	92.60	14.31	99.64	51.52	158.10	85.97 to 100.31	339,271	314,166

80 Seward
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 : 37
Total Sales Price : 25,222,288
Total Adj. Sales Price : 25,222,288
Total Assessed Value : 18,766,431
Avg. Adj. Sales Price : 681,683
Avg. Assessed Value : 507,201

MEDIAN : 73
WGT. MEAN : 74
MEAN : 74
COD : 19.09
PRD : 99.83

COV : 24.90
STD : 18.49
Avg. Abs. Dev : 14.00
MAX Sales Ratio : 114.45
MIN Sales Ratio : 34.82

95% Median C.I. : 71.03 to 83.06
95% Wgt. Mean C.I. : 69.87 to 78.93
95% Mean C.I. : 68.31 to 80.23

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	71.11	71.11	71.11	00.00	100.00	71.11	71.11	N/A	1,443,670	1,026,565
01-JAN-16 To 31-MAR-16	4	71.77	73.48	70.37	13.71	104.42	59.67	90.73	N/A	978,350	688,452
01-APR-16 To 30-JUN-16	6	72.19	71.49	72.60	13.37	98.47	44.33	94.15	44.33 to 94.15	1,030,304	748,014
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	3	85.46	92.84	88.58	13.98	104.81	78.60	114.45	N/A	545,000	482,771
01-APR-17 To 30-JUN-17	8	70.81	70.78	75.08	16.49	94.27	43.62	99.77	43.62 to 99.77	564,457	423,811
01-JUL-17 To 30-SEP-17	1	102.29	102.29	102.29	00.00	100.00	102.29	102.29	N/A	292,000	298,694
01-OCT-17 To 31-DEC-17	3	92.84	78.42	83.57	18.73	93.84	45.12	97.29	N/A	389,343	325,378
01-JAN-18 To 31-MAR-18	7	71.61	60.70	62.87	20.21	96.55	34.82	83.06	34.82 to 83.06	520,181	327,026
01-APR-18 To 30-JUN-18	4	88.12	86.75	86.17	06.49	100.67	76.06	94.70	N/A	607,860	523,792
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	11	71.11	72.18	71.66	12.43	100.73	44.33	94.15	59.67 to 90.73	1,048,990	751,678
01-OCT-16 To 30-SEP-17	12	76.55	78.92	79.74	19.92	98.97	43.62	114.45	63.07 to 99.77	536,888	428,124
01-OCT-17 To 30-SEP-18	14	74.33	71.94	74.03	22.41	97.18	34.82	97.29	45.12 to 92.84	517,196	382,892
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	10	72.19	72.28	71.74	13.48	100.75	44.33	94.15	59.67 to 90.73	1,009,523	724,189
01-JAN-17 To 31-DEC-17	15	78.60	78.82	80.33	21.16	98.12	43.62	114.45	63.07 to 97.29	507,379	407,575
<u>ALL</u>	37	73.35	74.27	74.40	19.09	99.83	34.82	114.45	71.03 to 83.06	681,683	507,201

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	37	73.35	74.27	74.40	19.09	99.83	34.82	114.45	71.03 to 83.06	681,683	507,201
<u>ALL</u>	37	73.35	74.27	74.40	19.09	99.83	34.82	114.45	71.03 to 83.06	681,683	507,201

80 Seward
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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 COD : 19.09
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 STD : 18.49
 Avg. Abs. Dev : 14.00
 MAX Sales Ratio : 114.45
 MIN Sales Ratio : 34.82

95% Median C.I. : 71.03 to 83.06
 95% Wgt. Mean C.I. : 69.87 to 78.93
 95% Mean C.I. : 68.31 to 80.23

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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
Irrigated											
County	8	71.38	75.65	74.42	06.92	101.65	70.14	90.23	70.14 to 90.23	772,979	575,259
1	8	71.38	75.65	74.42	06.92	101.65	70.14	90.23	70.14 to 90.23	772,979	575,259
Dry											
County	4	58.84	61.61	64.15	29.37	96.04	44.33	84.44	N/A	591,754	379,609
1	4	58.84	61.61	64.15	29.37	96.04	44.33	84.44	N/A	591,754	379,609
Grass											
County	5	45.12	45.92	45.72	12.23	100.44	34.82	59.20	N/A	302,545	138,335
1	5	45.12	45.92	45.72	12.23	100.44	34.82	59.20	N/A	302,545	138,335
ALL	37	73.35	74.27	74.40	19.09	99.83	34.82	114.45	71.03 to 83.06	681,683	507,201

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	14	72.12	75.80	73.26	09.66	103.47	59.67	94.70	70.14 to 86.00	847,632	620,987
1	14	72.12	75.80	73.26	09.66	103.47	59.67	94.70	70.14 to 86.00	847,632	620,987
Dry											
County	9	73.35	75.20	74.60	23.91	100.80	44.33	102.29	44.33 to 99.77	768,291	573,139
1	9	73.35	75.20	74.60	23.91	100.80	44.33	102.29	44.33 to 99.77	768,291	573,139
Grass											
County	5	45.12	45.92	45.72	12.23	100.44	34.82	59.20	N/A	302,545	138,335
1	5	45.12	45.92	45.72	12.23	100.44	34.82	59.20	N/A	302,545	138,335
ALL	37	73.35	74.27	74.40	19.09	99.83	34.82	114.45	71.03 to 83.06	681,683	507,201

Seward County 2019 Average Acre Value Comparison

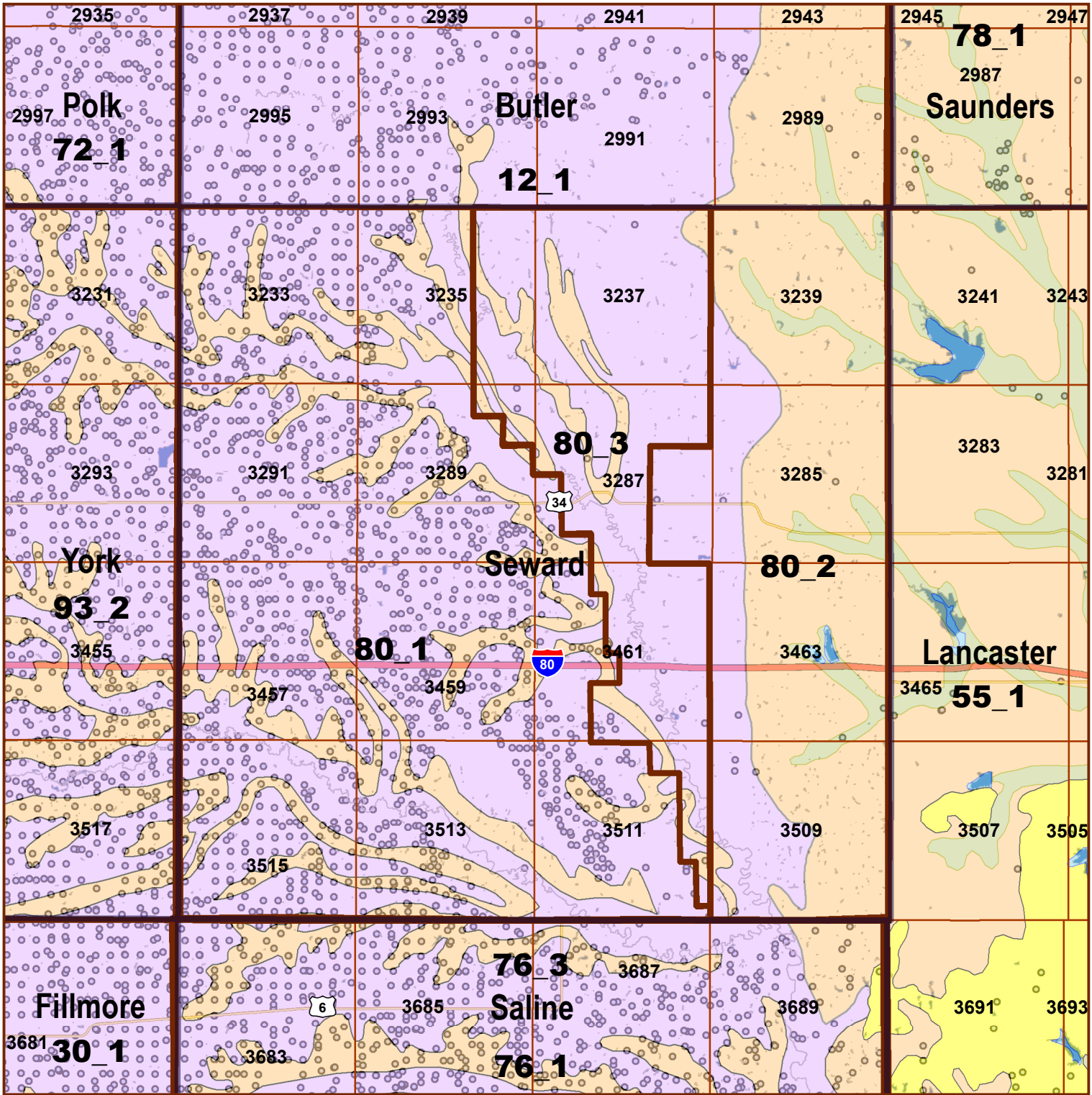
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Seward	1	7400	7300	7050	7000	6700	0	5150	4640	6874
Butler	1	7198	6398	6179	5848	6039	5977	5166	5009	6454
Fillmore	1	6500	6400	6300	6200	5900	n/a	5500	5350	6274
Lancaster	1	6975	6187	5774	5395	4986	4779	4570	4380	5612
Polk	1	6533	5927	5547	5204	4763	4713	4545	4036	5967
Saline	2	5697	5699	5587	5499	5095	4900	4497	4293	5444
Saline	3	6797	6674	6671	6596	6297	5500	5494	5243	6520
Saunders	1	6320	6104	5844	5457	5270	4466	3910	3670	5151
York	1	7000	6900	6400	6300	6100	n/a	5890	5890	6723
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Seward	1	5600	5500	5100	5100	5000	3700	3600	2900	4953
Butler	1	5800	5000	4798	4382	4498	3998	3100	3000	4439
Fillmore	1	3755	3715	3615	3565	3395	n/a	3120	3055	3602
Lancaster	1	5391	4874	4494	4197	4012	3524	3299	3185	4227
Polk	1	5119	4864	3756	3756	3354	3262	3163	3163	4489
Saline	2	3699	3597	3547	3448	3298	3200	3198	3144	3479
Saline	3	4295	4291	3949	3892	3818	3398	3392	3249	3974
Saunders	1	5714	5497	5292	4759	4566	3839	3437	3193	4317
York	1	5000	5000	4700	4700	4500	n/a	4400	4400	4800

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	1743
Butler	1	2346	2323	2285	2255	2219	2174	2128	2123	2169
Dodge	1	1660	1640	1580	1520	1500	n/a	1400	1400	1483
Lancaster	1	2600	2751	2642	2387	2175	1812	1433	1370	2004
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	2154
Saline	2	2000	2000	1975	1975	1924	n/a	1699	1601	1792
Saline	3	1974	1999	1973	1974	1925	1724	1698	1598	1802
Saunders	1	2801	2603	2510	2500	2303	2223	2115	2105	2252
York	1	1851	1768	1671	1657	1570	n/a	1412	1404	1506

--	--	--	--	--	--	--	--	--	--

County	Mkt Area	CRP	TIMBER	WASTE
Seward	1	2550	600	100
Butler	1	3026	1499	600
Fillmore	1	1524	n/a	392
Lancaster	1	n/a	n/a	749
Polk	1	1150	1150	40
Saline	2	n/a	516	100
Saline	3	n/a	519	107
Saunders	1	2475	719	177
York	1	n/a	n/a	600

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.



