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DEPARTMENT OF REVENUE

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

VALLEY 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 Valley 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 Valley 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: Linda Waltman, Valley County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

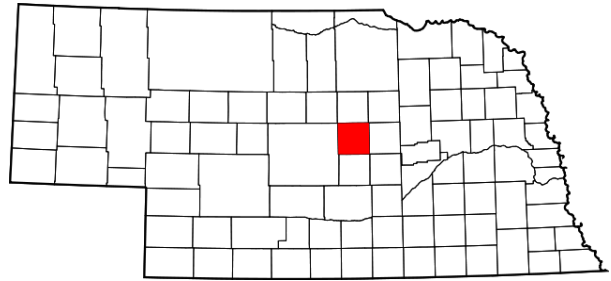
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

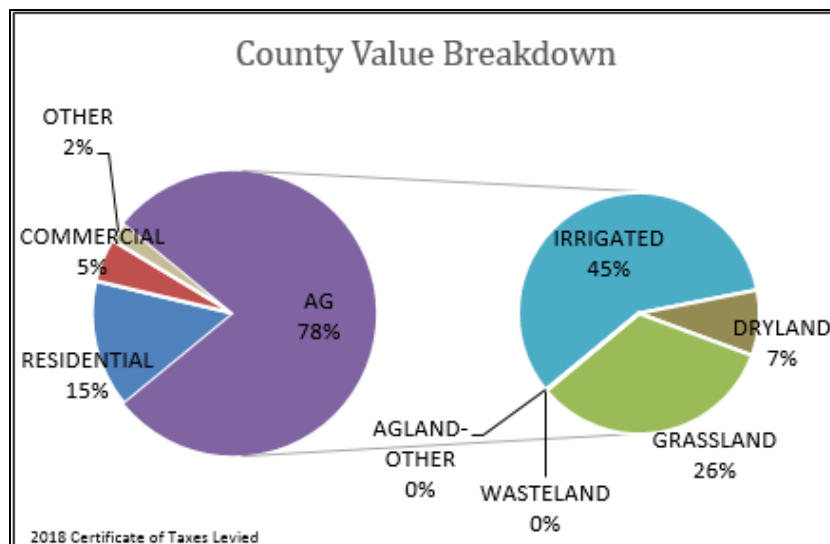
**Further information may be found in Exhibit 94*

County Overview

With a total area of 568 square miles, Valley County had 4,209 residents, per the Census Bureau Quick Facts for 2017, a 1% population decline from the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$78,115 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Valley County are located in and around Ord, the county seat. According to the latest information available from the U.S. Census Bureau, there were 182 employer establishments with total employment of 1,306.



Agricultural land makes up approximately 78% of the county's valuation base. Grassland makes up the majority of the land in the county. Valley County is included in the Lower Loup Natural Resources District (NRD).

An ethanol plant located in Ord also contributes to the local agricultural economy.

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
ARCADIA	359	311	-13.4%
ELYRIA	54	51	-5.6%
NORTH LOUP	339	297	-12.4%
ORD	2,269	2,112	-6.9%

2019 Residential Correlation for Valley County

Assessment Actions

For 2019, the village of Arcadia, Valuation Group 1, was reviewed and inspected as part of the six-year plan of assessment.

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 Valley County Assessor continues to maintain acceptable sales qualification and verification practices. The assessor has a good verification process in place with the usability percentage of the residential class the same as 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 continue to be filed monthly. The AVU was also accurate when compared with the property record cards.

The inspection and review cycle for all real property was discussed with the county assessor. The residential review consists of the deputy county assessor and another hired lister who walks door to door with property record card in hand. The property record card is compared to the property and any changes are noted or re-measured, and a new photo is taken. A door hanger is left on the door letting the owner know the county assessor's office reviewed the house and if they have any questions to call the office. Valley County is up to date with the six-year review and inspection cycle.

Valuation groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. Currently there are five separate groups. The assessor is studying the possibility of combining Arcadia and North Loup into one group.

Lot values were reviewed by analyzing land to building ratios and vacant lot sales. In 2016, the county assessor performed a lot study for the residential class. This will continue to be looked at through the six-year inspection and review plan.

2019 Residential Correlation for Valley County

A comparison of the sold and unsold residential property in Valley County showed no apparent signs of bias in the current valuation process. Marshall Swift costing for residential is currently dated 2015 and depreciation is 2016. The Valley County Assessor does not have a written valuation methodology in place.

The Valley County Assessor timely submits all required statutory reports.

Description of Analysis

Residential sales are stratified into five valuation groups. The majority of sales occur within valuation group four, the county seat.

