

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**SHERMAN 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 Sherman 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 Sherman 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: Sherie Kuszak, Sherman County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

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

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

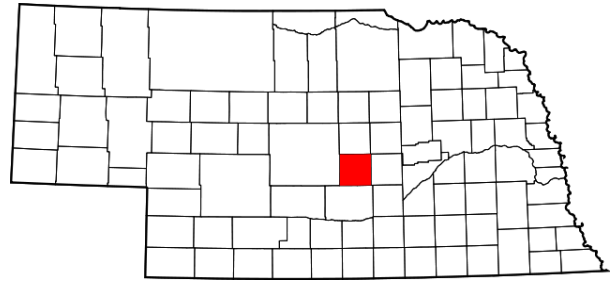
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

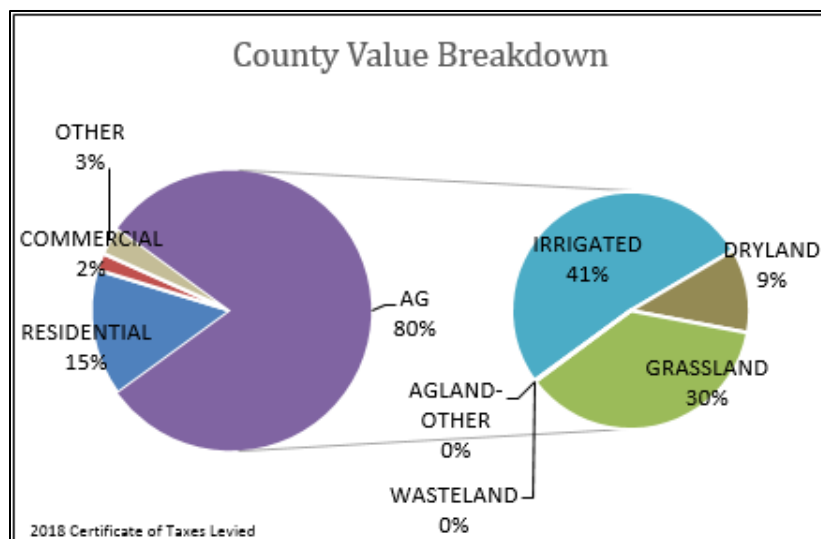
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 566 square miles, Sherman County had 3,086 residents, per the Census Bureau Quick Facts for 2017, a 2% decline from the 2010 U.S. Census. Reports indicated that 82% of county residents were homeowners and 96% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$72,207 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sherman County are located in and around Loup City, the county seat. According to the latest information available from the U.S. Census Bureau, there were 89 employer establishments with total employment of 561, a 5% decrease in total employment from the prior year.



Agricultural land is the largest contributing factor to Sherman County's overall valuation base by a large margin. Grassland makes up the majority of the land in the county. Sherman County is included in the Lower Loup Natural Resources District (NRD).

Sherman County is also home to Sherman Reservoir. The lake is located on the northeastern side of the county. Sherman Lake offers some of the state's finest recreational opportunities including camping, fishing, boating, and hunting.

NE Dept. of Revenue, Research Division 2019

<b>CITY POPULATION CHANGE</b>			
	<b>2008</b>	<b>2018</b>	<b>Change</b>
ASHTON	237	194	-18.1%
HAZARD	66	70	6.1%
LITCHFIELD	280	262	-6.4%
LOUP CITY	996	1,029	3.3%
ROCKVILLE	111	106	-4.5%



## 2019 Residential Correlation for Sherman County

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### *Assessment Actions*

For the 2019 assessment year, after a sales analysis, the county assessor removed the 10% economic factor that had been on the improvements in valuation group 1, which is Loup City and Litchfield.

All pick-up work was also completed and placed on the assessment roll.

### *Assessment Practice Review*

An 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 classes of real property. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. The Sherman County Assessor continues to maintain acceptable sales qualification and verification practices. Even though the usability percentage is slightly below the state average, an inspection of the non-qualified sales was undertaken to ensure that the assessor has supported and documented the grounds for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property.

The review also looked at the filing of Real Estate Transfer Statements (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The County continues to improve with transmitting data on a monthly basis. The AVU was also accurate when compared with the property record cards.

The six-year inspection and review cycle is reviewed to identify if the county has reviewed properties within the required period. The inspection process entails an on-site physical inspection of the property by the county assessor and/or staff. The county conducts all residential inspections in-house. All residential parcels are within the six-year timeframe and the county is in compliance with the requirement.

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. Currently there are four separate groups, Loup City and Litchfield are combined as one, Ashton, Hazard and Rockville as another, Sherman Lake as a valuation group and Acreage. Each of these groups have been identified as separate economic areas for the residential property class.

## 2019 Residential Correlation for Sherman County

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Lot values were reviewed by analyzing land to building ratios and vacant lot sales. A lot value study was done for 2018 with new lot values being implemented in each valuation group. The county will continue to look at the lot values through the six-year inspection and review.

A comparison of the sold and unsold residential property in Sherman County showed no apparent signs of bias in the valuation process. Marshall Swift costing tables for residential are currently 2017 for all valuation groups. Depreciation was updated in 2017 as well. The Sherman County Assessor does not have a written valuation methodology in place.

### *Description of Analysis*

Residential sales are stratified into four valuation groups. Most sales occur in Loup City, which is the county seat. For measurement purposes, Loup City and Litchfield are combined as the markets in these two towns are similar. Valuation group 2 are the small villages with little organization in the residential market.

<b>Valuation Group</b>	<b>Description</b>
1	Loup City, Litchfield
2	Ashton, Hazard, Rockville
10	Sherman Reservoir
15	Rural Acreages

The residential profile for Sherman County is made up of 74 total sales. Both the median and weighted mean measures of central tendency are within the range and correlate closely. The high mean can be contributed to outlier sales. Both the COD and PRD are above the ranges; however, several low dollar sales are affecting these measures. While the qualitative statistics are above the prescribed parameters, a larger dispersion is to be expected in a more rural county. All valuation groups with sufficient sales fall within the acceptable range for the calculated median. Valuation Group 10 with seven sales is not stable enough for measurement. Temporarily removing the maximum sales ratio swings the median 14 points.

The statistical sample and the 2019 County Abstract of Assessment, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions.

## 2019 Residential Correlation for Sherman County

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### *Equalization and Quality of Assessment*

A review of the statistics with sufficient sales, along with all information, and the assessment practices suggests 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 professionally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	54	94.94	108.19	98.05	33.21	110.34
2	12	93.64	121.72	83.96	47.98	144.97
10	7	101.03	93.06	86.10	18.72	108.08
15	1	103.31	103.31	103.31	00.00	100.00
____ALL____	74	95.43	108.89	94.17	33.83	115.63

### *Level of Value*

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

## 2019 Commercial Correlation for Sherman County

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### *Assessment Actions*

For the 2019 assessment year the only assessment actions for the commercial class was routine maintenance, pick-up work and sales review.

### *Assessment Practice Review*

An 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, and any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. The Sherman County Assessor continues to maintain acceptable sales qualification and verification practices. Even though the usability percentage is just slightly below the state average, an inspection of the non-qualified sales was undertaken to ensure that the assessor has supported and documented the grounds for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property.

The review also looked at the filing of Real Estate Transfer Statements (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements continue to improve in the monthly filings. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all commercial real property is up to date. The county currently uses one valuation group for the commercial class of property.

A comparison of the sold and unsold commercial property in Sherman County showed no apparent signs of bias in the valuation process. Marshall & Swift costing tables are currently dated 2007 with depreciation updated in 2013; however, the costing will be updated for the 2020 year. Sherman County does not have a written valuation methodology in place.

### *Description of Analysis*

Currently there is one valuation group within the commercial class. This consists of all towns or villages within the county.

The statistical analysis for the commercial class of real property has 12 qualified sales. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. The profile comprises a diverse group of sales involving nine

## **2019 Commercial Correlation for Sherman County**

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different occupancy codes; the sales are scattered throughout the county. The commercial class was physically reviewed for 2018.

Historical valuation changes to Sherman County commercial properties were compared to counties with villages of similar economic makeup in the area. When compared to the nearby communities of Burwell, St. Paul and Ord, it appears, the value has increased over the past decade at a similar rate.

A review of the 2019 County Abstract of Assessment for Real Property, Form 45, compared with the 2018 Certificate of Taxes Levied Report (CTL) show very little change to the population. The sample also had very little valuation changes. This supports the reported assessment actions.

### ***Equalization and Quality of Assessment***

Although the sample is insufficient for measurement purposes, review of the historical value changes along with the assessment actions indicate the county's assessment of the commercial class is equalized. It also supports that the commercial class of Sherman County complies with generally accepted mass appraisal techniques.

### ***Level of Value***

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

# 2019 Agricultural Correlation for Sherman County

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## *Assessor Actions*

The county assessor performed an agricultural market analysis of the qualified sales and from that analysis it was determined to lower irrigated land and dryland values 8%. All rural farm homes and outbuildings had a desktop review done, as there were errors from the Computer Assisted Mass Appraisal (CAMA) conversion that were corrected. Agricultural homes also had the 3% additional depreciation removed.

All pick-up work was completed and placed on the assessment roll.

## *Assessment Practice Review*

An 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 incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. The Sherman County Assessor continues to maintain acceptable sales qualification and verification practices. The county has a good verification process in place with the usability percentage of the agricultural class above the range compared to the statewide average.

The review also looked at the filing of Real Estate Transfer Statements (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

Sherman County's six-year inspection and review plan to systematically review land uses is conducted using aerial imagery when new imagery is available. This was last completed in assessment year 2016. All agricultural improvements were physically reviewed in 2015-2016. The Marshall & Swift costing is dated 2017 and CAMA derived depreciation is dated 2017. Home sites are valued at \$14,500 for the first acre, and farm sites are valued at \$3,000 per acre. This is the same for rural residential sites.

A sales analysis is studied each year to determine if one market area or additional areas are needed for the agricultural class. The analysis supports the one market area.

Another portion of the assessment practices relates to how rural residential land is identified apart from agricultural land within the county. The assessor does look at the entire parcel as well as whether there is any adjoining land under common ownership.

## *Description of Analysis*

The agricultural land acres in Sherman County is grassland at 60%, irrigated land at 27% and dryland at 13%. One valuation model is applied to the entire county. Each year the county assessor studies the market for trends that might indicate additional areas. All counties adjoining Sherman County are generally comparable where they adjoin, although comparability is defined

## 2019 Agricultural Correlation for Sherman County

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using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

The initial analysis was done using the 33 sales within Sherman County for the three study periods. Two of the three measures of central tendency are in the acceptable range, with the mean being slightly below the range.

Another analysis studied the sales that have 80% Majority Land Use (MLU) of the acres in a single major land use category. In this case, the 80% MLU of grassland with a sufficient number of sales had medians that fell in the acceptable range. The 80% MLU of Irrigated land with eight sales also falls in the range and can be relied on for measurement purposes.