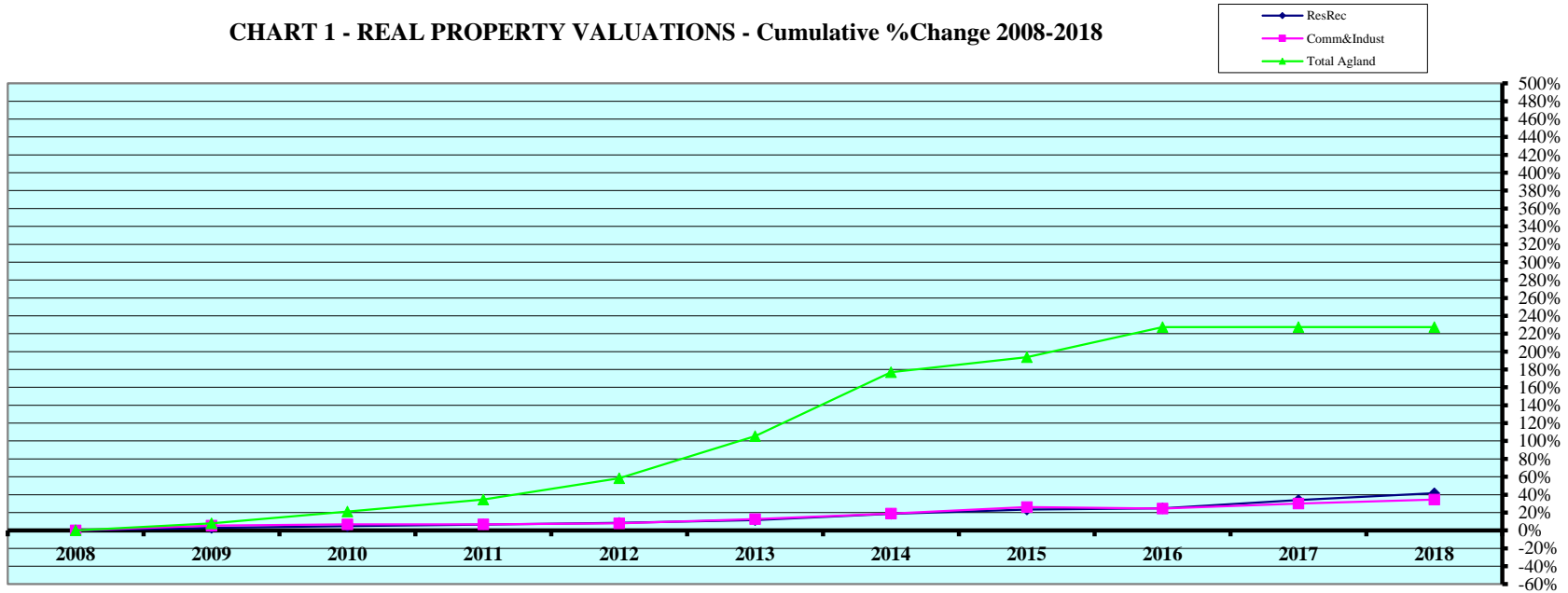
Legend

- 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

Seward County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	631,934,147	--	--	--	123,357,081	--	--	--	524,645,528	--	--	--
2009	649,654,412	17,720,265	2.80%	2.80%	129,910,481	6,553,400	5.31%	5.31%	565,651,893	41,006,365	7.82%	7.82%
2010	662,971,648	13,317,236	2.05%	4.91%	131,901,754	1,991,273	1.53%	6.93%	635,721,874	70,069,981	12.39%	21.17%
2011	673,622,141	10,650,493	1.61%	6.60%	131,659,547	-242,207	-0.18%	6.73%	705,307,771	69,585,897	10.95%	34.44%
2012	686,263,563	12,641,422	1.88%	8.60%	133,202,775	1,543,228	1.17%	7.98%	831,332,061	126,024,290	17.87%	58.46%
2013	704,488,581	18,225,018	2.66%	11.48%	139,094,220	5,891,445	4.42%	12.76%	1,077,341,637	246,009,576	29.59%	105.35%
2014	748,608,427	44,119,846	6.26%	18.46%	146,514,090	7,419,870	5.33%	18.77%	1,453,407,503	376,065,866	34.91%	177.03%
2015	779,057,649	30,449,222	4.07%	23.28%	155,523,843	9,009,753	6.15%	26.08%	1,541,466,791	88,059,288	6.06%	193.81%
2016	788,182,904	9,125,255	1.17%	24.73%	153,391,584	-2,132,259	-1.37%	24.35%	1,717,146,054	175,679,263	11.40%	227.30%
2017	845,985,837	57,802,933	7.33%	33.87%	160,267,590	6,876,006	4.48%	29.92%	1,717,876,676	730,622	0.04%	227.44%
2018	895,043,180	49,057,343	5.80%	41.64%	165,910,436	5,642,846	3.52%	34.50%	1,717,767,655	-109,021	-0.01%	227.41%

Rate Annual %chg: Residential & Recreational **3.54%**

Commercial & Industrial **3.01%**

Agricultural Land **12.59%**

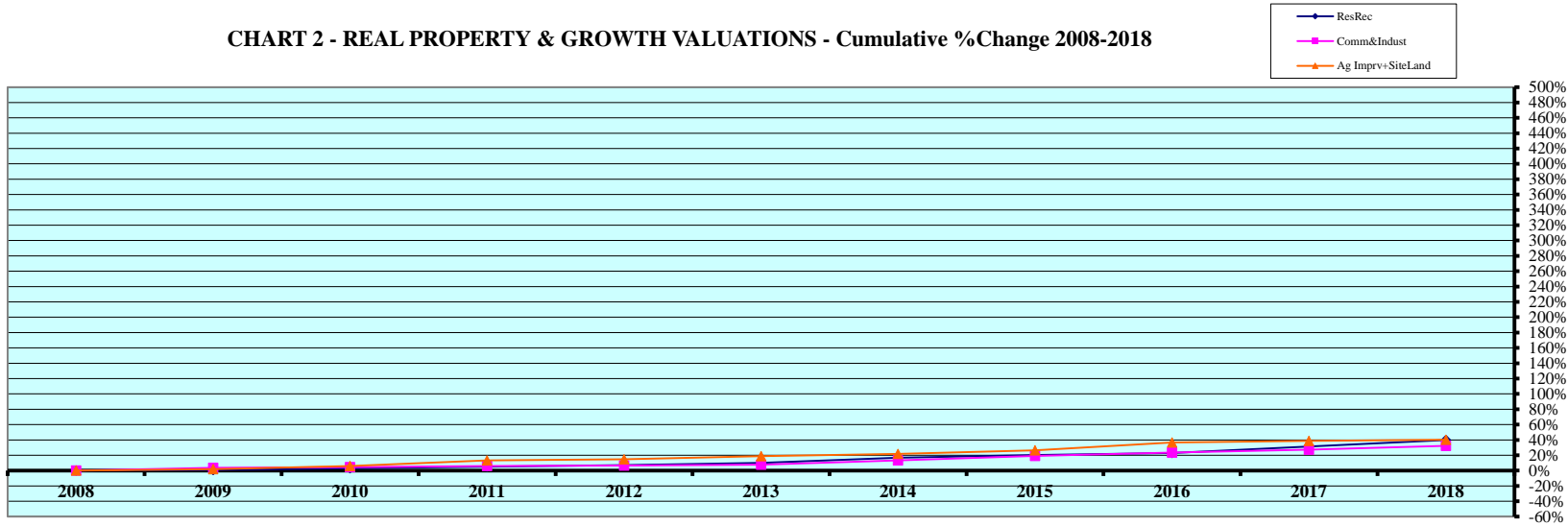
Cnty# **80**
County **SEWARD**

CHART 1

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

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2008	631,934,147	14,527,741	2.30%	617,406,406	--	--	123,357,081	4,472,435	3.63%	118,884,646	--	--
2009	649,654,412	13,568,824	2.09%	636,085,588	0.66%	0.66%	129,910,481	2,183,073	1.68%	127,727,408	3.54%	3.54%
2010	662,971,648	12,201,778	1.84%	650,769,870	0.17%	2.98%	131,901,754	2,878,892	2.18%	129,022,862	-0.68%	4.59%
2011	673,622,141	9,569,939	1.42%	664,052,202	0.16%	5.08%	131,659,547	889,030	0.68%	130,770,517	-0.86%	6.01%
2012	686,263,563	9,236,809	1.35%	677,026,754	0.51%	7.14%	133,202,775	1,792,470	1.35%	131,410,305	-0.19%	6.53%
2013	704,488,581	8,303,841	1.18%	696,184,740	1.45%	10.17%	139,094,220	6,266,033	4.50%	132,828,187	-0.28%	7.68%
2014	748,608,427	10,356,414	1.38%	738,252,013	4.79%	16.82%	146,514,090	6,934,631	4.73%	139,579,459	0.35%	13.15%
2015	779,057,649	18,921,328	2.43%	760,136,321	1.54%	20.29%	155,523,843	8,608,935	5.54%	146,914,908	0.27%	19.10%
2016	788,182,904	11,383,141	1.44%	776,799,763	-0.29%	22.92%	153,391,584	1,050,547	0.68%	152,341,037	-2.05%	23.50%
2017	845,985,837	15,327,726	1.81%	830,658,111	5.39%	31.45%	160,267,590	3,214,713	2.01%	157,052,877	2.39%	27.32%
2018	895,043,180	11,288,827	1.26%	883,754,353	4.46%	39.85%	165,910,436	2,719,583	1.64%	163,190,853	1.82%	32.29%
Rate Ann%chg	3.54%						3.01%					
							C & I w/o growth					
							0.43%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	84,877,387	23,385,274	108,262,661	2,610,661	2.41%	105,652,000	--	--
2009	87,853,651	25,609,528	113,463,179	3,172,166	2.80%	110,291,013	1.87%	1.87%
2010	89,679,214	26,954,424	116,633,638	2,035,337	1.75%	114,598,301	1.00%	5.85%
2011	90,098,373	34,990,281	125,088,654	2,571,074	2.06%	122,517,580	5.04%	13.17%
2012	91,303,592	36,821,825	128,125,417	3,981,907	3.11%	124,143,510	-0.76%	14.67%
2013	91,762,516	41,174,162	132,936,678	4,441,396	3.34%	128,495,282	0.29%	18.69%
2014	93,579,153	42,072,488	135,651,641	3,704,229	2.73%	131,947,412	-0.74%	21.88%
2015	96,128,522	44,967,038	141,095,560	4,188,172	2.97%	136,907,388	0.93%	26.46%
2016	101,995,674	49,632,748	151,628,422	3,678,270	2.43%	147,950,152	4.86%	36.66%
2017	102,464,799	50,461,288	152,926,087	2,824,861	1.85%	150,101,226	-1.01%	38.65%
2018	102,095,861	51,502,972	153,598,833	1,787,908	1.16%	151,810,925	-0.73%	40.22%
Rate Ann%chg	1.86%	8.22%	3.56%	Ag Imprv+Site w/o growth			1.08%	