Valuation Group	Description
1	Arcadia
2	Elyria
3	North Loup
4	Ord
5	Rural

For the residential property class, a review of Valley County's statistical analysis profiles 119 residential sales, representing all the valuation groups. Valuation group 4 is the only group with a sufficient number of sales and is within the acceptable range. Two of the three measures of central tendency are in the acceptable range, with the weighted mean slightly below the range, which is not deemed a concern. Valuation Group 5 with nine sales and a median of 84% is not stable enough for measurement. Hypothetically removing the minimum sales ratio moves the median just over 5 percentage points.

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

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 generally accepted mass appraisal techniques.

2019 Residential Correlation for Valley County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	106.99	107.26	103.20	11.65	103.93
2	1	91.97	91.97	91.97	00.00	100.00
3	8	96.19	98.89	87.84	24.98	112.58
4	96	93.63	93.64	88.05	19.57	106.35
5	9	84.19	88.39	90.06	15.24	98.15
<u>ALL</u>	119	93.64	94.15	88.47	19.46	106.42

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Valley County is 94%.

2019 Commercial Correlation for Valley County

Assessment Actions

For 2019, the only assessment actions for the commercial class of property was routine maintenance and sales review.

All pick-up work was 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. Valley County continues to maintain acceptable sales qualification and verification practices. The county has a thorough verification process in place and the usability percentage of the commercial class are just slightly below the range compared to the statewide average.

The review also looked at the filing of the Real Estate Transfers, (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The electronic transfer of 521's into the Property Assessment Division (Division) continues to improve each year. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The commercial class was last inspected and reviewed in 2017. A contract appraiser physically reviews the commercial properties with income data asked for. All information from the inspection is noted in the property record card.

Valuation groups were examined to ensure that the groups defined was equally subject to a set of economic forces that impact the value of properties within that geographic area. Currently the county has five valuation groups.

A comparison of the sold and unsold commercial property in Valley County showed no apparent signs of bias in the valuation process. Costing tables are currently 2015 with depreciation updated in 2016. The Valley County Assessor does not have a written valuation methodology in place.

2019 Commercial Correlation for Valley County

Description of Analysis

For 2019, there are two valuation groups within the commercial class. The smaller towns and rural commercial are grouped together and the county seat, Ord, is its own group.

Valuation Group	Description
1	Arcadia, Elyria, North Loup, all Rural properties
4	Ord

There are 25 commercial sales within both valuation groups. All three measures of central tendency fall within the acceptable range. Valuation Group 4, which is Ord is the commercial hub of the county and represents approximately 96% of the sales. The overall calculated median is 97% for the commercial class of property.

The historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated, inspects, and reviews the commercial class within the six-year cycle. Most recently with a reappraisal that was added to the assessment roll in 2018. When compared to the nearby communities of Burwell, St. Paul and Loup City, it appears, the value has increased over the past decade at a similar rate.

Equalization and Quality of Assessment

Based on the statistics and review of the assessment practices, Valley County has achieved an acceptable level of value for the commercial class of property. The quality of assessment of the commercial property in Valley County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	100.00	94.79	81.62	08.40	116.14
4	20	97.27	99.43	96.35	10.48	103.20
___ ALL ___	25	97.35	98.50	94.16	10.21	104.61

Level of Value

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

2019 Agricultural Correlation for Valley County

Assessor Actions

For 2019, the county assessor through an agricultural market analysis lowered irrigated land values 17%, dryland and grassland 15%. The townships of Ord, Eureka, Elyria and Noble were also reviewed using aerial imagery.

All pick-up work was 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 assessor's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Valley County continues to maintain acceptable sales qualification and verification practices. The county assessor has a thorough verification process in place with the usability percentage of the agricultural class just slightly below 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 continue to be filed monthly and the AVU was accurate when compared with the property record cards.

Valley 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 from 2014-2017. Conservation Reserve Program acres (CRP) is currently valued as grassland. Agricultural improvements have been physically reviewed from 2014 to 2017. The Marshall Swift costing is dated 2015 and Computer Assisted Mass Appraisal (CAMA) derived depreciation is dated 2016. Home sites are valued at \$12,000 for the first acre, and farm sites are values at \$8,000 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 one market area.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The county looks at the current use of the entire parcel as well if there are any adjoining land under common ownership. It appears there is a consistent and systematic review in place to identify and value of agricultural land in the county.

2019 Agricultural Correlation for Valley County

The county assessor does not have a written methodology that explains the agricultural processes.