A comparison was done using sales from the surrounding counties to measure Sherman County's schedule of values. The results of this analysis were comparable to the results of the sales within Sherman 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 that irrigated land and dryland were decreased by 8%. Although there is not a sufficient number of sales for measurement purposes in the dryland subclass, the decreases taken by the county reflect the regional market trends and are thought to be acceptable.

### *Equalization and Quality of Assessment*

Sherman County values all dwellings and outbuildings on agricultural land using the same cost index and depreciation table as those for rural residential acreages. Farm home sites carry the same value as rural residential home sites.

Review of the statistics and assessment practices reveal that the values established by the county assessor has achieved equalization. When compared to the surrounding counties the values set in Sherman County demonstrate similar comparability. The quality of assessment of the agricultural class in Sherman 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	8	70.30	77.66	69.46	27.60	111.81
1	8	70.30	77.66	69.46	27.60	111.81
<u>    Dry    </u>						
County	1	71.89	71.89	71.89	00.00	100.00
1	1	71.89	71.89	71.89	00.00	100.00
<u>    Grass    </u>						
County	12	68.95	73.52	72.93	11.34	100.81
1	12	68.95	73.52	72.93	11.34	100.81
<u>    ALL    </u>						
	33	70.95	71.91	66.16	19.10	108.69

## 2019 Agricultural Correlation for Sherman County

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### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Sherman County is 71%.



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

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Sherman County

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### Residential Real Property - Current

Number of Sales	74	Median	95.43
Total Sales Price	\$5,717,629	Mean	108.89
Total Adj. Sales Price	\$5,717,629	Wgt. Mean	94.17
Total Assessed Value	\$5,384,300	Average Assessed Value of the Base	\$62,729
Avg. Adj. Sales Price	\$77,265	Avg. Assessed Value	\$72,761

### Confidence Interval - Current

95% Median C.I	86.74 to 106.14
95% Wgt. Mean C.I	85.00 to 103.34
95% Mean C.I	98.21 to 119.57
% of Value of the Class of all Real Property Value in the County	11.05
% of Records Sold in the Study Period	4.65
% of Value Sold in the Study Period	5.39

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	88	95	95.02
2017	88	95	94.98
2016	75	94	93.80
2015	66	94	94.33

## 2019 Commission Summary for Sherman County

### Commercial Real Property - Current

Number of Sales	12	Median	99.67
Total Sales Price	\$844,525	Mean	122.01
Total Adj. Sales Price	\$844,525	Wgt. Mean	85.97
Total Assessed Value	\$726,070	Average Assessed Value of the Base	\$85,135
Avg. Adj. Sales Price	\$70,377	Avg. Assessed Value	\$60,506

### Confidence Interval - Current

95% Median C.I	56.37 to 152.04
95% Wgt. Mean C.I	58.03 to 113.92
95% Mean C.I	64.71 to 179.31
% of Value of the Class of all Real Property Value in the County	2.05
% of Records Sold in the Study Period	5.50
% of Value Sold in the Study Period	3.91

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	12	100	108.98
2017	9	100	94.32
2016	15	99	99.39
2015	9	100	97.43

**82 Sherman  
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 : 74  
 Total Sales Price : 5,717,629  
 Total Adj. Sales Price : 5,717,629  
 Total Assessed Value : 5,384,300  
 Avg. Adj. Sales Price : 77,265  
 Avg. Assessed Value : 72,761

MEDIAN : 95  
 WGT. MEAN : 94  
 MEAN : 109  
 COD : 33.83  
 PRD : 115.63

COV : 43.06  
 STD : 46.89  
 Avg. Abs. Dev : 32.28  
 MAX Sales Ratio : 294.20  
 MIN Sales Ratio : 38.32

95% Median C.I. : 86.74 to 106.14  
 95% Wgt. Mean C.I. : 85.00 to 103.34  
 95% Mean C.I. : 98.21 to 119.57

Printed:3/19/2019 12:05:15PM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	11	113.05	130.35	111.58	34.06	116.82	77.55	266.20	81.76 to 216.41	62,591	69,837
01-JAN-17 To 31-MAR-17	5	140.91	157.13	114.51	41.37	137.22	75.20	294.20	N/A	42,800	49,012
01-APR-17 To 30-JUN-17	7	98.23	113.49	99.07	30.38	114.56	70.18	187.47	70.18 to 187.47	85,071	84,283
01-JUL-17 To 30-SEP-17	12	82.25	94.44	83.86	27.72	112.62	50.00	161.98	75.29 to 127.82	77,542	65,030
01-OCT-17 To 31-DEC-17	6	104.72	106.71	102.84	26.29	103.76	38.32	158.94	38.32 to 158.94	48,617	49,996
01-JAN-18 To 31-MAR-18	9	106.49	100.88	94.78	23.45	106.44	62.82	177.24	65.52 to 117.95	79,556	75,401
01-APR-18 To 30-JUN-18	11	90.73	104.08	92.95	34.55	111.97	61.38	194.12	64.01 to 165.25	94,364	87,713
01-JUL-18 To 30-SEP-18	13	91.78	93.66	85.03	21.89	110.15	60.64	176.07	72.14 to 106.14	95,648	81,329
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	35	98.23	118.49	98.15	39.00	120.72	50.00	294.20	82.69 to 125.41	69,386	68,103
01-OCT-17 To 30-SEP-18	39	94.47	100.27	91.23	28.18	109.91	38.32	194.12	77.02 to 106.49	84,337	76,941
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	30	98.08	111.79	94.27	35.71	118.58	38.32	294.20	82.17 to 127.82	67,723	63,846
<u>ALL</u>	74	95.43	108.89	94.17	33.83	115.63	38.32	294.20	86.74 to 106.14	77,265	72,761

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	54	94.94	108.19	98.05	33.21	110.34	38.32	294.20	83.86 to 106.49	66,795	65,493
2	12	93.64	121.72	83.96	47.98	144.97	61.38	266.20	75.31 to 158.94	42,725	35,873
10	7	101.03	93.06	86.10	18.72	108.08	60.64	121.64	60.64 to 121.64	194,000	167,041
15	1	103.31	103.31	103.31	00.00	100.00	103.31	103.31	N/A	240,000	247,950
<u>ALL</u>	74	95.43	108.89	94.17	33.83	115.63	38.32	294.20	86.74 to 106.14	77,265	72,761

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	67	94.94	110.54	96.68	35.37	114.34	38.32	294.20	85.30 to 106.49	65,069	62,911
06	7	101.03	93.06	86.10	18.72	108.08	60.64	121.64	60.64 to 121.64	194,000	167,041
07											
<u>ALL</u>	74	95.43	108.89	94.17	33.83	115.63	38.32	294.20	86.74 to 106.14	77,265	72,761

**82 Sherman  
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 : 74  
 Total Sales Price : 5,717,629  
 Total Adj. Sales Price : 5,717,629  
 Total Assessed Value : 5,384,300  
 Avg. Adj. Sales Price : 77,265  
 Avg. Assessed Value : 72,761

MEDIAN : 95  
 WGT. MEAN : 94  
 MEAN : 109  
 COD : 33.83  
 PRD : 115.63

COV : 43.06  
 STD : 46.89  
 Avg. Abs. Dev : 32.28  
 MAX Sales Ratio : 294.20  
 MIN Sales Ratio : 38.32

95% Median C.I. : 86.74 to 106.14  
 95% Wgt. Mean C.I. : 85.00 to 103.34  
 95% Mean C.I. : 98.21 to 119.57

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000	1	158.94	158.94	158.94	00.00	100.00	158.94	158.94	N/A	4,700	7,470	
Less Than 15,000	10	141.37	150.05	154.85	43.62	96.90	38.32	294.20	72.14 to 266.20	7,070	10,948	
Less Than 30,000	19	140.91	143.63	143.68	32.99	99.97	38.32	294.20	97.93 to 173.88	14,511	20,848	
___Ranges Excl. Low \$___												
Greater Than 4,999	73	94.94	108.20	94.12	33.54	114.96	38.32	294.20	85.30 to 106.14	78,259	73,655	
Greater Than 14,999	64	93.70	102.46	93.41	27.97	109.69	50.00	216.41	83.01 to 106.12	88,233	82,419	
Greater Than 29,999	55	90.73	96.89	91.66	23.88	105.71	60.64	216.41	81.76 to 98.23	98,944	90,694	
___Incremental Ranges___												
0 TO 4,999	1	158.94	158.94	158.94	00.00	100.00	158.94	158.94	N/A	4,700	7,470	
5,000 TO 14,999	9	137.64	149.06	154.56	48.06	96.44	38.32	294.20	72.14 to 266.20	7,333	11,334	
15,000 TO 29,999	9	140.91	136.50	139.82	21.03	97.63	50.00	177.24	106.12 to 173.88	22,778	31,849	
30,000 TO 59,999	15	106.49	113.73	113.04	33.49	100.61	65.52	216.41	75.31 to 147.38	45,600	51,547	
60,000 TO 99,999	20	87.33	92.83	92.24	17.94	100.64	62.82	176.07	81.76 to 94.94	75,846	69,960	
100,000 TO 149,999	10	89.26	90.27	90.07	15.63	100.22	61.38	121.64	70.18 to 113.05	118,400	106,643	
150,000 TO 249,999	8	90.64	91.21	92.33	18.83	98.79	64.01	122.10	64.01 to 122.10	185,250	171,035	
250,000 TO 499,999	2	66.87	66.87	66.27	09.32	100.91	60.64	73.10	N/A	287,500	190,538	
500,000 TO 999,999												
1,000,000 +												
___ALL___	74	95.43	108.89	94.17	33.83	115.63	38.32	294.20	86.74 to 106.14	77,265	72,761	

**82 Sherman**  
**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 : 12  
Total Sales Price : 844,525  
Total Adj. Sales Price : 844,525  
Total Assessed Value : 726,070  
Avg. Adj. Sales Price : 70,377  
Avg. Assessed Value : 60,506

MEDIAN : 100  
WGT. MEAN : 86  
MEAN : 122  
COD : 54.19  
PRD : 141.92

COV : 73.92  
STD : 90.19  
Avg. Abs. Dev : 54.01  
MAX Sales Ratio : 375.88  
MIN Sales Ratio : 44.93

95% Median C.I. : 56.37 to 152.04  
95% Wgt. Mean C.I. : 58.03 to 113.92  
95% Mean C.I. : 64.71 to 179.31