(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.

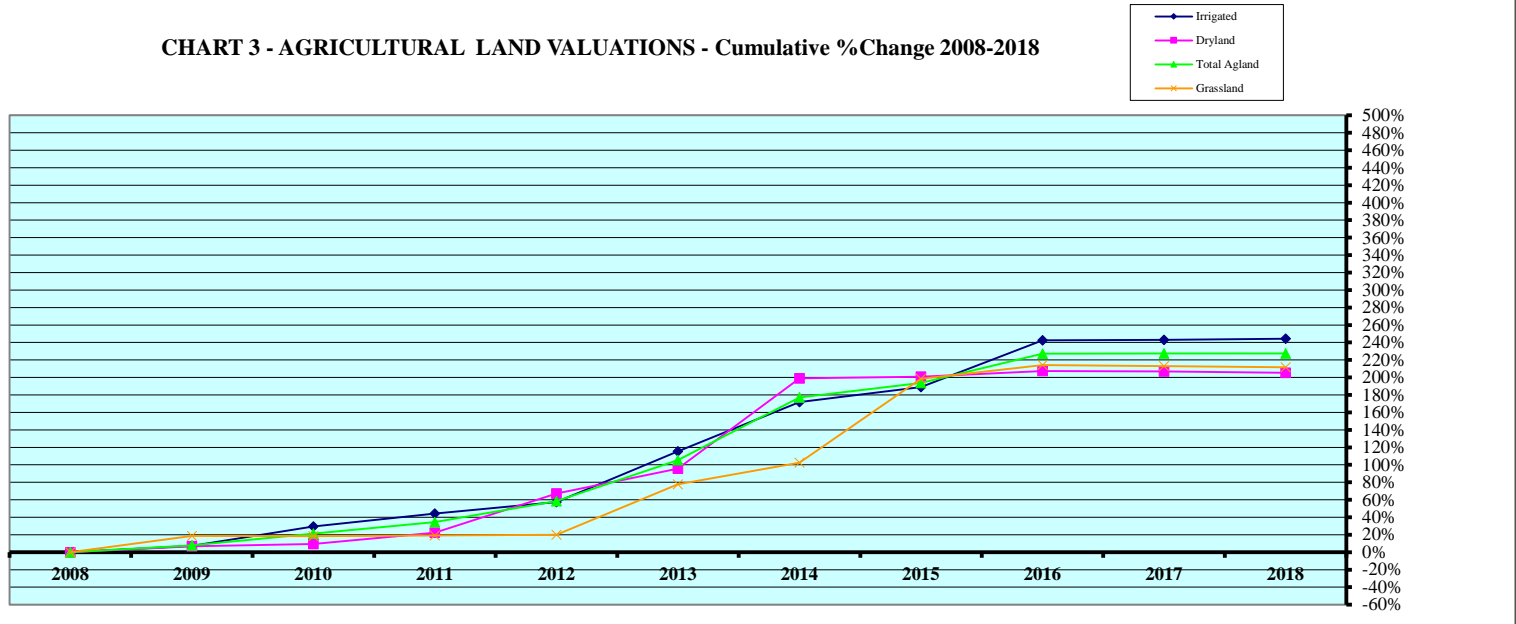
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	80
County	SEWARD

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	294,511,920	--	--	--	194,653,054	--	--	--	34,988,984	--	--	--
2009	315,671,875	21,159,955	7.18%	7.18%	207,948,988	13,295,934	6.83%	6.83%	41,516,152	6,527,168	18.65%	18.65%
2010	381,048,675	65,376,800	20.71%	29.38%	212,760,417	4,811,429	2.31%	9.30%	41,409,865	-106,287	-0.26%	18.35%
2011	424,890,917	43,842,242	11.51%	44.27%	238,238,356	25,477,939	11.97%	22.39%	41,678,552	268,687	0.65%	19.12%
2012	463,627,057	38,736,140	9.12%	57.42%	325,267,118	87,028,762	36.53%	67.10%	41,938,514	259,962	0.62%	19.86%
2013	634,006,574	170,379,517	36.75%	115.27%	380,629,289	55,362,171	17.02%	95.54%	62,206,917	20,268,403	48.33%	77.79%
2014	800,303,353	166,296,779	26.23%	171.74%	581,750,244	201,120,955	52.84%	198.87%	70,846,010	8,639,093	13.89%	102.48%
2015	850,934,332	50,630,979	6.33%	188.93%	585,600,437	3,850,193	0.66%	200.84%	104,409,886	33,563,876	47.38%	198.41%
2016	1,008,492,955	157,558,623	18.52%	242.43%	598,191,112	12,590,675	2.15%	207.31%	109,916,311	5,506,425	5.27%	214.15%
2017	1,010,212,907	1,719,952	0.17%	243.01%	597,593,241	-597,871	-0.10%	207.00%	109,523,042	-393,269	-0.36%	213.02%
2018	1,013,968,147	3,755,240	0.37%	244.29%	594,250,213	-3,343,028	-0.56%	205.29%	108,998,212	-524,830	-0.48%	211.52%

Rate Ann.%chg: Irrigated 13.16% Dryland 11.81% Grassland 12.03%

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	462,231	--	--	--	29,339	--	--	--	524,645,528	--	--	--
2009	483,506	21,275	4.60%	4.60%	31,372	2,033	6.93%	6.93%	565,651,893	41,006,365	7.82%	7.82%
2010	470,014	-13,492	-2.79%	1.68%	32,903	1,531	4.88%	12.15%	635,721,874	70,069,981	12.39%	21.17%
2011	466,978	-3,036	-0.65%	1.03%	32,968	65	0.20%	12.37%	705,307,771	69,585,897	10.95%	34.44%
2012	466,498	-480	-0.10%	0.92%	32,874	-94	-0.29%	12.05%	831,332,061	126,024,290	17.87%	58.46%
2013	466,600	102	0.02%	0.95%	32,257	-617	-1.88%	9.95%	1,077,341,637	246,009,576	29.59%	105.35%
2014	476,785	10,185	2.18%	3.15%	31,111	-1,146	-3.55%	6.04%	1,453,407,503	376,065,866	34.91%	177.03%
2015	489,183	12,398	2.60%	5.83%	32,953	1,842	5.92%	12.32%	1,541,466,791	88,059,288	6.06%	193.81%
2016	514,168	24,985	5.11%	11.24%	31,508	-1,445	-4.39%	7.39%	1,717,146,054	175,679,263	11.40%	227.30%
2017	516,012	1,844	0.36%	11.64%	31,474	-34	-0.11%	7.28%	1,717,876,676	730,622	0.04%	227.44%
2018	519,863	3,851	0.75%	12.47%	31,220	-254	-0.81%	6.41%	1,717,767,655	-109,021	-0.01%	227.41%

Cnty# 80
County SEWARD

Rate Ann.%chg: Total Agric Land 12.59%

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	294,451,615	131,182	2,245			195,624,518	129,030	1,516			34,327,741	64,877	529		
2009	316,239,607	132,468	2,387	6.36%	6.36%	208,549,600	126,744	1,645	8.53%	8.53%	38,925,070	60,418	644	21.76%	21.76%
2010	380,564,416	132,525	2,872	20.29%	27.94%	213,021,691	126,115	1,689	2.65%	11.41%	39,640,966	60,820	652	1.17%	23.18%
2011	424,758,694	132,947	3,195	11.26%	42.34%	238,269,694	124,104	1,920	13.66%	26.63%	39,862,845	59,339	672	3.07%	26.96%
2012	463,315,149	134,200	3,452	8.06%	53.81%	325,566,473	123,206	2,642	37.63%	74.29%	40,098,699	58,997	680	1.17%	28.46%
2013	633,401,254	135,683	4,668	35.22%	107.98%	380,680,669	122,049	3,119	18.04%	105.73%	60,389,706	58,564	1,031	51.71%	94.89%
2014	799,707,638	140,058	5,710	22.31%	154.38%	580,768,301	118,911	4,884	56.59%	222.14%	69,457,976	57,196	1,214	17.77%	129.51%
2015	848,854,590	142,254	5,967	4.51%	165.85%	588,720,673	117,614	5,006	2.49%	230.16%	105,015,643	61,297	1,713	41.08%	223.79%
2016	1,008,196,362	143,373	7,032	17.84%	213.29%	598,525,708	117,621	5,089	1.66%	235.63%	111,406,999	61,542	1,810	5.66%	242.13%
2017	1,009,735,677	143,620	7,031	-0.02%	213.22%	597,313,479	117,342	5,090	0.03%	235.75%	109,651,409	60,554	1,811	0.03%	242.23%
2018	1,012,254,228	143,986	7,030	-0.01%	213.21%	595,317,258	116,954	5,090	0.00%	235.74%	109,134,433	60,294	1,810	-0.04%	242.09%