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<b>DATE OF SALE *</b>											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	1	96.05	96.05	96.05	00.00	100.00	96.05	96.05	N/A	31,000	29,775	
01-JAN-16 To 31-MAR-16	1	48.10	48.10	48.10	00.00	100.00	48.10	48.10	N/A	80,000	38,480	
01-APR-16 To 30-JUN-16												
01-JUL-16 To 30-SEP-16	1	152.04	152.04	152.04	00.00	100.00	152.04	152.04	N/A	12,000	18,245	
01-OCT-16 To 31-DEC-16	1	120.72	120.72	120.72	00.00	100.00	120.72	120.72	N/A	28,500	34,405	
01-JAN-17 To 31-MAR-17	1	103.28	103.28	103.28	00.00	100.00	103.28	103.28	N/A	37,500	38,730	
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17	3	119.04	194.08	143.00	80.80	135.72	87.33	375.88	N/A	35,833	51,243	
01-OCT-17 To 31-DEC-17												
01-JAN-18 To 31-MAR-18	1	75.26	75.26	75.26	00.00	100.00	75.26	75.26	N/A	235,025	176,870	
01-APR-18 To 30-JUN-18	1	56.37	56.37	56.37	00.00	100.00	56.37	56.37	N/A	158,000	89,070	
01-JUL-18 To 30-SEP-18	2	115.04	115.04	94.69	60.94	121.49	44.93	185.15	N/A	77,500	73,383	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	3	96.05	98.73	70.33	36.07	140.38	48.10	152.04	N/A	41,000	28,833	
01-OCT-16 To 30-SEP-17	5	119.04	161.25	130.76	51.41	123.32	87.33	375.88	N/A	34,700	45,373	
01-OCT-17 To 30-SEP-18	4	65.82	90.43	75.31	60.44	120.08	44.93	185.15	N/A	137,006	103,176	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	3	120.72	106.95	75.63	28.70	141.41	48.10	152.04	N/A	40,167	30,377	
01-JAN-17 To 31-DEC-17	4	111.16	171.38	132.73	68.44	129.12	87.33	375.88	N/A	36,250	48,115	
<u>ALL</u>	12	99.67	122.01	85.97	54.19	141.92	44.93	375.88	56.37 to 152.04	70,377	60,506	

<b>VALUATION GROUP</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	12	99.67	122.01	85.97	54.19	141.92	44.93	375.88	56.37 to 152.04	70,377	60,506	
<u>ALL</u>	12	99.67	122.01	85.97	54.19	141.92	44.93	375.88	56.37 to 152.04	70,377	60,506	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	12	99.67	122.01	85.97	54.19	141.92	44.93	375.88	56.37 to 152.04	70,377	60,506	
04												
<u>ALL</u>	12	99.67	122.01	85.97	54.19	141.92	44.93	375.88	56.37 to 152.04	70,377	60,506	

**82 Sherman  
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 : 12  
 Total Sales Price : 844,525  
 Total Adj. Sales Price : 844,525  
 Total Assessed Value : 726,070  
 Avg. Adj. Sales Price : 70,377  
 Avg. Assessed Value : 60,506

MEDIAN : 100  
 WGT. MEAN : 86  
 MEAN : 122  
 COD : 54.19  
 PRD : 141.92

COV : 73.92  
 STD : 90.19  
 Avg. Abs. Dev : 54.01  
 MAX Sales Ratio : 375.88  
 MIN Sales Ratio : 44.93

95% Median C.I. : 56.37 to 152.04  
 95% Wgt. Mean C.I. : 58.03 to 113.92  
 95% Mean C.I. : 64.71 to 179.31

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	2	263.96	263.96	266.24	42.40	99.14	152.04	375.88	N/A	12,250	32,615	
Less Than 30,000	4	136.38	183.99	160.41	58.64	114.70	87.33	375.88	N/A	18,250	29,275	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	12	99.67	122.01	85.97	54.19	141.92	44.93	375.88	56.37 to 152.04	70,377	60,506	
Greater Than 14,999	10	91.69	93.62	80.59	34.06	116.17	44.93	185.15	48.10 to 120.72	82,003	66,084	
Greater Than 29,999	8	85.66	91.02	78.93	40.70	115.32	44.93	185.15	44.93 to 185.15	96,441	76,121	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	263.96	263.96	266.24	42.40	99.14	152.04	375.88	N/A	12,250	32,615	
15,000 TO 29,999	2	104.03	104.03	106.95	16.05	97.27	87.33	120.72	N/A	24,250	25,935	
30,000 TO 59,999	3	103.28	128.16	137.93	28.76	92.92	96.05	185.15	N/A	41,167	56,780	
60,000 TO 99,999	2	83.57	83.57	82.43	42.44	101.38	48.10	119.04	N/A	77,500	63,880	
100,000 TO 149,999	1	44.93	44.93	44.93	00.00	100.00	44.93	44.93	N/A	100,000	44,930	
150,000 TO 249,999	2	65.82	65.82	67.66	14.36	97.28	56.37	75.26	N/A	196,513	132,970	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	12	99.67	122.01	85.97	54.19	141.92	44.93	375.88	56.37 to 152.04	70,377	60,506	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
337	1	44.93	44.93	44.93	00.00	100.00	44.93	44.93	N/A	100,000	44,930	
341	1	185.15	185.15	185.15	00.00	100.00	185.15	185.15	N/A	55,000	101,835	
350	1	152.04	152.04	152.04	00.00	100.00	152.04	152.04	N/A	12,000	18,245	
353	2	231.61	231.61	198.31	62.29	116.79	87.33	375.88	N/A	16,250	32,225	
381	1	56.37	56.37	56.37	00.00	100.00	56.37	56.37	N/A	158,000	89,070	
391	1	120.72	120.72	120.72	00.00	100.00	120.72	120.72	N/A	28,500	34,405	
442	3	103.28	106.12	109.95	07.42	96.52	96.05	119.04	N/A	47,833	52,595	
444	1	48.10	48.10	48.10	00.00	100.00	48.10	48.10	N/A	80,000	38,480	
477	1	75.26	75.26	75.26	00.00	100.00	75.26	75.26	N/A	235,025	176,870	
___ ALL ___	12	99.67	122.01	85.97	54.19	141.92	44.93	375.88	56.37 to 152.04	70,377	60,506	



**82 Sherman**  
**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 : 33  
Total Sales Price : 20,349,431  
Total Adj. Sales Price : 20,349,431  
Total Assessed Value : 13,464,100  
Avg. Adj. Sales Price : 616,649  
Avg. Assessed Value : 408,003

MEDIAN : 71  
WGT. MEAN : 66  
MEAN : 72  
COD : 19.10  
PRD : 108.69

COV : 27.87  
STD : 20.04  
Avg. Abs. Dev : 13.55  
MAX Sales Ratio : 116.22  
MIN Sales Ratio : 29.67

95% Median C.I. : 67.02 to 79.29  
95% Wgt. Mean C.I. : 57.83 to 74.50  
95% Mean C.I. : 65.07 to 78.75

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	5	50.37	52.02	51.95	21.08	100.13	29.67	67.02	N/A	754,244	391,811
01-JAN-16 To 31-MAR-16	4	49.93	50.15	49.07	39.19	102.20	29.98	70.74	N/A	1,277,574	626,931
01-APR-16 To 30-JUN-16	3	65.45	67.56	68.36	04.34	98.83	64.35	72.87	N/A	387,274	264,752
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	2	83.36	83.36	82.12	03.50	101.51	80.44	86.27	N/A	372,100	305,568
01-JAN-17 To 31-MAR-17	3	69.21	71.70	73.00	06.11	98.22	66.59	79.29	N/A	255,299	186,368
01-APR-17 To 30-JUN-17	6	76.30	81.18	77.12	12.48	105.26	70.95	102.83	70.95 to 102.83	415,187	320,196
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	69.64	69.64	69.64	00.00	100.00	69.64	69.64	N/A	800,000	557,120
01-JAN-18 To 31-MAR-18	6	78.07	78.61	78.92	11.71	99.61	62.08	98.24	62.08 to 98.24	626,429	494,375
01-APR-18 To 30-JUN-18	3	113.84	99.83	90.95	13.70	109.76	69.42	116.22	N/A	582,100	529,427
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	12	64.37	55.28	52.38	20.06	105.54	29.67	72.87	31.17 to 68.69	836,945	438,420
01-OCT-16 To 30-SEP-17	11	79.29	78.99	77.26	10.09	102.24	66.59	102.83	69.21 to 89.59	363,747	281,038
01-OCT-17 To 30-SEP-18	10	78.07	84.08	81.07	18.68	103.71	62.08	116.22	69.42 to 113.84	630,488	511,165
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	9	68.69	63.33	55.77	19.30	113.56	29.98	86.27	31.17 to 80.44	779,591	434,791
01-JAN-17 To 31-DEC-17	10	72.02	77.18	74.87	10.66	103.09	66.59	102.83	69.21 to 89.59	405,702	303,740
<u>ALL</u>	33	70.95	71.91	66.16	19.10	108.69	29.67	116.22	67.02 to 79.29	616,649	408,003

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	33	70.95	71.91	66.16	19.10	108.69	29.67	116.22	67.02 to 79.29	616,649	408,003
<u>ALL</u>	33	70.95	71.91	66.16	19.10	108.69	29.67	116.22	67.02 to 79.29	616,649	408,003

**82 Sherman**  
**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 : 33  
Total Sales Price : 20,349,431  
Total Adj. Sales Price : 20,349,431  
Total Assessed Value : 13,464,100  
Avg. Adj. Sales Price : 616,649  
Avg. Assessed Value : 408,003

MEDIAN : 71  
WGT. MEAN : 66  
MEAN : 72  
COD : 19.10  
PRD : 108.69

COV : 27.87  
STD : 20.04  
Avg. Abs. Dev : 13.55  
MAX Sales Ratio : 116.22  
MIN Sales Ratio : 29.67

95% Median C.I. : 67.02 to 79.29  
95% Wgt. Mean C.I. : 57.83 to 74.50  
95% Mean C.I. : 65.07 to 78.75

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	2	100.54	100.54	99.74	02.29	100.80	98.24	102.83	N/A	427,750	426,643
1	2	100.54	100.54	99.74	02.29	100.80	98.24	102.83	N/A	427,750	426,643
<b>Dry</b>											
County	1	71.89	71.89	71.89	00.00	100.00	71.89	71.89	N/A	552,000	396,860
1	1	71.89	71.89	71.89	00.00	100.00	71.89	71.89	N/A	552,000	396,860
<b>Grass</b>											
County	12	68.95	73.52	72.93	11.34	100.81	62.08	113.84	65.45 to 79.29	602,408	439,310
1	12	68.95	73.52	72.93	11.34	100.81	62.08	113.84	65.45 to 79.29	602,408	439,310
<b>ALL</b>	<b>33</b>	<b>70.95</b>	<b>71.91</b>	<b>66.16</b>	<b>19.10</b>	<b>108.69</b>	<b>29.67</b>	<b>116.22</b>	<b>67.02 to 79.29</b>	<b>616,649</b>	<b>408,003</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	8	70.30	77.66	69.46	27.60	111.81	48.65	116.22	48.65 to 116.22	737,500	512,273
1	8	70.30	77.66	69.46	27.60	111.81	48.65	116.22	48.65 to 116.22	737,500	512,273
<b>Dry</b>											
County	1	71.89	71.89	71.89	00.00	100.00	71.89	71.89	N/A	552,000	396,860
1	1	71.89	71.89	71.89	00.00	100.00	71.89	71.89	N/A	552,000	396,860
<b>Grass</b>											
County	12	68.95	73.52	72.93	11.34	100.81	62.08	113.84	65.45 to 79.29	602,408	439,310
1	12	68.95	73.52	72.93	11.34	100.81	62.08	113.84	65.45 to 79.29	602,408	439,310
<b>ALL</b>	<b>33</b>	<b>70.95</b>	<b>71.91</b>	<b>66.16</b>	<b>19.10</b>	<b>108.69</b>	<b>29.67</b>	<b>116.22</b>	<b>67.02 to 79.29</b>	<b>616,649</b>	<b>408,003</b>

## Sherman County 2019 Average Acre Value Comparison

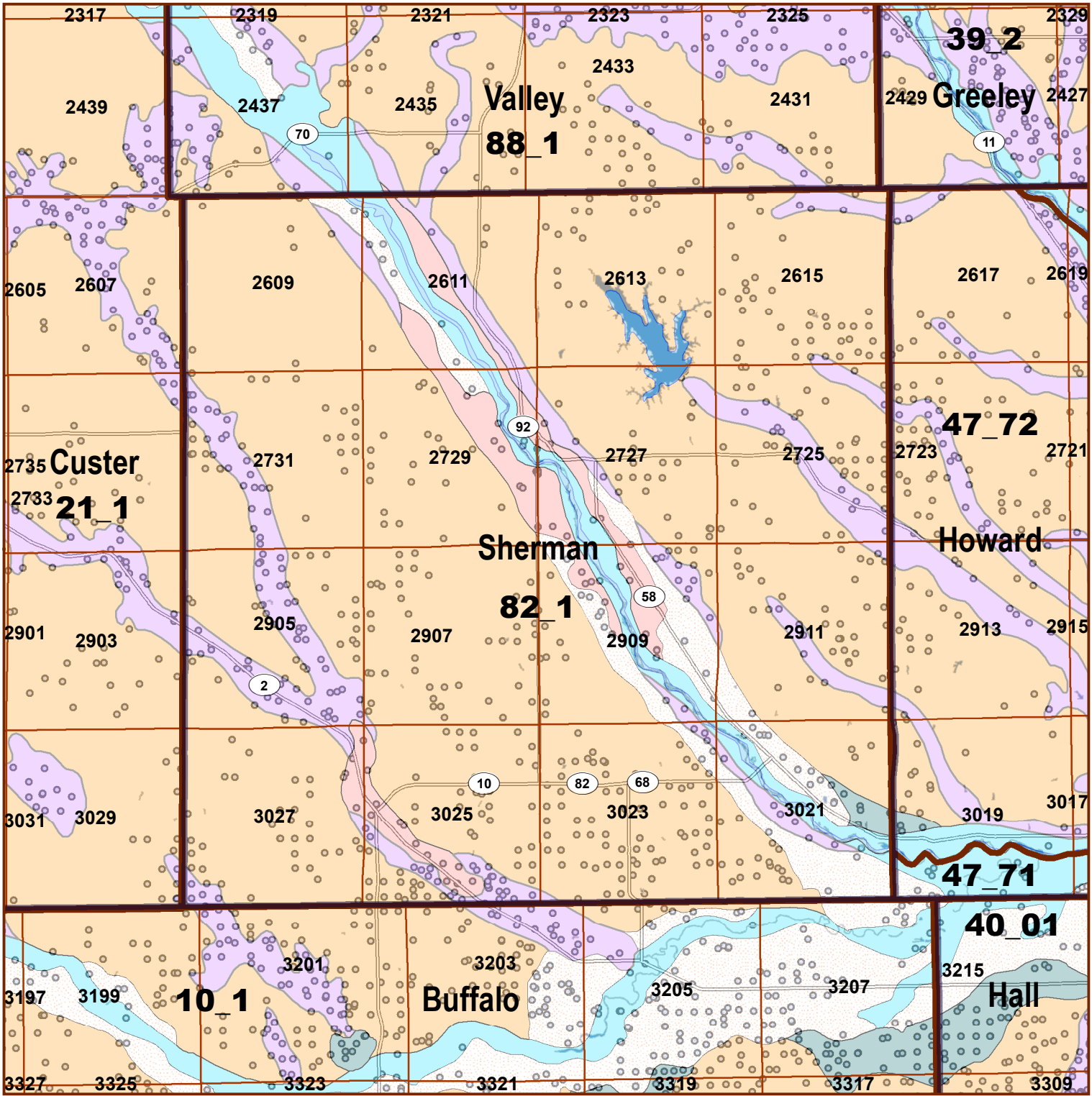
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sherman	1	n/a	4080	3935	3935	3795	3795	3710	3707	<b>3844</b>
Custer	1	n/a	5195	4910	4419	4151	3824	3788	3771	<b>4541</b>
Valley	1	n/a	4195	4195	3610	3410	3410	3000	3000	<b>3714</b>
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	<b>4465</b>
Howard	7200	4950	4950	4500	4350	3900	3750	3600	3600	<b>4443</b>
Buffalo	1	5475	5475	5240	5125	4522	4815	4420	4420	<b>4947</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sherman	1	n/a	2010	1905	1905	1800	1800	1700	1700	<b>1789</b>
Custer	1	n/a	2485	2198	2078	1963	1790	1785	1781	<b>2066</b>
Valley	1	n/a	1830	1830	1830	1795	1795	1795	1680	<b>1782</b>
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	<b>2299</b>
Howard	7200	2600	2600	2500	2500	2325	2250	2150	2000	<b>2268</b>
Buffalo	1	2645	2645	2465	2465	2290	2180	2135	2135	<b>2338</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	<b>1347</b>
Custer	1	n/a	1221	1215	1215	1210	1210	1152	1112	<b>1126</b>
Valley	1	n/a	1191	1191	1158	1190	1118	1046	1065	<b>1074</b>
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	<b>1275</b>
Howard	7200	1500	1499	1350	1350	1300	1250	1200	1175	<b>1223</b>
Buffalo	1	1500	1500	1475	1455	1430	1410	1375	1360	<b>1385</b>

County	Mkt Area	CRP	TIMBER	WASTE
Sherman	1	1391	n/a	90
Custer	1	n/a	n/a	50
Valley	1	1115	1093	251
Greeley	2	1312	n/a	n/a
Howard	7200	1247	n/a	789
Buffalo	1	1397	565	400

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.



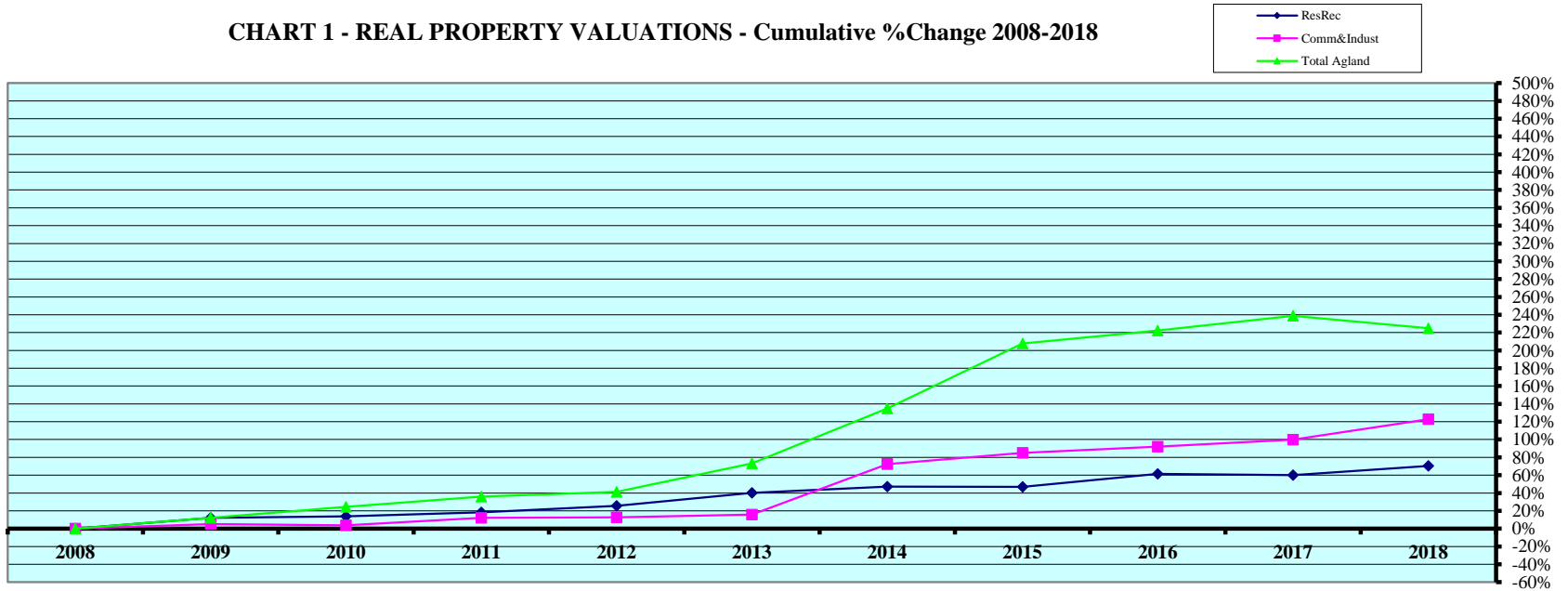
**Legend**

- 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

## Sherman County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	55,598,755	--	--	--	8,251,525	--	--	--	229,117,050	--	--	--
2009	62,372,010	6,773,255	12.18%	12.18%	8,669,055	417,530	5.06%	5.06%	257,162,550	28,045,500	12.24%	12.24%
2010	63,239,870	867,860	1.39%	13.74%	8,561,700	-107,355	-1.24%	3.76%	285,394,970	28,232,420	10.98%	24.56%
2011	65,730,355	2,490,485	3.94%	18.22%	9,260,265	698,565	8.16%	12.22%	311,538,070	26,143,100	9.16%	35.97%
2012	69,837,745	4,107,390	6.25%	25.61%	9,304,230	43,965	0.47%	12.76%	323,588,775	12,050,705	3.87%	41.23%
2013	77,847,595	8,009,850	11.47%	40.02%	9,543,480	239,250	2.57%	15.66%	396,651,080	73,062,305	22.58%	73.12%
2014	81,782,395	3,934,800	5.05%	47.09%	14,230,230	4,686,750	49.11%	72.46%	538,423,310	141,772,230	35.74%	135.00%
2015	81,602,390	-180,005	-0.22%	46.77%	15,258,250	1,028,020	7.22%	84.91%	705,278,830	166,855,520	30.99%	207.82%
2016	89,779,455	8,177,065	10.02%	61.48%	15,843,680	585,430	3.84%	92.01%	738,773,845	33,495,015	4.75%	222.44%
2017	88,949,205	-830,250	-0.92%	59.98%	16,489,380	645,700	4.08%	99.83%	776,220,545	37,446,700	5.07%	238.79%
2018	94,718,365	5,769,160	6.49%	70.36%	18,380,665	1,891,285	11.47%	122.75%	744,112,255	-32,108,290	-4.14%	224.77%