Rate Annual %chg Average Value/Acre: 12.09%

12.88%

13.09%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	464,946	5,124	91			29,295	331	88			524,898,115	330,546	1,588		
2009	474,888	4,749	100	10.22%	10.22%	1,924,852	5,683	339	283.23%	283.23%	566,114,017	330,062	1,715	8.01%	8.01%
2010	470,171	4,702	100	0.00%	10.22%	1,827,122	5,415	337	-0.38%	281.78%	635,524,366	329,577	1,928	12.43%	21.43%
2011	467,191	4,672	100	0.00%	10.22%	1,813,510	5,377	337	-0.04%	281.64%	705,171,934	326,438	2,160	12.03%	36.04%
2012	466,268	4,663	100	0.00%	10.22%	1,812,373	5,373	337	0.00%	281.63%	831,258,962	326,439	2,546	17.88%	60.36%
2013	466,048	4,660	100	0.00%	10.22%	2,052,594	5,379	382	13.13%	331.72%	1,076,990,271	326,336	3,300	29.60%	107.83%
2014	468,146	4,681	100	0.00%	10.22%	2,074,454	5,432	382	0.10%	332.13%	1,452,476,515	326,278	4,452	34.89%	180.34%
2015	478,930	4,789	100	0.00%	10.22%	30,547	305	100	-73.82%	13.15%	1,543,100,383	326,260	4,730	6.25%	197.84%
2016	508,597	5,064	100	0.44%	10.70%	30,546	305	100	0.00%	13.15%	1,718,668,212	327,905	5,241	10.82%	230.07%
2017	514,265	5,121	100	0.00%	10.69%	31,476	315	100	0.00%	13.15%	1,717,246,306	326,952	5,252	0.21%	230.75%
2018	516,193	5,140	100	0.00%	10.69%	31,076	311	100	0.00%	13.15%	1,717,253,188	326,685	5,257	0.08%	231.03%

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SEWARD

Rate Annual %chg Average Value/Acre: 12.72%

(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
 Aglard 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	Agmprv&FS	Minerals	Total Value
16,750	SEWARD	130,653,774	51,349,730	57,552,808	893,662,615	145,327,219	20,583,217	1,380,565	1,717,767,655	102,095,861	51,502,972	0	3,171,876,416
cnty sectorvalue % of total value:		4.12%	1.62%	1.81%	28.17%	4.58%	0.65%	0.04%	54.16%	3.22%	1.62%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Agmprv&FS	Minerals	Total Value
403	BEAVER CROSSING	190,161	72,727	4,098	15,978,368	1,721,241	0	0	0	0	0	0	17,966,595
2.41%	%sector of county sector	0.15%	0.14%	0.01%	1.79%	1.18%							0.57%
	%sector of municipality	1.06%	0.40%	0.02%	88.93%	9.58%							100.00%
191	BEE	859,203	240,809	72,800	6,721,947	1,617,719	0	0	47,770	0	0	0	9,560,248
1.14%	%sector of county sector	0.66%	0.47%	0.13%	0.75%	1.11%			0.00%				0.30%
	%sector of municipality	8.99%	2.52%	0.76%	70.31%	16.92%			0.50%				100.00%
137	CORDOVA	187,685	56,026	3,157	5,483,561	1,411,066	0	0	86,874	0	0	0	7,228,369
0.82%	%sector of county sector	0.14%	0.11%	0.01%	0.61%	0.97%			0.01%				0.23%
	%sector of municipality	2.60%	0.78%	0.04%	75.86%	19.52%			1.20%				100.00%
216	GARLAND	75,531	49,258	2,776	9,637,382	614,934	0	0	0	0	0	0	10,379,881
1.29%	%sector of county sector	0.06%	0.10%	0.00%	1.08%	0.42%							0.33%
	%sector of municipality	0.73%	0.47%	0.03%	92.85%	5.92%							100.00%
154	GOEHNER	26,396	7,246	408	8,525,255	683,979	0	1,211	0	0	0	0	9,244,495
0.92%	%sector of county sector	0.02%	0.01%	0.00%	0.95%	0.47%		0.09%					0.29%
	%sector of municipality	0.29%	0.08%	0.00%	92.22%	7.40%		0.01%					100.00%
2,090	MILFORD	1,437,193	744,864	975,724	89,341,449	10,036,484	0	0	0	0	0	0	102,535,714
12.48%	%sector of county sector	1.10%	1.45%	1.70%	10.00%	6.91%							3.23%
	%sector of municipality	1.40%	0.73%	0.98%	87.13%	9.79%							100.00%
205	PLEASANT DALE	152,072	114,663	6,461	11,127,814	1,085,641	0	0	0	0	0	0	12,486,651
1.22%	%sector of county sector	0.12%	0.22%	0.01%	1.25%	0.75%							0.39%
	%sector of municipality	1.22%	0.92%	0.05%	89.12%	8.69%							100.00%
6,964	SEWARD	46,963,619	2,672,498	1,895,310	348,382,178	73,642,116	17,272,431	0	1,126,263	0	260,717	0	492,215,132
41.58%	%sector of county sector	35.95%	5.20%	3.29%	38.98%	50.67%	83.92%		0.07%		0.51%		15.52%
	%sector of municipality	9.54%	0.54%	0.39%	70.78%	14.96%	3.51%		0.23%		0.05%		100.00%
242	STAPLEHURST	251,478	229,326	151,576	7,390,071	1,079,326	0	0	0	0	0	0	9,101,777
1.44%	%sector of county sector	0.19%	0.45%	0.26%	0.83%	0.74%							0.29%
	%sector of municipality	2.76%	2.52%	1.67%	81.19%	11.86%							100.00%
861	UTICA	1,018,098	428,468	1,028,740	35,050,726	4,876,652	437,818	0	0	0	0	0	42,840,502
5.14%	%sector of county sector	0.78%	0.83%	1.79%	3.92%	3.36%	2.13%						1.35%
	%sector of municipality	2.38%	1.00%	2.40%	81.82%	11.38%	1.02%						100.00%
11,463	Total Municipalities	51,161,436	4,615,885	4,141,050	537,638,751	96,769,158	17,710,249	1,211	1,260,907	0	260,717	0	713,559,364
68.44%	%all municip.sectors of cnty	39.16%	8.99%	7.20%	60.16%	66.59%	86.04%	0.09%	0.07%		0.51%		22.50%

80 SEWARD

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 : 10,416

Value : 2,929,358,589

Growth 20,989,039

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	308	5,084,151	83	1,637,557	122	3,275,662	513	9,997,370	
02. Res Improve Land	4,036	84,658,907	403	14,680,278	1,075	49,457,803	5,514	148,796,988	
03. Res Improvements	4,117	475,479,946	407	79,640,146	1,117	223,121,399	5,641	778,241,491	
04. Res Total	4,425	565,223,004	490	95,957,981	1,239	275,854,864	6,154	937,035,849	14,482,982
% of Res Total	71.90	60.32	7.96	10.24	20.13	29.44	59.08	31.99	69.00
05. Com UnImp Land	82	1,769,349	6	169,811	27	888,636	115	2,827,796	
06. Com Improve Land	454	17,670,646	27	925,119	41	5,388,227	522	23,983,992	
07. Com Improvements	477	81,702,213	37	10,665,254	67	31,417,651	581	123,785,118	
08. Com Total	559	101,142,208	43	11,760,184	94	37,694,514	696	150,596,906	2,443,426
% of Com Total	80.32	67.16	6.18	7.81	13.51	25.03	6.68	5.14	11.64
09. Ind UnImp Land	4	13,080	0	0	0	0	4	13,080	
10. Ind Improve Land	7	1,522,620	1	160,875	0	0	8	1,683,495	
11. Ind Improvements	7	16,239,782	1	2,458,538	0	0	8	18,698,320	
12. Ind Total	11	17,775,482	1	2,619,413	0	0	12	20,394,895	27,187
% of Ind Total	91.67	87.16	8.33	12.84	0.00	0.00	0.12	0.70	0.13
13. Rec UnImp Land	0	0	2	69,429	1	293,500	3	362,929	
14. Rec Improve Land	0	0	2	106,804	3	37,555	5	144,359	
15. Rec Improvements	1	1,211	3	487,497	27	417,373	31	906,081	
16. Rec Total	1	1,211	5	663,730	28	748,428	34	1,413,369	34,899
% of Rec Total	2.94	0.09	14.71	46.96	82.35	52.95	0.33	0.05	0.17
Res & Rec Total	4,426	565,224,215	495	96,621,711	1,267	276,603,292	6,188	938,449,218	14,517,881
% of Res & Rec Total	71.53	60.23	8.00	10.30	20.48	29.47	59.41	32.04	69.17
Com & Ind Total	570	118,917,690	44	14,379,597	94	37,694,514	708	170,991,801	2,470,613
% of Com & Ind Total	80.51	69.55	6.21	8.41	13.28	22.04	6.80	5.84	11.77

17. Taxable Total	4,996	684,141,905	539	111,001,308	1,361	314,297,806	6,896	1,109,441,019	16,988,494
% of Taxable Total	72.45	61.67	7.82	10.01	19.74	28.33	66.21	37.87	80.94

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	14	17,203	1,345,850	0	0	0
19. Commercial	34	2,818,787	9,842,841	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	14	17,203	1,345,850
19. Commercial	0	0	0	34	2,818,787	9,842,841
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				48	2,835,990	11,188,691

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1	40	64	105

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	14	1,459,230	339	142,601,973	1,990	979,855,531	2,343	1,123,916,734
28. Ag-Improved Land	1	81,204	139	77,185,414	932	489,373,646	1,072	566,640,264
29. Ag Improvements	1	411,209	149	15,213,855	1,027	113,735,508	1,177	129,360,572

30. Ag Total					3,520	1,819,917,570
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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	1	1.00	18,000	86	88.00	1,571,000	
33. HomeSite Improvements	1	0.00	411,209	85	0.00	10,605,578	
34. HomeSite Total							
35. FarmSite UnImp Land	6	135.30	260,717	36	99.95	251,778	
36. FarmSite Improv Land	1	1.25	3,750	136	697.83	1,946,914	
37. FarmSite Improvements	0	0.00	0	146	0.00	4,608,277	
38. FarmSite Total							
39. Road & Ditches	0	1.37	0	0	731.36	0	
40. Other- Non Ag Use	0	0.00	0	0	439.08	745,609	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	6	6.00	108,000	6	6.00	108,000	
32. HomeSite Improv Land	581	586.00	10,497,000	668	675.00	12,086,000	
33. HomeSite Improvements	582	0.00	78,204,634	668	0.00	89,221,421	1,711,513
34. HomeSite Total				674	681.00	101,415,421	
35. FarmSite UnImp Land	228	782.46	953,963	270	1,017.71	1,466,458	
36. FarmSite Improv Land	910	3,362.85	9,207,987	1,047	4,061.93	11,158,651	
37. FarmSite Improvements	999	0.00	35,530,874	1,145	0.00	40,139,151	2,289,032
38. FarmSite Total				1,415	5,079.64	52,764,260	
39. Road & Ditches	0	5,857.38	0	0	6,590.11	0	
40. Other- Non Ag Use	0	456.40	773,081	0	895.48	1,518,690	
41. Total Section VI				2,089	13,246.23	155,698,371	4,000,545

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	343.02	1,102,886
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	12	1,194.55	3,195,003	15	1,537.57	4,297,889

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	109	10,278.92	39,960,254
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	840	79,406.14	266,585,998	949	89,685.06	306,546,252
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	40,673.03	29.67%	300,979,611	31.94%	7,399.98
46. 1A	35,288.23	25.74%	257,604,079	27.34%	7,300.00
47. 2A1	12,565.89	9.17%	88,589,754	9.40%	7,050.02
48. 2A	863.74	0.63%	6,046,603	0.64%	7,000.49
49. 3A1	29,982.46	21.87%	200,873,368	21.32%	6,699.70
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	11,802.69	8.61%	60,784,146	6.45%	5,150.02
52. 4A	5,897.15	4.30%	27,362,884	2.90%	4,640.02
53. Total	137,073.19	100.00%	942,240,445	100.00%	6,874.00
Dry					
54. 1D1	7,420.74	20.28%	41,556,318	22.93%	5,600.02
55. 1D	10,137.12	27.70%	55,754,244	30.76%	5,500.01
56. 2D1	3,420.31	9.35%	17,443,585	9.62%	5,100.00
57. 2D	330.10	0.90%	1,683,510	0.93%	5,100.00
58. 3D1	7,943.15	21.70%	39,715,750	21.91%	5,000.00
59. 3D	0.20	0.00%	740	0.00%	3,700.00
60. 4D1	5,429.10	14.83%	19,544,760	10.78%	3,600.00
61. 4D	1,916.89	5.24%	5,558,981	3.07%	2,900.00
62. Total	36,597.61	100.00%	181,257,888	100.00%	4,952.72
Grass					
63. 1G1	445.34	3.65%	965,238	4.72%	2,167.42
64. 1G	813.09	6.67%	1,864,352	9.11%	2,292.92
65. 2G1	905.71	7.43%	1,889,388	9.23%	2,086.08
66. 2G	223.38	1.83%	451,233	2.21%	2,020.02
67. 3G1	1,507.10	12.36%	2,942,864	14.38%	1,952.67
68. 3G	36.53	0.30%	95,505	0.47%	2,614.43
69. 4G1	3,888.52	31.88%	5,173,228	25.28%	1,330.38
70. 4G	4,378.24	35.89%	7,080,388	34.60%	1,617.18
71. Total	12,197.91	100.00%	20,462,196	100.00%	1,677.52
Irrigated Total					
	137,073.19	72.97%	942,240,445	82.35%	6,874.00
Dry Total					
	36,597.61	19.48%	181,257,888	15.84%	4,952.72
Grass Total					
	12,197.91	6.49%	20,462,196	1.79%	1,677.52
72. Waste	1,833.71	0.98%	183,371	0.02%	100.00
73. Other	154.25	0.08%	16,113	0.00%	104.46
74. Exempt	68.90	0.04%	0	0.00%	0.00
75. Market Area Total	187,856.67	100.00%	1,144,160,013	100.00%	6,090.60

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	408.54	26.42%	2,778,072	28.02%	6,800.00
46. 1A	432.96	28.00%	2,900,832	29.26%	6,700.00
47. 2A1	391.42	25.31%	2,544,230	25.66%	6,500.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	210.03	13.58%	1,218,174	12.29%	5,800.00
50. 3A	13.02	0.84%	63,798	0.64%	4,900.00
51. 4A1	73.15	4.73%	343,805	3.47%	4,700.00
52. 4A	17.39	1.12%	66,082	0.67%	3,800.00
53. Total	1,546.51	100.00%	9,914,993	100.00%	6,411.21
Dry					
54. 1D1	4,282.47	10.87%	23,981,832	13.10%	5,600.00
55. 1D	7,262.59	18.43%	39,944,245	21.82%	5,500.00
56. 2D1	6,439.63	16.34%	32,842,113	17.94%	5,100.00
57. 2D	730.77	1.85%	3,726,927	2.04%	5,100.00
58. 3D1	6,404.48	16.25%	32,022,400	17.50%	5,000.00
59. 3D	5,134.98	13.03%	18,974,688	10.37%	3,695.18
60. 4D1	7,119.19	18.06%	25,629,084	14.00%	3,600.00
61. 4D	2,039.08	5.17%	5,913,332	3.23%	2,900.00
62. Total	39,413.19	100.00%	183,034,621	100.00%	4,643.99
Grass					
63. 1G1	247.05	0.62%	563,213	0.76%	2,279.75
64. 1G	1,016.72	2.54%	2,436,469	3.28%	2,396.40
65. 2G1	4,294.57	10.74%	9,598,287	12.90%	2,234.98
66. 2G	613.18	1.53%	1,389,656	1.87%	2,266.31
67. 3G1	4,947.94	12.37%	10,184,400	13.69%	2,058.31
68. 3G	6,094.16	15.24%	13,170,407	17.70%	2,161.15
69. 4G1	12,446.15	31.12%	19,654,575	26.42%	1,579.17
70. 4G	10,338.78	25.85%	17,395,774	23.38%	1,682.58
71. Total	39,998.55	100.00%	74,392,781	100.00%	1,859.89
Irrigated Total					
	1,546.51	1.87%	9,914,993	3.71%	6,411.21
Dry Total					
	39,413.19	47.61%	183,034,621	68.42%	4,643.99
Grass Total					
	39,998.55	48.31%	74,392,781	27.81%	1,859.89
72. Waste	1,770.59	2.14%	179,272	0.07%	101.25
73. Other	62.90	0.08%	7,113	0.00%	113.08
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	82,791.74	100.00%	267,528,780	100.00%	3,231.35

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,136.51	36.32%	14,528,268	38.68%	6,800.00
46. 1A	1,252.70	21.30%	8,393,090	22.34%	6,700.00
47. 2A1	1,070.78	18.20%	6,960,070	18.53%	6,500.00
48. 2A	151.86	2.58%	926,346	2.47%	6,100.00
49. 3A1	816.95	13.89%	4,738,310	12.61%	5,800.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	328.16	5.58%	1,542,352	4.11%	4,700.00
52. 4A	125.04	2.13%	475,152	1.26%	3,800.00
53. Total	5,882.00	100.00%	37,563,588	100.00%	6,386.19
Dry					
54. 1D1	9,483.60	23.28%	53,108,160	26.45%	5,600.00
55. 1D	9,356.32	22.97%	51,459,760	25.63%	5,500.00
56. 2D1	4,533.31	11.13%	23,119,881	11.52%	5,100.00
57. 2D	361.93	0.89%	1,845,843	0.92%	5,100.00
58. 3D1	7,747.72	19.02%	38,738,600	19.29%	5,000.00
59. 3D	149.91	0.37%	554,667	0.28%	3,700.00
60. 4D1	7,927.20	19.46%	28,537,920	14.21%	3,600.00
61. 4D	1,175.91	2.89%	3,410,139	1.70%	2,900.00
62. Total	40,735.90	100.00%	200,774,970	100.00%	4,928.70
Grass					
63. 1G1	335.57	4.23%	772,120	5.50%	2,300.92
64. 1G	524.07	6.61%	1,165,654	8.31%	2,224.23
65. 2G1	946.02	11.92%	1,958,764	13.96%	2,070.53
66. 2G	241.15	3.04%	506,905	3.61%	2,102.03
67. 3G1	954.31	12.03%	1,859,650	13.26%	1,948.69
68. 3G	183.58	2.31%	388,559	2.77%	2,116.56
69. 4G1	2,409.62	30.37%	3,591,825	25.60%	1,490.62
70. 4G	2,339.84	29.49%	3,784,772	26.98%	1,617.53
71. Total	7,934.16	100.00%	14,028,249	100.00%	1,768.08
Irrigated Total	5,882.00	10.47%	37,563,588	14.87%	6,386.19
Dry Total	40,735.90	72.50%	200,774,970	79.51%	4,928.70
Grass Total	7,934.16	14.12%	14,028,249	5.56%	1,768.08
72. Waste	1,543.62	2.75%	154,362	0.06%	100.00
73. Other	92.37	0.16%	9,237	0.00%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	56,188.05	100.00%	252,530,406	100.00%	4,494.38

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	10.98	79,073	14,805.89	101,993,992	129,684.83	887,645,961	144,501.70	989,719,026
77. Dry Land	239.61	1,143,963	20,777.38	102,025,395	95,729.71	461,898,121	116,746.70	565,067,479
78. Grass	17.88	33,025	6,315.53	11,136,193	53,797.21	97,714,008	60,130.62	108,883,226
79. Waste	17.62	1,762	1,078.47	107,847	4,051.83	407,396	5,147.92	517,005
80. Other	1.44	144	86.59	8,659	221.49	23,660	309.52	32,463
81. Exempt	0.00	0	0.00	0	68.90	0	68.90	0
82. Total	287.53	1,257,967	43,063.86	215,272,086	283,485.07	1,447,689,146	326,836.46	1,664,219,199

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	144,501.70	44.21%	989,719,026	59.47%	6,849.19
Dry Land	116,746.70	35.72%	565,067,479	33.95%	4,840.12
Grass	60,130.62	18.40%	108,883,226	6.54%	1,810.78
Waste	5,147.92	1.58%	517,005	0.03%	100.43
Other	309.52	0.09%	32,463	0.00%	104.88
Exempt	68.90	0.02%	0	0.00%	0.00
Total	326,836.46	100.00%	1,664,219,199	100.00%	5,091.90