Rate Annual %chg: Residential & Recreational **5.47%**

Commercial & Industrial **8.34%**

Agricultural Land **12.50%**

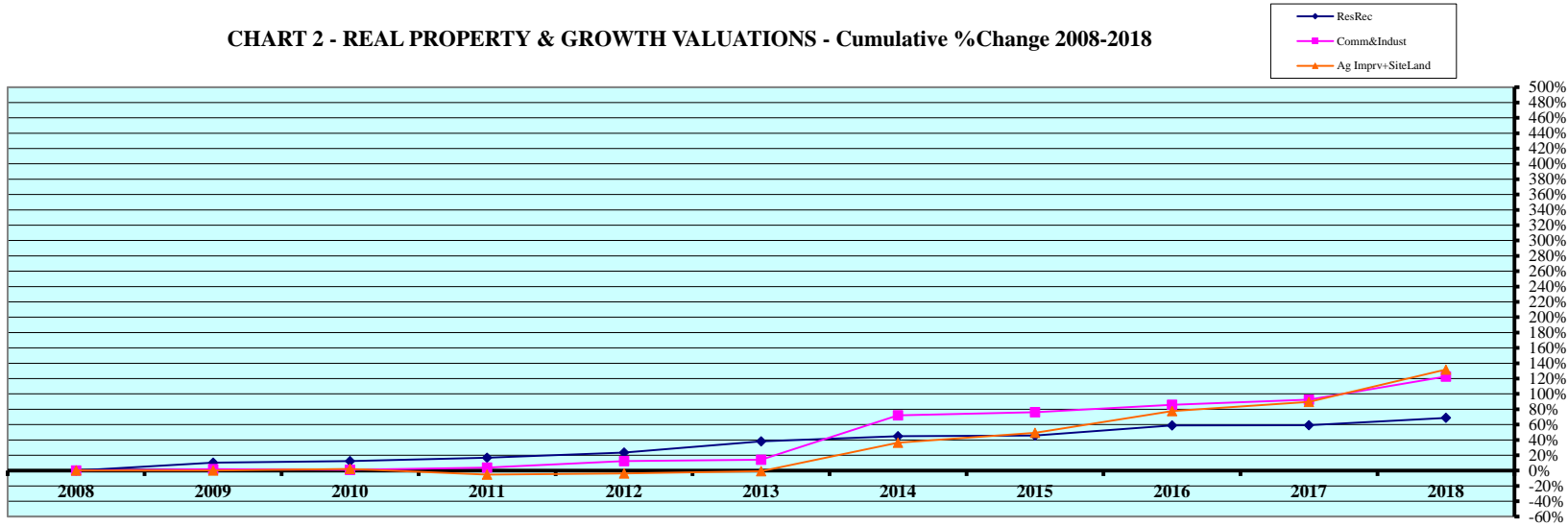
Cnty# **82**  
County **SHERMAN**

**CHART 1**

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

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2008	55,598,755	945,995	1.70%	54,652,760	--	--	8,251,525	34,580	0.42%	8,216,945	--	--	
2009	62,372,010	960,530	1.54%	61,411,480	10.45%	10.45%	8,669,055	256,125	2.95%	8,412,930	1.96%	1.96%	
2010	63,239,870	749,645	1.19%	62,490,225	0.19%	12.40%	8,561,700	222,140	2.59%	8,339,560	-3.80%	1.07%	
2011	65,730,355	757,000	1.15%	64,973,355	2.74%	16.86%	9,260,265	682,410	7.37%	8,577,855	0.19%	3.95%	
2012	69,837,745	1,202,852	1.72%	68,634,893	4.42%	23.45%	9,304,230	38,475	0.41%	9,265,755	0.06%	12.29%	
2013	77,847,595	991,065	1.27%	76,856,530	10.05%	38.23%	9,543,480	122,230	1.28%	9,421,250	1.26%	14.18%	
2014	81,782,395	1,180,375	1.44%	80,602,020	3.54%	44.97%	14,230,230	23,675	0.17%	14,206,555	48.86%	72.17%	
2015	81,602,390	594,400	0.73%	81,007,990	-0.95%	45.70%	15,258,250	731,317	4.79%	14,526,933	2.09%	76.05%	
2016	89,779,455	1,416,729	1.58%	88,362,726	8.28%	58.93%	15,843,680	509,220	3.21%	15,334,460	0.50%	85.84%	
2017	88,949,205	467,325	0.53%	88,481,880	-1.45%	59.14%	16,489,380	604,195	3.66%	15,885,185	0.26%	92.51%	
2018	94,718,365	928,525	0.98%	93,789,840	5.44%	68.69%	18,380,665	5,000	0.03%	18,375,665	11.44%	122.69%	
Rate Ann%chg	5.47%					4.27%	8.34%					C & I w/o growth	6.28%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	21,079,415	10,422,085	31,501,500	382,355	1.21%	31,119,145	--	--
2009	21,518,400	11,017,445	32,535,845	1,036,015	3.18%	31,499,830	-0.01%	-0.01%
2010	21,861,120	11,071,220	32,932,340	787,995	2.39%	32,144,345	-1.20%	2.04%
2011	19,470,950	11,188,595	30,659,545	800,545	2.61%	29,859,000	-9.33%	-5.21%
2012	19,237,595	11,966,050	31,203,645	873,407	2.80%	30,330,238	-1.07%	-3.72%
2013	19,697,200	12,790,610	32,487,810	1,266,424	3.90%	31,221,386	0.06%	-0.89%
2014	25,852,005	17,521,890	43,373,895	433,280	1.00%	42,940,615	32.17%	36.31%
2015	27,559,480	20,178,490	47,737,970	706,565	1.48%	47,031,405	8.43%	49.30%
2016	34,706,200	22,341,325	57,047,525	1,124,810	1.97%	55,922,715	17.15%	77.52%
2017	37,768,595	23,370,855	61,139,450	1,440,640	2.36%	59,698,810	4.65%	89.51%
2018	42,736,645	30,960,250	73,696,895	674,520	0.92%	73,022,375	19.44%	131.81%
Rate Ann%chg	7.32%	11.50%	8.87%	Ag Imprv+Site w/o growth			7.03%	

(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.

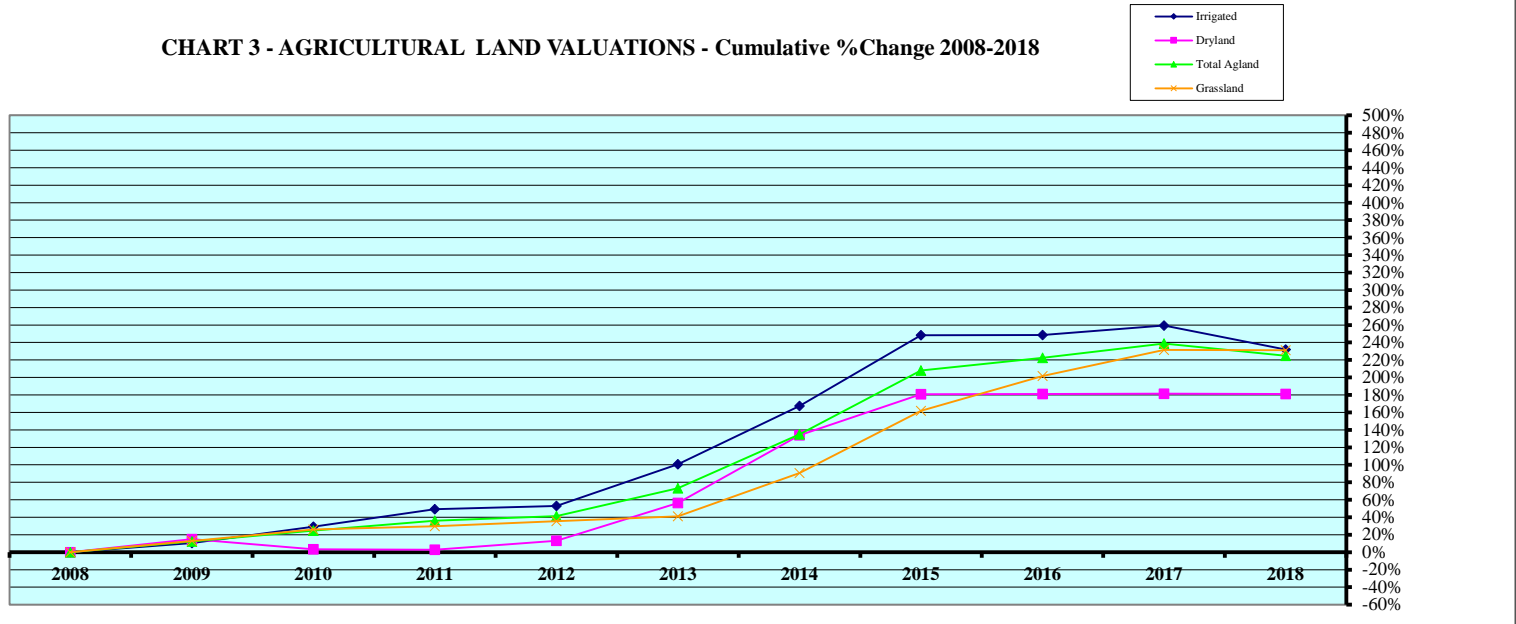
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

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County	SHERMAN

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	115,563,655	--	--	--	30,303,490	--	--	--	82,833,275	--	--	--
2009	127,506,270	11,942,615	10.33%	10.33%	34,813,240	4,509,750	14.88%	14.88%	93,365,315	10,532,040	12.71%	12.71%
2010	149,148,925	21,642,655	16.97%	29.06%	31,352,695	-3,460,545	-9.94%	3.46%	104,472,520	11,107,205	11.90%	26.12%
2011	172,429,535	23,280,610	15.61%	49.21%	31,141,655	-211,040	-0.67%	2.77%	107,539,485	3,066,965	2.94%	29.83%
2012	176,741,140	4,311,605	2.50%	52.94%	34,232,035	3,090,380	9.92%	12.96%	112,166,855	4,627,370	4.30%	35.41%
2013	231,856,620	55,115,480	31.18%	100.63%	47,391,400	13,159,365	38.44%	56.39%	116,935,570	4,768,715	4.25%	41.17%
2014	309,054,770	77,198,150	33.30%	167.43%	70,825,240	23,433,840	49.45%	133.72%	157,923,125	40,987,555	35.05%	90.65%
2015	402,528,370	93,473,600	30.24%	248.32%	85,098,460	14,273,220	20.15%	180.82%	216,853,125	58,930,000	37.32%	161.79%
2016	402,857,470	329,100	0.08%	248.60%	85,187,575	89,115	0.10%	181.11%	249,823,945	32,970,820	15.20%	201.60%
2017	415,368,970	12,511,500	3.11%	259.43%	85,285,875	98,300	0.12%	181.44%	274,579,220	24,755,275	9.91%	231.48%
2018	383,674,915	-31,694,055	-7.63%	232.00%	85,190,520	-95,355	-0.11%	181.12%	274,259,450	-319,770	-0.12%	231.10%