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 Ag 1	0	0	9	380,835	9	3,036,201	9	3,417,036	210,275
83.2 Ag 2	1	26,347	4	210,145	4	966,772	5	1,203,264	319,052
83.3 Ag 3	0	0	3	130,985	3	538,195	3	669,180	10,139
83.4 Beaver Crossing	57	444,443	203	2,231,654	204	13,461,737	261	16,137,834	159,273
83.5 Bee	13	159,839	90	1,063,792	90	5,524,058	103	6,747,689	33,471
83.6 Cordova	26	114,580	80	683,100	80	4,671,126	106	5,468,806	3,980
83.7 Garland	5	39,747	102	1,573,052	103	8,444,259	108	10,057,058	188,073
83.8 Goehner	5	101,570	85	1,221,833	86	7,492,388	91	8,815,791	202,621
83.9 Grover	25	88,754	20	146,177	21	908,358	46	1,143,289	0
83.10 Milford	24	252,717	636	12,649,187	651	81,229,091	675	94,130,995	472,851
83.11 Pleasant Dale	5	41,317	96	1,679,074	97	9,467,137	102	11,187,528	67,914
83.12 Rural	145	4,533,405	1,268	56,533,046	1,332	261,285,966	1,477	322,352,417	4,828,367
83.13 Rural Subdiv	17	552,257	141	6,597,582	142	35,762,822	159	42,912,661	867,485
83.14 Seward	137	3,505,638	2,298	58,253,790	2,347	307,848,377	2,484	369,607,805	6,738,355
83.15 Staplehurst	7	31,820	106	641,839	106	6,726,327	113	7,399,986	10,478
83.16 Tamora	19	69,064	36	196,328	41	812,366	60	1,077,758	0
83.17 Utica	30	398,801	342	4,748,928	356	30,972,392	386	36,120,121	405,547
84 Residential Total	516	10,360,299	5,519	148,941,347	5,672	779,147,572	6,188	938,449,218	14,517,881

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	Ag 3	0	0	1	37,225	1	682,206	1	719,431	330,680
85.2	Beaver Crossing	11	40,587	25	189,585	27	1,449,368	38	1,679,540	0
85.3	Bee	1	5,513	7	82,661	7	1,366,221	8	1,454,395	0
85.4	Cordova	1	13,040	18	48,202	19	1,325,539	20	1,386,781	0
85.5	Garland	1	4,576	15	140,166	17	470,192	18	614,934	0
85.6	Goehner	6	26,464	12	82,501	13	691,030	19	799,995	144,903
85.7	Grover	0	0	1	6,430	5	279,740	5	286,170	5,475
85.8	Milford	6	48,185	78	1,321,381	79	8,665,956	85	10,035,522	66,268
85.9	Pleasant Dale	0	0	11	278,914	12	863,491	12	1,142,405	55,414
85.10	Rural	21	982,124	64	6,505,253	93	35,455,007	114	42,942,384	1,444,246
85.11	Seward	45	1,588,977	238	16,385,111	250	77,172,536	295	95,146,624	423,627
85.12	Staplehurst	3	3,554	12	43,938	14	941,553	17	989,045	0
85.13	Tamora	12	76,323	4	35,313	5	8,489,560	17	8,601,196	0
85.14	Utica	12	51,533	44	510,807	47	4,631,039	59	5,193,379	0
86	Commercial Total	119	2,840,876	530	25,667,487	589	142,483,438	708	170,991,801	2,470,613

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	402.94	4.34%	846,518	5.23%	2,100.85
88. 1G	585.90	6.30%	1,228,220	7.58%	2,096.30
89. 2G1	796.41	8.57%	1,594,278	9.84%	2,001.83
90. 2G	216.99	2.34%	433,980	2.68%	2,000.00
91. 3G1	1,235.28	13.29%	2,222,525	13.72%	1,799.21
92. 3G	1.53	0.02%	2,754	0.02%	1,800.00
93. 4G1	1,800.89	19.38%	3,062,962	18.91%	1,700.80
94. 4G	4,252.90	45.77%	6,804,640	42.01%	1,600.00
95. Total	9,292.84	100.00%	16,195,877	100.00%	1,742.83
CRP					
96. 1C1	42.40	3.28%	118,720	3.60%	2,800.00
97. 1C	227.19	17.56%	636,132	19.28%	2,800.00
98. 2C1	109.30	8.45%	295,110	8.94%	2,700.00
99. 2C	6.39	0.49%	17,253	0.52%	2,700.00
100. 3C1	271.82	21.01%	720,339	21.83%	2,650.06
101. 3C	35.00	2.70%	92,751	2.81%	2,650.03
102. 4C1	476.48	36.82%	1,143,576	34.66%	2,400.05
103. 4C	125.34	9.69%	275,748	8.36%	2,200.00
104. Total	1,293.92	100.00%	3,299,629	100.00%	2,550.10
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	1,611.15	100.00%	966,690	100.00%	600.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	1,611.15	100.00%	966,690	100.00%	600.00
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Grass Total	9,292.84	76.18%	16,195,877	79.15%	1,742.83
CRP Total	1,293.92	10.61%	3,299,629	16.13%	2,550.10
Timber Total	1,611.15	13.21%	966,690	4.72%	600.00
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114. Market Area Total	12,197.91	100.00%	20,462,196	100.00%	1,677.52

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	183.61	0.69%	385,581	0.83%	2,100.00
88. 1G	586.21	2.20%	1,231,041	2.66%	2,100.00
89. 2G1	2,816.56	10.58%	5,607,660	12.12%	1,990.96
90. 2G	379.90	1.43%	759,800	1.64%	2,000.00
91. 3G1	3,439.82	12.93%	6,187,814	13.37%	1,798.88
92. 3G	3,497.89	13.14%	6,290,220	13.59%	1,798.29
93. 4G1	6,792.87	25.52%	11,546,499	24.95%	1,699.80
94. 4G	8,915.93	33.50%	14,265,504	30.83%	1,600.00
95. Total	26,612.79	100.00%	46,274,119	100.00%	1,738.79
CRP					
96. 1C1	63.44	0.61%	177,632	0.68%	2,800.00
97. 1C	430.51	4.16%	1,205,428	4.58%	2,800.00
98. 2C1	1,478.01	14.28%	3,990,627	15.17%	2,700.00
99. 2C	233.28	2.25%	629,856	2.40%	2,700.00
100. 3C1	1,508.12	14.57%	3,996,586	15.20%	2,650.05
101. 3C	2,596.27	25.08%	6,880,187	26.16%	2,650.03
102. 4C1	2,620.06	25.31%	6,288,144	23.91%	2,400.00
103. 4C	1,422.85	13.74%	3,130,270	11.90%	2,200.00
104. Total	10,352.54	100.00%	26,298,730	100.00%	2,540.32
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	3,033.22	100.00%	1,819,932	100.00%	600.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	3,033.22	100.00%	1,819,932	100.00%	600.00
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Grass Total	26,612.79	66.53%	46,274,119	62.20%	1,738.79
CRP Total	10,352.54	25.88%	26,298,730	35.35%	2,540.32
Timber Total	3,033.22	7.58%	1,819,932	2.45%	600.00
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114. Market Area Total	39,998.55	100.00%	74,392,781	100.00%	1,859.89

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	239.31	3.87%	502,592	4.59%	2,100.17
88. 1G	431.06	6.97%	905,226	8.26%	2,100.00
89. 2G1	850.70	13.76%	1,701,400	15.53%	2,000.00
90. 2G	206.00	3.33%	412,000	3.76%	2,000.00
91. 3G1	787.39	12.74%	1,417,302	12.94%	1,800.00
92. 3G	115.21	1.86%	207,378	1.89%	1,800.00
93. 4G1	1,279.34	20.70%	2,174,878	19.85%	1,700.00
94. 4G	2,271.46	36.75%	3,634,336	33.17%	1,600.00
95. Total	6,180.47	100.00%	10,955,112	100.00%	1,772.54
CRP					
96. 1C1	96.26	9.38%	269,528	10.28%	2,800.00
97. 1C	93.01	9.06%	260,428	9.93%	2,800.00
98. 2C1	95.32	9.29%	257,364	9.81%	2,700.00
99. 2C	35.15	3.43%	94,905	3.62%	2,700.00
100. 3C1	166.92	16.27%	442,348	16.87%	2,650.06
101. 3C	68.37	6.66%	181,181	6.91%	2,650.01
102. 4C1	402.78	39.25%	966,672	36.86%	2,400.00
103. 4C	68.38	6.66%	150,436	5.74%	2,200.00
104. Total	1,026.19	100.00%	2,622,862	100.00%	2,555.92
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	727.50	100.00%	450,275	100.00%	618.93
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	727.50	100.00%	450,275	100.00%	618.93
<hr/>					
Grass Total	6,180.47	77.90%	10,955,112	78.09%	1,772.54
CRP Total	1,026.19	12.93%	2,622,862	18.70%	2,555.92
Timber Total	727.50	9.17%	450,275	3.21%	618.93
<hr/>					
114. Market Area Total	7,934.16	100.00%	14,028,249	100.00%	1,768.08

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

80 Seward

	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	893,662,615	937,035,849	43,373,234	4.85%	14,482,982	3.23%
02. Recreational	1,380,565	1,413,369	32,804	2.38%	34,899	-0.15%
03. Ag-Homesite Land, Ag-Res Dwelling	102,095,861	101,415,421	-680,440	-0.67%	1,711,513	-2.34%
04. Total Residential (sum lines 1-3)	997,139,041	1,039,864,639	42,725,598	4.28%	16,229,394	2.66%
05. Commercial	145,327,219	150,596,906	5,269,687	3.63%	2,443,426	1.94%
06. Industrial	20,583,217	20,394,895	-188,322	-0.91%	27,187	-1.05%
07. Total Commercial (sum lines 5-6)	165,910,436	170,991,801	5,081,365	3.06%	2,470,613	1.57%
08. Ag-Farmsite Land, Outbuildings	49,984,282	52,764,260	2,779,978	5.56%	2,289,032	0.98%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,518,690	1,518,690	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	51,502,972	54,282,950	2,779,978	5.40%	2,289,032	0.95%
12. Irrigated	1,013,968,147	989,719,026	-24,249,121	-2.39%		
13. Dryland	594,250,213	565,067,479	-29,182,734	-4.91%		
14. Grassland	108,998,212	108,883,226	-114,986	-0.11%		
15. Wasteland	519,863	517,005	-2,858	-0.55%		
16. Other Agland	31,220	32,463	1,243	3.98%		
17. Total Agricultural Land	1,717,767,655	1,664,219,199	-53,548,456	-3.12%		
18. Total Value of all Real Property (Locally Assessed)	2,932,320,104	2,929,358,589	-2,961,515	-0.10%	20,989,039	-0.82%

2019 Assessment Survey for Seward County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1-- part time lister 20 -25 hrs per week
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$324,270
7.	Adopted budget, or granted budget if different from above:
	\$324,270--The county assessor's budget contains the costs of retirement. All other benefits are paid by the county's general budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$36,808
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$41,700--Includes CAMAVISION, GIS, Network maintenance, software maintenance, gWorks, and Personal Property on line.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 1,000
12.	Other miscellaneous funds:
	There is a sinking fund established with the treasurer to replace the server. Each office annually budgets \$1,000 for this fund.
13.	Amount of last year's assessor's budget not used:

	\$2,696
--	---------

B. Computer, Automation Information and GIS

1.	Administrative software:
	CAMAVISION; --This is the name of the Vanguard Appraisal Inc. CAMA package.
2.	CAMA software:
	CAMAVISION
3.	Are cadastral maps currently being used?
	Yes; The cadastral maps were purchased in 1966 and are still maintained by the County Assessor's office. The county also uses GIS.
4.	If so, who maintains the Cadastral Maps?
	The county assessor's staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; seward.nebraskaassessors.com & seward.gworks.com
7.	Who maintains the GIS software and maps?
	The programming is maintained by gWorks and the maps are maintained by the county assessor's office staff.
8.	Personal Property software:
	CAMAVISION

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Beaver Crossing, Bee, Garland, Goehner, Milford, Pleasant Dale, Seward, and Utica are zoned.
4.	When was zoning implemented?

1973; The comprehensive plan was updated in 1995. More recently, the county board conducted a total review of the comprehensive plan. It was then updated and adopted in 2007.
--

D. Contracted Services

1.	Appraisal Services:
	Vanguard
2.	GIS Services:
	gWorks; gWorks maintains and supports the GIS software ESRI updates and maintains a website that provides public access to the counties assessment records.
3.	Other services:
	An online personal property schedule system developed by Radwen from Aurora.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Verbal agreement
3.	What appraisal certifications or qualifications does the County require?
	The county has not specified any certificates or qualifications.
4.	Have the existing contracts been approved by the PTA?
	No
5.	Does the appraisal or listing service providers establish assessed values for the county?
	If an outside appraiser is used, the values are reviewed and approved by the county assessor.

2019 Residential Assessment Survey for Seward County

1.	Valuation data collection done by:																		
	County Assessor and Office Staff																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
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9	<p>Pleasant Dale:</p> <p>----Pleasant Dale is on the eastern edge of Seward County just 1 mile in from the Lancaster County line and 2 ½ miles south of I-80 and 2 miles south of Highway 6. It also has Highway 103 on the edge town that goes south to Crete in Saline County. The town has a post office, a Coop elevator, a lumberyard, a restaurant, two apartment buildings, a gas station/mini mart/car wash and auto service garage. Due to the towns location there is influence from Lincoln. The town has some nice ranch style homes along with older better kept homes.</p>
10	<p>Staplehurst:</p> <p>----Staplehurst is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a towing business, storage unit business. There is very little new construction in this town. With the town's proximity and the older homes, it is a less desirable town to live in. Termites are a problem in Staplehurst. Very little to draw people to this town.</p>
11	<p>Tamora:</p> <p>----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main purpose of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>
12	<p>Utica:</p> <p>----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repaired part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p>
13	<p>Rural:</p> <p>----The rural residential properties in Seward County are characterized an individual acreages spread throughout the county. The east half of the county has Lancaster County influences. The west half of the county has much less activity for acreages and they tend to sell for less as there aren't the influences from Lincoln. The west half of the county is more agricultural. When the inspection and review process as well as costing, depreciation tables and lot value study are conducted, they are done at the same time.</p>
14	<p>Rural Sub:</p> <p>----The Rural Sub class residential properties are platted subdivisions in the rural. They have gone through county zoning. Most have interior roads of some kind and covenants filed with the plat.</p>
Ag	<p>Agricultural homes and outbuildings</p>

3.	<p>List and describe the approach(es) used to estimate the market value of residential properties.</p>
	<p>Residential properties in Seward County are valued using the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in such a manner that they can compare their cost approach results to the selling price of comparable properties. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value.</p>
4.	<p>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?</p>
	<p>The local market information is used by the county to develop depreciation studies.</p>
5.	<p>Are individual depreciation tables developed for each valuation group?</p>

Yes;
 The county develops their own base depreciation tables based on the analysis of their market. In the new CAMAVISION system, Seward is the base market and other towns and locations are identified and adjusted by map factors. All of these processes are rooted in the analysis of the local market.

6. Describe the methodology used to determine the residential lot values?

The market is monitored to see if there is any need to adjust or update the existing lot values. The lots are valued on a town by town basis.

7. How are rural residential site values developed?

On platted subdivisions, sales of vacant lots are analyzed. For rural residential, vacant acres were analyzed and then adjusted up when the amenities of well, electric and septic are added.

8. Describe the methodology used to determine value for vacant lots being held for sale or resale?

For 2019, Seward County received their first application for the discounted cash flow model per LB 191. The developer estimated the build-out timeframe of 7 years for 22 lots. The county is currently working on the discounted cash flow model.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2013	2013-MS*	2017	2013
2	2014	2008-CV*	2015	2015
3	2014	2008-CV*	2017	2017
4	2014	2008-CV*	2015	2015
5	2014	2008-CV*	2017	2017
6	2014	2008-CV*	2016	2016
7	2018	2008-CV*	2018	2018
8	2018	2008-CV*	2018	2018
9	2014	2008-CV*	2017	2017
10	2014	2008-CV*	2017	2017
11	2014	2008-CV*	2016	2016
12	2011	2011-MS*	2011	2016
13	2014	2008-CV	2014-2017	2014-2017
14	2014	2008-CV	2014	2014
Ag	2014	2008-CV	2014-2017	2014-2017

----* -MS indicates Marshall and Swift costing; -CV indicates CAMAVISION costing.

----Going forward, the costs in use from the prior system will be replaced using the CAMAVISION generated costs as the cycle of inspection and review continue. All of CAMAVISION's costs are nominally 2008 since Vanguard only updates the base costs every 10 years (currently scheduled for 2020). However, they are locally adjusted using map index numbers to calibrate the costs to each designated location. In that sense, the cost dates are effectively current on the date they are implemented.

----The lot value analysis is ongoing and is monitored through sales activity. Whenever a class or subclass is reappraised or updated, the lot values are typically reviewed and either affirmed and left the same or updated based on the available market analysis.

----The rural residential and residences on agricultural parcels will usually have multiple dates since the county typically updates one range of the rural area per year.

----Valuation Group #14, (Rural Sub), has a variety of dates; either associated with the Range of the county where it is located or with the associated town.

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11	<p>Tamora: ----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main function of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Except for the Coop, nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>
12	<p>Utica: ----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repaired part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p>
13	<p>Rural: ----The rural commercial properties in Seward County are characterized by their location. Seward County has six I-80 Interchanges. The 2 predominant ones are at Milford and Seward. The Pleasant Dale exchange has an old service station and a travel trailer park. The Goehner exchange has a gas station. The other 2 do not have buildings. Other commercial rural properties are scattered throughout the county.</p>

3.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The predominant valuation process in this county is to depend on the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in broad occupancy groups so that they can compare their cost approach results to the selling price of similar properties. Those groups include retail, warehouse/service garage, office, restaurant/bar, land and other miscellaneous occupancies. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value. The county may utilize any income data presented, but does not develop an overall income approach.
3a.	Describe the process used to determine the value of unique commercial properties.
	The cost approach is used but the county tries to supplement it with lease information if any is available.
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?
	Generally, the county relies on the analysis of sales in their local market to determine the base depreciation and for economic factors used for commercial property. Additional analysis may include linear regression techniques to build and extend depreciation tables.

5. Are individual depreciation tables developed for each valuation grouping?

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.

6. Describe the methodology used to determine the commercial lot values.

Generally, the county relies on the analysis of sales in their local market to determine their commercial 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	2018	2008-CV	2018	2018
2	2014	2008-CV	2015	2015
3	2014	2008-CV	2017	2017
4	2014	2008-CV	2015	2015
5	2014	2008-CV	2017	2017
6	2014	2008-CV	2016	2016
7	2014	2008-CV	2015	2015
8	2014	2008-CV	2015	2015
9	2014	2008-CV	2017	2017
10	2014	2008-CV	2016	2016
11	2010	2008-CV	2010	2016
12	2010	2008-CV	2010	2016
13	2010	2010	2010	2010-2015

---The practice in Seward County is to do the Inspection and Review process for a class or subclass of property in a certain year. The following year, the inspected class is reappraised, complete with new costs, depreciation and new or affirmed land values.

---The depreciation date, lot value date and inspection date for each valuation group reported by the county is for the working year; that is typically during the year before the taxing year that the valuations are first used. The costing date reported is the date of the cost tables used in the county's cost system.

---See Residential comments for description of Vanguard conversion.

2019 Agricultural Assessment Survey for Seward County

1.	Valuation data collection done by:	
	The Deputy Assessor does the land use and acre count and the county staff does improvements.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	1	Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The western part of the county has water availability throughout and has developed irrigation, making the predominant farming practices irrigated row crop.
	2	The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses. That eastern area is further divided due to non-agricultural influences impacting the eastern most part of the county abutting Lancaster County. That area has been valued under the provisions of special valuation. The special valuation schedule of value is annually derived from the analysis of the sales in Market Area 3. For 2013 and 2014, there has been no perceived difference in the two areas so they have been analyzed together, but kept separately for administrative purposes.
	3	Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses.
	<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 date posted for Land Use Completed reflects the most recent working year prior to the upcoming Tax Year, since the review is ongoing. The current GIS photo base is 2016.</p> <p>---For 2018, the county decided to measure all of the sales as one market area. The values for all agricultural land is the same throughout the county except for irrigated land, but the areas noted as 2 & 3 have very little irrigation. The county will keep the 3 market areas separate for administrative purposes in case there is non-agricultural influences coming from Lancaster County.</p>	
3.	Describe the process used to determine and monitor market areas.	
	Sale verification and market analysis provide insight into market trends. The general land use is the key to each market area. If a trend were to change, the market area may also.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	

	The predominant use of the parcel drives the decision. Then the analysis of the local market is used to establish values.
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes; ----The first (home site) acre is the same. The first acre for home sites on agricultural parcels and on residential parcels is valued at \$18,000. The additional site acres have different values for the two subclasses. The next four rural residential site acres are valued at \$6,500 to \$3,500 per acre, up to four additional rural residential site acres are valued at \$3,500 to \$1,500 per acre, and any residual acres over nine are valued at \$2,500 to \$1,000. Those variations are higher in the east where the special valuation exists and lower in the west of the county. The land beyond the first acre on parcels classified as agricultural is valued as a site value at \$3,000 per acre.
6.	What separate market analysis has been conducted where intensive use is identified in the county?
	The county did not have any sales to identify a market value, so the excess farm site value seemed the most logical.
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The county actively verifies all agricultural sales with the buyer or seller. Those verifications, the trend in values, and the ongoing observation of the present use of the parcels are all important to detect non-agricultural characteristics in the market. In the case of the Wetland Reserve Program (WRP), there are few known parcels with WRP acres in the county. The county believes that the WRP values closely align with the grass values, so they use the grass schedule of values to value WRP acres.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many special valuation applications are on file?
	996
8b.	What process was used to determine if non-agricultural influences exist in the county?
	The county annually verifies and analyzes all agricultural sales. They do this to establish land values each year but also to see if there are differing value trends that would indicate that land values are driven by influences from outside the typical agricultural land market.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	The sales analysis has not shown that there are influences from outside agriculture that have impacted the value of agricultural land in any part of the county. In the past, there was influence from acreage development in the eastern part of the county nearest to Lincoln.
8d.	Where is the influenced area located within the county?
	The eastern part of the county nearest to Lincoln.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	For 2018, there have been no perceived differences in the market areas so they have been analyzed together, but kept separately for administrative purposes.