Rate Ann.%chg: Irrigated 12.75% Dryland 10.89% Grassland 12.72%

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	407,250	--	--	--	9,380	--	--	--	229,117,050	--	--	--
2009	1,330,315	923,065	226.66%	226.66%	147,410	138,030	1471.54%	1471.54%	257,162,550	28,045,500	12.24%	12.24%
2010	30,850	-1,299,465	-97.68%	-92.42%	389,980	242,570	164.55%	4057.57%	285,394,970	28,232,420	10.98%	24.56%
2011	30,850	0	0.00%	-92.42%	396,545	6,565	1.68%	4127.56%	311,538,070	26,143,100	9.16%	35.97%
2012	34,425	3,575	11.59%	-91.55%	414,320	17,775	4.48%	4317.06%	323,588,775	12,050,705	3.87%	41.23%
2013	34,425	0	0.00%	-91.55%	433,065	18,745	4.52%	4516.90%	396,651,080	73,062,305	22.58%	73.12%
2014	36,820	2,395	6.96%	-90.96%	583,355	150,290	34.70%	6119.14%	538,423,310	141,772,230	35.74%	135.00%
2015	66,600	29,780	80.88%	-83.65%	732,275	148,920	25.53%	7706.77%	705,278,830	166,855,520	30.99%	207.82%
2016	66,600	0	0.00%	-83.65%	838,255	105,980	14.47%	8836.62%	738,773,845	33,495,015	4.75%	222.44%
2017	65,500	-1,100	-1.65%	-83.92%	920,980	82,725	9.87%	9718.55%	776,220,545	37,446,700	5.07%	238.79%
2018	66,390	890	1.36%	-83.70%	920,980	0	0.00%	9718.55%	744,112,255	-32,108,290	-4.14%	224.77%

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County SHERMAN

Rate Ann.%chg: Total Agric Land 12.50%

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	115,460,360	88,408	1,306			30,369,680	45,202	672			82,817,085	203,242	407		
2009	127,579,970	87,914	1,451	11.12%	11.12%	34,871,560	44,807	778	15.83%	15.83%	94,820,620	208,041	456	11.85%	11.85%
2010	149,135,460	88,062	1,694	16.70%	29.67%	31,389,900	44,783	701	-9.94%	4.33%	104,932,630	206,962	507	11.24%	24.43%
2011	171,444,730	88,666	1,934	14.18%	48.06%	31,121,400	44,410	701	-0.02%	4.30%	108,245,535	206,397	524	3.44%	28.71%
2012	175,683,975	89,588	1,961	1.42%	50.16%	34,420,640	44,714	770	9.85%	14.58%	112,763,110	205,208	550	4.78%	34.86%
2013	230,928,135	90,599	2,549	29.98%	95.17%	47,712,165	44,358	1,076	39.73%	60.09%	117,428,850	204,554	574	4.47%	40.88%
2014	309,057,025	91,152	3,391	33.02%	159.62%	71,175,290	43,953	1,619	50.55%	141.02%	158,345,060	204,391	775	34.95%	90.12%
2015	402,587,680	91,364	4,406	29.96%	237.40%	85,114,480	43,748	1,946	20.14%	189.57%	217,556,810	204,160	1,066	37.55%	161.51%
2016	402,607,600	91,372	4,406	0.00%	237.39%	85,141,850	43,747	1,946	0.04%	189.67%	249,693,345	203,455	1,227	15.17%	201.19%
2017	415,363,580	91,498	4,540	3.03%	247.60%	85,253,730	43,809	1,946	-0.01%	189.64%	274,542,340	203,658	1,348	9.84%	230.83%
2018	383,674,920	91,863	4,177	-8.00%	219.80%	85,229,535	43,797	1,946	0.00%	189.64%	274,141,045	203,362	1,348	0.00%	230.83%

Rate Annual %chg Average Value/Acre: 12.33%

11.22%

12.71%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	408,700	4,549	90			0	0				229,055,825	341,401	671		
2009	13,435	149	90	0.23%	0.23%	0	0				257,285,585	340,911	755	12.49%	12.49%
2010	30,705	341	90	-0.05%	0.18%	900	10	90			285,489,595	340,159	839	11.21%	25.09%
2011	30,850	343	90	0.00%	0.18%	0	0				310,842,515	339,815	915	8.99%	36.34%
2012	30,850	343	90	0.00%	0.18%	0	0				322,898,575	339,852	950	3.87%	41.61%
2013	34,425	382	90	0.00%	0.19%	0	0				396,103,575	339,894	1,165	22.66%	73.70%
2014	34,425	382	90	0.00%	0.19%	0	0				538,611,800	339,878	1,585	35.98%	136.20%
2015	66,600	740	90	0.02%	0.21%	0	0				705,325,570	340,012	2,074	30.90%	209.19%
2016	66,600	740	90	0.00%	0.21%	838,255	686	1,223			738,347,650	339,999	2,172	4.69%	223.67%
2017	66,600	740	90	0.00%	0.21%	920,980	686	1,343	9.87%		776,147,230	340,391	2,280	5.00%	239.85%
2018	65,500	728	90	0.00%	0.21%	920,980	686	1,343	0.00%		744,031,980	340,435	2,186	-4.15%	225.75%

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**SHERMAN**

Rate Annual %chg Average Value/Acre: 12.54%

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

**CHART 4**



CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,152	SHERMAN	34,879,579	7,103,337	15,697,486	67,590,445	18,155,310	225,355	27,127,920	744,112,255	42,736,645	30,960,250	0	988,588,582
cnty sectorvalue % of total value:		3.53%	0.72%	1.59%	6.84%	1.84%	0.02%	2.74%	75.27%	4.32%	3.13%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
194	ASHTON	315,713	162,287	32,554	4,568,215	1,722,950	0	0	74,315	0	0	0	6,876,034
6.15%	%sector of county sector	0.91%	2.28%	0.21%	6.76%	9.49%			0.01%				0.70%
	%sector of municipality	4.59%	2.36%	0.47%	66.44%	25.06%			1.08%				100.00%
70	HAZARD	18,615	433,452	1,380,097	2,726,035	230,210	0	0	0	0	0	0	4,788,409
2.22%	%sector of county sector	0.05%	6.10%	8.79%	4.03%	1.27%							0.48%
	%sector of municipality	0.39%	9.05%	28.82%	56.93%	4.81%							100.00%
262	LITCHFIELD	3,286,410	639,567	1,090,973	6,903,575	2,466,950	0	0	0	0	0	0	14,387,475
8.31%	%sector of county sector	9.42%	9.00%	6.95%	10.21%	13.59%							1.46%
	%sector of municipality	22.84%	4.45%	7.58%	47.98%	17.15%							100.00%
1,029	LOUP CITY	1,383,034	821,361	167,775	28,096,635	10,426,095	225,355	0	0	0	0	0	41,120,255
32.65%	%sector of county sector	3.97%	11.56%	1.07%	41.57%	57.43%	100.00%						4.16%
	%sector of municipality	3.36%	2.00%	0.41%	68.33%	25.36%	0.55%						100.00%
106	ROCKVILLE	132,408	104,264	5,572	1,686,125	537,905	0	0	0	0	0	0	2,466,274
3.36%	%sector of county sector	0.38%	1.47%	0.04%	2.49%	2.96%							0.25%
	%sector of municipality	5.37%	4.23%	0.23%	68.37%	21.81%							100.00%
1,661	Total Municipalities	5,136,180	2,160,931	2,676,971	43,980,585	15,384,110	225,355	0	74,315	0	0	0	69,638,447
52.70%	%all municip.sectors of cnty	14.73%	30.42%	17.05%	65.07%	84.74%	100.00%		0.01%				7.04%

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,810</b>	<b>Value : 904,147,480</b>	<b>Growth 3,661,445</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	200	583,410	16	262,565	18	221,600	234	1,067,575	
<b>02. Res Improve Land</b>	893	2,978,310	57	2,362,090	94	5,073,835	1,044	10,414,235	
<b>03. Res Improvements</b>	897	44,527,140	58	5,422,250	106	11,107,145	1,061	61,056,535	
<b>04. Res Total</b>	1,097	48,088,860	74	8,046,905	124	16,402,580	1,295	72,538,345	897,520
<b>% of Res Total</b>	84.71	66.29	5.71	11.09	9.58	22.61	33.99	8.02	24.51
<b>05. Com UnImp Land</b>	45	110,815	2	2,455	0	0	47	113,270	
<b>06. Com Improve Land</b>	151	626,575	6	95,135	5	93,970	162	815,680	
<b>07. Com Improvements</b>	156	14,646,720	6	850,715	8	1,907,710	170	17,405,145	
<b>08. Com Total</b>	201	15,384,110	8	948,305	8	2,001,680	217	18,334,095	201,290
<b>% of Com Total</b>	92.63	83.91	3.69	5.17	3.69	10.92	5.70	2.03	5.50
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	46,970	0	0	0	0	1	46,970	
<b>11. Ind Improvements</b>	1	178,385	0	0	0	0	1	178,385	
<b>12. Ind Total</b>	1	225,355	0	0	0	0	1	225,355	0
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.02	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	4	173,645	4	173,645	
<b>14. Rec Improve Land</b>	0	0	0	0	293	9,685,665	293	9,685,665	
<b>15. Rec Improvements</b>	0	0	0	0	294	17,530,335	294	17,530,335	
<b>16. Rec Total</b>	0	0	0	0	298	27,389,645	298	27,389,645	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	7.82	3.03	0.00
<b>Res &amp; Rec Total</b>	1,097	48,088,860	74	8,046,905	422	43,792,225	1,593	99,927,990	897,520
<b>% of Res &amp; Rec Total</b>	68.86	48.12	4.65	8.05	26.49	43.82	41.81	11.05	24.51
<b>Com &amp; Ind Total</b>	202	15,609,465	8	948,305	8	2,001,680	218	18,559,450	201,290
<b>% of Com &amp; Ind Total</b>	92.66	84.11	3.67	5.11	3.67	10.79	5.72	2.05	5.50