**Seward County
2018 Plan of Assessment
For years 2019, 2020 & 2021**

Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned to the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Assessment Statistics for 2018 as set by TERC:

<u>Property Class</u>	<u>Median</u>
Residential	94%
Commercial	95%
Agricultural Land	74%

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Office Staff and Budget Information

Seward County Assessor's Office currently employs 2 full time people, 1 part time field lister, 1 temporary part time person besides the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office's budget presented to the County Board each year.

Goals

The primary goal for the Seward County Assessor's Office is to do the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements by the State with the resources available.

The Department of Property Assessment and Taxation has prepared the progress report for Seward County and is on file in the Assessor's office and serves as additional information for this report. The 2018 Seward County statistical measures are on file in the annual report and kept on file in the Assessor's Office.

Procedures Manual

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor is filed in the office are used.

Responsibilities:

Record Maintenance

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel.

The office maintains a cadastral map system. The current cadastral maps were done in May 1966. They have been kept up to date with name changes, separations and new subdivisions. Seward County has implemented a GIS system.

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

Prepare annually and file the following Administrative Reports

- County Abstract of Assessment for Real Property
- County Abstract of Assessment for Personal Property
- Assessor Survey
- Certification of Values to Political Subdivisions
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update w/Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report Certify completion of real property assessment rolls & publishes in newspaper
- Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased
- Prepare the plan of assessment for the next 3 assessment years
- File 3-year plan of Assessment with the County Board of Equalization

Homestead Exemptions - Homestead Exemption applications are accepted in the office from February 1st through June 30. They are verified that the applicant is owner/occupant. An ad is placed in the two newspapers in the county with information about the Homestead Exemption. Follow up post cards and phone calls are made to ensure all applicants from the previous year refile and those inquiring throughout the year are notified that they may now file. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue by August 1 for income verification. Notice of rejection is sent when the applicant does not meet the requirement of owner/occupant through August 15th. The State returns a roster in October of approved (with a percentage) and disapproved for final processing. Property record cards are pulled and the Homestead Exemption percentage and amount is notated on them with a follow up of the data entered in the computer.

Personal Property - All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before July 1st a 10 percent penalty is applied and on July 1st and after a 25 percent penalty is applied. Every year notices are published in the local newspapers and a weekly news supplement for non-subscribers. The office has filing of Personal Property Schedules available on the internet. A postcard is sent to those with existing schedules as reminders and also includes the User ID and Password to access their schedules on the internet to complete and submit. A letter is sent to those who would be new filers explaining what is needed. This office documents at least 2-4 reminders to those who need to file personal property.

Permissive Exemptions - Administer annual filings of applications for new or continued exempt use or continued exempt use. Review and make recommendations to the county board.

Taxable Government Owned Property - Annual review of government owned property not used public purpose, send notices of intent to tax, etc.

Centrally Assessed Properties - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections - Prepare tax list correction documents for the county board's approval.

County Board of Equalization - Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals - Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

TERC Statewide Equalization - Attend the hearings if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education - Attend meetings, workshops and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The office has converted to CamaVision software for both administrative and CAMA using the Vanguard Appraisals Inc. Real Property Appraisal Manual that was approved by the Property Tax Administrator.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.

RCN (Replacement Cost New). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

The real estate transfer statements, form 521, are processed on a continual basis.

For assessment year **2016** the following was changed:

Residential:

- Prioritize areas that need review and analyze sales.
- Complete pickup work, including building permits on new construction.
- Reappraisal of houses, buildings and land on properties in Precincts with Geo Codes 3237, 3287 and 3511
- Reappraisal of houses, buildings and land on properties in the towns of Cordova and Beaver Crossing, including the properties designated as Beaver Crossing Fringe.
- Some new platted subdivisions analyzed and repriced
- The residential properties in the town of Utica were given a 5% increase on land and improvements
- The residential properties in the town of Milford were given a 6% increase on land and improvements

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review and possible changes.
- Complete pickup work, including building permits on new construction.
- Reappraisal or Section 42 Housing projects using the income approach
- Complete 6 year review on Cordova, Beaver Crossing, and the unincorporated town of Grover
- 6 year inspections and reappraisal of the properties on the I-80 interstate interchanges
- 6 year inspection in the town of Milford
- Reviewed land and revalued land in a few commercial subdivisions and set land values on new platted subdivisions

Agricultural Land:

- Review and analyze sales and market areas.

- Review and keep current with CRP and other farm programs. Verified land use changed using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary
- Revalues agricultural land as needed to comply with the required level of value.

For assessment year **2017** the following was changed:

Residential:

- Prioritized areas that need review and analyze sales.
- Complete pickup work including building permits and new construction. Reviewed parcels that were a partial valuation for 2016 And changed according to completion as of January 1, 2017.
- Reappraisal of houses, buildings and land in the towns of Goehner, Tamora, C Precinct (geo code 3235) and J Precinct (geo code 3461). Physical inspections and new photos completed. Market analysis completed.
- 6 year review and inspection on houses and buildings in precincts with geo codes 3235 (C), 3289 (F), 3459 (K) and 3513 (N). Physical inspections and new photos completed.
- A +5% increase on both land and improvements in the town of Beaver Crossing and a _5% increase on both land and improvements in the town of Seward. A +12% increase on improvements only on the rural residential properties.

Commercial:

- Review and analyze sales
- 6 year inspection and reappraisal of properties in the towns of Goehner, Staplehurst, Utica and the unincorporated village of Tamora.
- Complete pickup work, including building permits on new construction. Reviewed parcels that were a partial valuation for 2016 and changed according to completion as of January 1, 2017.
- Gave a +5% increase on both land and improvements in the town of Seward.

Agricultural Land:

- Review and analyze sales and market areas, CRP and other farm programs.
- Monitor and keep current with land use changes. Completed changes and recounted acres

For assessment year **2018** the following was changed:

Residential:

- Prioritize areas that need review and analyze sales
- 6 year inspection and reappraisal of Bee, Garland, and area identified as Garland Fringe, Pleasant Dale and Staplehurst
- 6 year inspection and reviews of houses and buildings in Range 1 (geo codes 3233, 3291, 3457 and 3515)
- The houses in Seward and Milford were given a market adjustment to the value
- Beaver Crossing had lots repriced and the economic factor changed due to the market
- Acreage houses in the west were given market adjustments
- Pickup work was completed

Commercial:

- 6 year review and reappraisal of Bee, Garland, Pleasant Dale, Staplehurst, unincorporated village of Ruby and rural Improvements
- Section 42 housing was priced using the income approach
- Seward Apartments were given a 20% increase and land a 10% increase
- Land in Seward proper was given a 10% increase

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current with CRP and other farm programs.
- Monitor and keep current with land use changes.

Assessment plans for **2019** are as follows:

Residential:

- Prioritize areas that need review and analyze sales
- Complete pickup work and building permits
- 6 year inspection & reappraisal of improvements in Milford, Milford Fringe and Grover

Commercial:

- 6 year inspection and reappraisal of Seward
- Review and analyze sales
- Complete pickup work and building permits
- Reprice Section 42 housing properties using the income approach

Agricultural:

- Review and analyze sales and market areas.
- Review and keep current with CRP and other farm programs.
- Monitor and keep current with land use changes

Assessment plans for **2020** are as follows:

Residential:

- 6 year inspection and reappraisal of Seward
- Prioritize areas that need review and analyze sales
- Complete pickup work and building permits

Commercial:

- Review and analyze sales
- Reprice Section 42 housing properties using the income approach
- Complete pickup work and building permits

Agricultural Land:

- Review and analyze sales and market areas
- Review and keep current with CRP and other farm programs
- Monitor and keep current with land use changes

Assessment plans for 2021 are as follows:

Residential:

- Prioritize areas that need review and analyze sales
- 6 Year inspection and reappraisal of properties in Range 4, Geo codes 3239; 3285; 3463 and 3509.
- 6 Year inspection and reappraisal of properties in the Seward 2 mile zoning jurisdiction
- Complete pickup work and building permits

Commercial:

- Review and analyze sales
- Review Section 42 housing properties
- Complete pickup work and building permits

Agricultural Land:

- Review and analyze sales and market areas
- Review and keep current with CRP and other farm programs
- Monitor and keep current with land use changes

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

June 15, 2018
Date

Marilyn Hladky
Marilyn Hladky, Seward County Assessor

METHODOLOGY REPORT OF SPECIAL VALUATION PROCEDURES

SEWARD COUNTY – 2019

Special valuation methodology:

As done in the past, the agricultural values are set according to the agricultural sales that are determined to be arms length by the assessor and by the Nebraska Property Assessment Division. A market study is done based on those sales. Each sale is listed and contains the number of acres in each land capability group. New values per acre are substituted for last year's values to calculate new assessed values and ratios. New statistical measurements including the mean, median and weighted mean, coefficient of dispersion, price-related differential and the absolute standard deviation are calculated. The final step is the reconciliation of value. It is the process in which the estimates of value are evaluated and the applicability of the indicated values is weighed. This is a reconciliation of the facts, trends and observations developed in the analysis and a review of the conclusions and the validity and reliability of those conclusions. The market study to arrive at the special value was analyzed using only the uninfluenced sales from the Market Area 3, which was created in 2002. Area 3 does not have the aquifer lying under it. Market Area 3 is most like Market Area 2, which has special valuation. The new assessed value from Market Area 3 for each land capability group is then applied to all agricultural parcels in area 2.

For 2014 it was determined that sales in Market Area 2 were not selling much differently than in Market Area 3. Therefore, all the qualified sales in the 2 market areas were used to set the values for both areas. The 2 areas are still being maintained separately but were grouped together for analysis and valuation.

For 2019, analysis of sales continues as in 2018.