<b>17. Taxable Total</b>	1,299	63,698,325	82	8,995,210	430	45,793,905	1,811	118,487,440	1,098,810
<b>% of Taxable Total</b>	71.73	53.76	4.53	7.59	23.74	38.65	47.53	13.10	30.01

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	6	607,595	7,078,380	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	6	607,595	7,078,380
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				6	607,595	7,078,380

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	167	21	356	544

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	68,400	97	23,539,385	1,143	385,680,770	1,241	409,288,555
28. Ag-Improved Land	0	0	69	20,279,930	667	291,183,370	736	311,463,300
29. Ag Improvements	0	0	71	6,582,025	687	58,326,160	758	64,908,185

30. Ag Total				1,999	785,660,040
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	14,500	
32. HomeSite Improv Land	0	0.00	0	47	47.65	696,000	
33. HomeSite Improvements	0	0.00	0	49	0.00	4,908,780	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	8.00	24,000	
36. FarmSite Improv Land	0	0.00	0	59	183.27	548,060	
37. FarmSite Improvements	0	0.00	0	66	0.00	1,673,245	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	106	318.38	0	
40. Other- Non Ag Use	0	0.00	0	1	7.64	3,020	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	19	20.00	290,000	20	21.00	304,500	
32. HomeSite Improv Land	386	399.09	5,779,000	433	446.74	6,475,000	
33. HomeSite Improvements	404	0.00	37,412,030	453	0.00	42,320,810	2,562,635
34. HomeSite Total				473	467.74	49,100,310	
35. FarmSite UnImp Land	58	108.40	240,200	64	116.40	264,200	
36. FarmSite Improv Land	578	2,142.22	6,385,170	637	2,325.49	6,933,230	
37. FarmSite Improvements	649	0.00	20,914,130	715	0.00	22,587,375	0
38. FarmSite Total				779	2,441.89	29,784,805	
39. Road & Ditches	1,414	4,959.97	0	1,520	5,278.35	0	
40. Other- Non Ag Use	1	2.04	805	2	9.68	3,825	
41. Total Section VI				1,252	8,197.66	78,888,940	2,562,635

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	435.25	1,020,495	2	435.25	1,020,495
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	22,982.60	25.03%	93,769,025	26.56%	4,080.00
47. 2A1	6,556.10	7.14%	25,798,345	7.31%	3,935.01
48. 2A	7,172.50	7.81%	28,223,900	7.99%	3,935.02
49. 3A1	6,056.27	6.59%	22,983,675	6.51%	3,795.02
50. 3A	3,322.46	3.62%	12,608,815	3.57%	3,795.02
51. 4A1	21,997.17	23.95%	81,609,515	23.12%	3,710.00
52. 4A	23,749.70	25.86%	88,031,335	24.94%	3,706.63
53. Total	91,836.80	100.00%	353,024,610	100.00%	3,844.04
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,385.00	16.78%	14,843,880	18.85%	2,010.00
56. 2D1	3,226.78	7.33%	6,147,120	7.80%	1,905.03
57. 2D	2,512.18	5.71%	4,785,810	6.08%	1,905.04
58. 3D1	3,704.98	8.42%	6,668,970	8.47%	1,800.00
59. 3D	925.72	2.10%	1,666,295	2.12%	1,800.00
60. 4D1	13,387.15	30.41%	22,758,170	28.89%	1,700.00
61. 4D	12,878.22	29.26%	21,895,830	27.80%	1,700.22
62. Total	44,020.03	100.00%	78,766,075	100.00%	1,789.32
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,441.14	2.68%	8,083,735	2.95%	1,485.67
65. 2G1	2,842.87	1.40%	4,080,725	1.49%	1,435.42
66. 2G	3,621.75	1.78%	5,182,160	1.89%	1,430.84
67. 3G1	4,997.06	2.46%	6,820,230	2.49%	1,364.85
68. 3G	5,442.04	2.68%	7,416,720	2.71%	1,362.86
69. 4G1	48,874.21	24.05%	65,539,645	23.92%	1,340.99
70. 4G	132,029.58	64.96%	176,869,830	64.55%	1,339.62
71. Total	203,248.65	100.00%	273,993,045	100.00%	1,348.07
<b>Irrigated Total</b>					
Irrigated Total	91,836.80	26.97%	353,024,610	49.95%	3,844.04
<b>Dry Total</b>					
Dry Total	44,020.03	12.93%	78,766,075	11.14%	1,789.32
<b>Grass Total</b>					
Grass Total	203,248.65	59.69%	273,993,045	38.77%	1,348.07
72. Waste	737.46	0.22%	66,390	0.01%	90.03
73. Other	685.52	0.20%	920,980	0.13%	1,343.48
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	340,528.46	100.00%	706,771,100	100.00%	2,075.51

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	16.65	67,930	6,269.69	24,374,155	85,550.46	328,582,525	91,836.80	353,024,610
<b>77. Dry Land</b>	0.00	0	3,215.11	5,828,890	40,804.92	72,937,185	44,020.03	78,766,075
<b>78. Grass</b>	0.35	470	9,021.09	12,183,600	194,227.21	261,808,975	203,248.65	273,993,045
<b>79. Waste</b>	0.00	0	114.74	10,325	622.72	56,065	737.46	66,390
<b>80. Other</b>	0.00	0	101.85	136,765	583.67	784,215	685.52	920,980
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>17.00</b>	<b>68,400</b>	<b>18,722.48</b>	<b>42,533,735</b>	<b>321,788.98</b>	<b>664,168,965</b>	<b>340,528.46</b>	<b>706,771,100</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	91,836.80	26.97%	353,024,610	49.95%	3,844.04
<b>Dry Land</b>	44,020.03	12.93%	78,766,075	11.14%	1,789.32
<b>Grass</b>	203,248.65	59.69%	273,993,045	38.77%	1,348.07
<b>Waste</b>	737.46	0.22%	66,390	0.01%	90.03
<b>Other</b>	685.52	0.20%	920,980	0.13%	1,343.48
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>340,528.46</b>	<b>100.00%</b>	<b>706,771,100</b>	<b>100.00%</b>	<b>2,075.51</b>



Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	1	21,360	2	137,875	2	159,235	0
83.2 Acreage	38	657,810	155	7,721,040	167	16,959,830	205	25,338,680	74,495
83.3 Ashton	45	117,285	122	313,060	123	4,270,355	168	4,700,700	23,180
83.4 Hazard	18	126,585	46	201,045	47	2,401,585	65	2,729,215	0
83.5 Litchfield	21	50,490	133	513,245	135	6,982,770	156	7,546,505	15,530
83.6 Loup City	87	228,755	519	1,708,640	519	29,025,940	606	30,963,335	506,085
83.7 Rockville	29	60,295	71	121,010	72	1,528,270	101	1,709,575	12,375
83.8 Sherman Lake	0	0	290	9,500,500	290	17,280,245	290	26,780,745	265,855
84 Residential Total	238	1,241,220	1,337	20,099,900	1,355	78,586,870	1,593	99,927,990	897,520

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</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 Ashton	9	10,545	17	34,900	18	1,677,505	27	1,722,950	0
85.2 Hazard	4	5,890	5	23,860	6	200,460	10	230,210	0
85.3 Litchfield	15	26,680	28	96,860	30	2,343,410	45	2,466,950	0
85.4 Loup City	14	66,050	92	501,720	93	10,083,680	107	10,651,450	5,955
85.5 Rockville	3	1,650	10	16,205	10	520,050	13	537,905	0
85.6 Rural Comm	2	2,455	11	189,105	14	2,758,425	16	2,949,985	195,335
86 Commercial Total	47	113,270	163	862,650	171	17,583,530	218	18,559,450	201,290

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	5,373.74	2.70%	7,980,265	2.98%	1,485.05
89. 2G1	2,672.23	1.34%	3,821,345	1.43%	1,430.02
90. 2G	3,589.05	1.81%	5,132,450	1.92%	1,430.03
91. 3G1	4,650.48	2.34%	6,324,615	2.36%	1,359.99
92. 3G	5,220.13	2.63%	7,099,380	2.65%	1,360.00
93. 4G1	47,502.86	23.89%	63,653,955	23.77%	1,340.00
94. 4G	129,793.78	65.29%	173,795,455	64.90%	1,339.01
95. Total	198,802.27	100.00%	267,807,465	100.00%	1,347.10
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	67.40	1.52%	103,470	1.67%	1,535.16
98. 2C1	170.64	3.84%	259,380	4.19%	1,520.04
99. 2C	32.70	0.74%	49,710	0.80%	1,520.18
100. 3C1	346.58	7.79%	495,615	8.01%	1,430.02
101. 3C	221.91	4.99%	317,340	5.13%	1,430.04
102. 4C1	1,371.35	30.84%	1,885,690	30.49%	1,375.06
103. 4C	2,235.80	50.28%	3,074,375	49.70%	1,375.07
104. Total	4,446.38	100.00%	6,185,580	100.00%	1,391.15
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	198,802.27	97.81%	267,807,465	97.74%	1,347.10
CRP Total	4,446.38	2.19%	6,185,580	2.26%	1,391.15
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	203,248.65	100.00%	273,993,045	100.00%	1,348.07

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

82 Sherman

	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	67,590,445	72,538,345	4,947,900	7.32%	897,520	5.99%
02. Recreational	27,127,920	27,389,645	261,725	0.96%	0	0.96%
03. Ag-Homesite Land, Ag-Res Dwelling	42,736,645	49,100,310	6,363,665	14.89%	2,562,635	8.89%
<b>04. Total Residential (sum lines 1-3)</b>	<b>137,455,010</b>	<b>149,028,300</b>	<b>11,573,290</b>	<b>8.42%</b>	<b>3,460,155</b>	<b>5.90%</b>
05. Commercial	18,155,310	18,334,095	178,785	0.98%	201,290	-0.12%
06. Industrial	225,355	225,355	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>18,380,665</b>	<b>18,559,450</b>	<b>178,785</b>	<b>0.97%</b>	<b>201,290</b>	<b>-0.12%</b>
08. Ag-Farmsite Land, Outbuildings	30,956,425	29,784,805	-1,171,620	-3.78%	0	-3.78%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	3,825	3,825	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>30,960,250</b>	<b>29,788,630</b>	<b>-1,171,620</b>	<b>-3.78%</b>	<b>0</b>	<b>-3.78%</b>
12. Irrigated	383,674,915	353,024,610	-30,650,305	-7.99%		
13. Dryland	85,190,520	78,766,075	-6,424,445	-7.54%		
14. Grassland	274,259,450	273,993,045	-266,405	-0.10%		
15. Wasteland	66,390	66,390	0	0.00%		
16. Other Agland	920,980	920,980	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>744,112,255</b>	<b>706,771,100</b>	<b>-37,341,155</b>	<b>-5.02%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>930,908,180</b>	<b>904,147,480</b>	<b>-26,760,700</b>	<b>-2.87%</b>	<b>3,661,445</b>	<b>-3.27%</b>

## 2019 Assessment Survey for Sherman County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	The part-time employee is sometimes shared with the county court office.
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$152,286.09
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$152,286.09
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$4,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$9,500 for the CAMA system and the GIS
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	n/a
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$18,929.87

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The county assessor and the deputy assessor
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="https://sherman.gworks.com/">https://sherman.gworks.com/</a>
7.	<b>Who maintains the GIS software and maps?</b>
	The maintenance of the GIS system is shared between the county assessor, deputy assessor, and the vendor.
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Loup City has its own zoning, and Ashton, Rockville, Litchfield & Hazard are governed by county zoning.
4.	<b>When was zoning implemented?</b>

	1999
--	------

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Robin Hendricksen
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	n/a

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, the county contract with Robin Hendricksen for the appraisal of large commercial properties.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county does not specify requirements; however, the appraiser is a Certified General Appraiser
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2019 Residential Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	The county assessor and deputy assessor												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Loup City - largest community with a school system and some employment opportunities. The residential market is most active here. Litchfield - small community with a school system, some business district.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Ashton - small community with no school and limited services Hazard - bedroom community, less than 30 miles north of Kearney, Limited amenities and no school system. Rockville - bedroom community, about 30 miles north of Grand Island, Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Sherman Lake - Trail # 12, residential/recreational homes on leased land</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Acreage - rural residential parcels</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Loup City - largest community with a school system and some employment opportunities. The residential market is most active here. Litchfield - small community with a school system, some business district.	2	Ashton - small community with no school and limited services Hazard - bedroom community, less than 30 miles north of Kearney, Limited amenities and no school system. Rockville - bedroom community, about 30 miles north of Grand Island, Limited amenities and no school system.	10	Sherman Lake - Trail # 12, residential/recreational homes on leased land	15	Acreage - rural residential parcels	Ag	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
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2	Ashton - small community with no school and limited services Hazard - bedroom community, less than 30 miles north of Kearney, Limited amenities and no school system. Rockville - bedroom community, about 30 miles north of Grand Island, Limited amenities and no school system.												
10	Sherman Lake - Trail # 12, residential/recreational homes on leased land												
15	Acreage - rural residential parcels												
Ag	Agricultural homes and outbuildings												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Only the cost approach is used in estimating market value of the residential class.												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Yes, depreciation tables are developed using local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Residential lot values are determined through the square foot method.												
<b>7.</b>	<b>How are rural residential site values developed?</b>												
	The county determined costs to develop amenities in the county and added that value to site cost. Surrounding counties site values are also looked at.												
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	Lots being held for sale or resale are valued the same as all other lots within the same neighborhood.												



9.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2017	2017	2017	2016-2017
2	2017	2017	2017	2016
10	2017	2017	2017	2017
15	2017	2017	2017	2015-2016
Ag	2017	2017	2017	2015-2016

## 2019 Commercial Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	The county assessor and the deputy assessor complete most of the work; however, an appraisal contract is maintained for the larger commercial properties.				
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	Only the cost approach is used. The sales comparison and income approaches may be developed by the contract appraiser when sufficient information is available.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	The county contracts with a licensed appraiser for the appraisal of large, unique commercial properties.				
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>				
	Depreciation studies are developed using local market information.				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	N/A				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	All lots are valued by the square foot or by the acre, based on sales and similar properties.				
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2007	2013	2017
	Plans are to updated costing for 2020.				

## 2019 Agricultural Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	The county assessor and deputy assessor.						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No discernible differences have been determined for agricultural land.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No discernible differences have been determined for agricultural land.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	No discernible differences have been determined for agricultural land.	2016					
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Annually sales are plotted, topography and geographic characteristics are reviewed.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Generally, any parcel less than 40 acres is classified as rural residential land. All parcels are reviewed for primary use, parcels are classified as recreational when they are not being used for agricultural, residential, or commercial purposes. The majority of recreational parcels in the county are those with seasonal cabins at Sherman Reservoir.						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>						
	Yes						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	No separate analysis has been done on intensive use.						
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	N/A						
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>						
<b>8a.</b>	<b>How many special valuation applications are on file?</b>						
	2 applications, one owner.						
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>						
	Non-agricultural influences or are monitored through written sales verification and zoning permits. Sales analysis is also conducted annually to ensure that there are non-agricultural influences present in the county.						
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>						
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>						
	N/A						

<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**2018  
PLAN OF ASSESSMENT  
FOR  
SHERMAN COUNTY  
By Sherie Kuszak  
Sherman County Assessor**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of 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 of 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.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2009).

General Description of Real Property in Sherman County:

Per the 2018 County Abstract, Sherman County consists of 3,791 parcels of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1295	34.00%	7.00%
Commercial	216	5.70%	1.80%
Industrial	1	.03%	.03%
Recreational	299	7.91 %	2.90%
Agricultural	1980	52.00%	88.00%
Special Value	-	---	---

Agricultural land - taxable acres 340,435.00 with a value of 744,031,980

Other pertinent facts: County is predominantly agricultural with 60.00% grassland, 26.80% irrigated, and 12.80% dry-broke and .11 for other and waste.

Current Resources:

A. Staff: County Assessor, Deputy Assessor and Part time Clerk.

The assessor is required to obtain 60 hours of continuing education every 4 years. The Assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

B. Cadastral Maps 1969/soil maps/land use maps, aerial photos.

The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Sherman County were new in 1994 for Residential and Commercial and 1997 for Agricultural. The office went on-line in June of 2006 with the property record information.

D. The County uses the CAMA and Assessment Administration system. Sherman County also has GIS.

E. Web based – property record information access- June 2006. The County is now with GIS Workshop.

- F. GIS and Agri-data, Inc software implemented to re-measure all rural parcels to original plat with consideration to documented surveys and to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property (*e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements*).

The Assessor's staff processes sales transactions in the computer system and prints a copy of the 521 forms, property review sheet, which are given to the staff for review. Buyer/seller questionnaires are mailed at this time. The staff reviews the sales, takes new pictures, check accuracy of the data that we currently are using. Information confirmed is the land use for agricultural sales including verification with FSA records, the quality, condition and other data for any and all improvements. Properties are re-measured if something doesn't appear to be correct. Permits are provided to the Office by either the county zoning administrator or the city clerk which ever has the jurisdiction for the applicable property. The permits are all entered in the computer system to facilitate possible changes on parcels. In addition to the permits property information statements are utilized to track property alterations. The permits remain in the system for reference through the Property Record Card.

- B. Data Collection (*e.g. frequency & method of physical property inspections, listing, gather market and income data*)

In accordance with Neb. Statute §77-1311.03 the County is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each Assessor Location.

The permit and sales review system offer opportunity for individual property reviews annually.

Working with ag-land property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions (*e.g. how you perform A/S ratio studies internally or work with Field Liaison on analysis of A/S ratio studies*).

All statistics are reviewed annually to determine if adjustments are necessary to remain current with the market and building activity. For each assessor location and market area consideration is given to the number of sales in the study and the epoch of the parcel data.

The application of definitive market area boundaries within the agricultural sector is reviewed annually. This review attempts to ensure equality of sales distribution and types of classes and sub-classes moving in the market.

Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value (*e.g. how you perform mass appraisal techniques or calibrate models, etc*);

1) Market Approach; sales comparisons,

Similar and like properties are studied to determine if action is necessary for adjustments for the upcoming year.

2) Cost Approach; cost manual used & date of manual and latest depreciation study,

The Department of Revenue, Property Assessment Division CAMA system is utilized for costing and applying market depreciation. Marshall & Swift cost manual dates are updated when appropriate to revaluing and introducing updated depreciation tables.

Specific manual dates and depreciation studies may vary between assigned assessor locations. A preliminary and final chart depicting this information is completed each assessment year.

3) Income Approach; income and expense data collection/analysis from the market,

Gather income information as available for commercial properties. Rental income has been requested for residential property. The income approach generally is not used since income/expense data is not readily available.

4) Land valuation studies, establish market areas, special value for agricultural land

Sales are plotted on a map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: number of sales; time frame of sales; number of acres selling; Further review is completed in attempt to make note of any difference in selling price paid per acre to be classed as special value.

E. Reconciliation of Final Value and documentation

The market is analyzed based on the standard approaches to valuation and the final valuation is determined based on the most appropriate method.



F. Review assessment sales ratio studies after assessment actions.

Assessment ratios on current sale study periods are reviewed after final values are applied. The new costing and depreciation is then applied to the entire population of the class or sub-class being studied. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

G. Notices and Public Relations

Notices of valuation change are mailed to property owners with assessed values different than the previous year on or before June 1<sup>st</sup>. These are mailed to the last known address of property owners. After notices have been mailed the appraisal staff is available to answer any questions or concerns of the taxpayers.

**Level of Value, Quality, and Uniformity for Assessment Year 2018:**

<u>Property Class</u>	<u>Median</u>
Residential	95.00
Commercial	100.00
Agricultural Land	70.00
Special Value Agland	N/A

\*COD means coefficient of dispersion and PRD means price related differential.  
For more information regarding statistical measures see 2018 Reports & Opinions.

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

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews will be done in office to correct errors in the working file from the conversion. Loup City and the villages. We also will review and take new pictures of the Cabins and the Marina area.

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos for all Commercial in the County.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Property reviews will be done in office to correct errors in the working file from the conversion. All 13 township properties will be reviewed.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos will be in place for the acreages. We also will review and take new pictures of the Cabin and Marina area.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new pictures will be in place for the Townships of Oak Creek, Logan and Washington. We will enter all data from the reviews of the rural improvements and out buildings

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos of the Townships of Rockville, Clay and Harrison. We will enter all data from the reviews of the rural improvements and out buildings.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to Department of Revenue, Property Assessment Division rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

- g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 673 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
  4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
  5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
  6. Homestead Exemptions; administer 196 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
  7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
  8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Tax Year 2018 finds 6 TIF's in Loup City City and 1 in Litchfield Village with a TIF Excess Value of 1,677,465.
  9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
  10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
  11. Tax List Corrections – prepare tax list correction documents for county board approval.
  12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
  13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
  14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

15. Education: Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

SHERIE KUSZAK  
SHERMAN COUNTY ASSESSOR

Copy distribution: Submit the plan to County Board of Equalization.  
Mail a copy of the plan and any amendments to Department of Revenue, Property Assessment Division on or before October 31 of each year.

2019 Methodology Report for Special Valuation  
Sherman County, Nebraska

Upon review of the properties and the sales within the current time period, there is no evidence for cause to implement special value for Sherman County. Sherman County has two filings from one property owner in 2004. There is no evidence to implement special value at this time. The parcels that have applications on file for special value are valued the same as other agricultural land within their own market area.

Dated this 26th day of February 2019

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Sherie Kuszak  
Sherman County Assessor