Description of Analysis

The agricultural land acres in Valley County is divided between grassland at 60%, irrigated land at 30%, and dryland at 9%. One valuation model is applied to the entire county. All counties adjoining Valley are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

The statistical sample for agricultural land is comprised of twenty-three qualified sales. Analysis of the overall statistics indicates that the median and mean measures of central tendency are within the acceptable range. The COD is within, while the PRD is slightly above the range, but is not a concern.

The assessment actions taken to address agricultural land compared to the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report confirms the changes to the sales and the land population as a whole.

The county assessor historically has kept up with the general movement of the market and is comparable to the neighboring counties. Given the current trends in the agricultural land market and the comparison to surrounding county values, Valley County is believed to be assessed within the acceptable range.

Equalization and Quality of Assessment

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites.

It is believed that agricultural land is equalized with the general market as observed in Valley County and its neighboring counties. The quality of assessment of agricultural land within the county is in compliance with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	74.94	74.94	74.51	10.50	100.58
1	2	74.94	74.94	74.51	10.50	100.58
<u>Grass</u>						
County	7	71.43	68.17	62.22	16.14	109.56
1	7	71.43	68.17	62.22	16.14	109.56
<u>ALL</u>	23	74.12	69.91	66.46	17.39	105.19

2019 Agricultural Correlation for Valley County

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Valley County is 74%.

2019 Opinions of the Property Tax Administrator for Valley County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Valley County

Residential Real Property - Current

Number of Sales	119	Median	93.64
Total Sales Price	\$11,665,075	Mean	94.15
Total Adj. Sales Price	\$11,665,075	Wgt. Mean	88.47
Total Assessed Value	\$10,319,610	Average Assessed Value of the Base	\$61,379
Avg. Adj. Sales Price	\$98,026	Avg. Assessed Value	\$86,719

Confidence Interval - Current

95% Median C.I	88.30 to 98.82
95% Wgt. Mean C.I	84.32 to 92.61
95% Mean C.I	89.96 to 98.34
% of Value of the Class of all Real Property Value in the County	12.29
% of Records Sold in the Study Period	6.70
% of Value Sold in the Study Period	9.47

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	106	95	95.14
2017	104	95	95.20
2016	107	98	97.86
2015	104	95	94.77

2019 Commission Summary for Valley County

Commercial Real Property - Current

Number of Sales	25	Median	97.35
Total Sales Price	\$3,015,410	Mean	98.50
Total Adj. Sales Price	\$3,015,410	Wgt. Mean	94.16
Total Assessed Value	\$2,839,180	Average Assessed Value of the Base	\$134,825
Avg. Adj. Sales Price	\$120,616	Avg. Assessed Value	\$113,567

Confidence Interval - Current

95% Median C.I	94.94 to 99.47
95% Wgt. Mean C.I	84.09 to 104.22
95% Mean C.I	90.77 to 106.23
% of Value of the Class of all Real Property Value in the County	5.70
% of Records Sold in the Study Period	6.67
% of Value Sold in the Study Period	5.62

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	29	100	98.52
2017	19	98	98.30
2016	19	94	93.75
2015	11	100	95.52

88 Valley
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 : 119
 Total Sales Price : 11,665,075
 Total Adj. Sales Price : 11,665,075
 Total Assessed Value : 10,319,610
 Avg. Adj. Sales Price : 98,026
 Avg. Assessed Value : 86,719

MEDIAN : 94
 WGT. MEAN : 88
 MEAN : 94
 COD : 19.46
 PRD : 106.42

COV : 24.77
 STD : 23.32
 Avg. Abs. Dev : 18.22
 MAX Sales Ratio : 164.22
 MIN Sales Ratio : 51.88

95% Median C.I. : 88.30 to 98.82
 95% Wgt. Mean C.I. : 84.32 to 92.61
 95% Mean C.I. : 89.96 to 98.34

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	14	96.05	93.53	86.88	19.06	107.65	54.67	148.85	71.70 to 109.95	109,679	95,288
01-JAN-17 To 31-MAR-17	7	90.68	86.75	88.35	09.49	98.19	61.72	99.08	61.72 to 99.08	94,714	83,678
01-APR-17 To 30-JUN-17	18	100.23	101.10	92.62	13.12	109.16	69.04	146.27	91.44 to 107.28	99,083	91,769
01-JUL-17 To 30-SEP-17	17	95.28	93.09	91.33	20.20	101.93	51.88	137.09	71.08 to 114.87	109,353	99,871
01-OCT-17 To 31-DEC-17	16	83.28	94.99	85.41	27.15	111.22	59.57	164.22	72.68 to 105.26	75,094	64,140
01-JAN-18 To 31-MAR-18	8	86.25	91.78	87.66	16.68	104.70	71.46	120.33	71.46 to 120.33	66,613	58,389
01-APR-18 To 30-JUN-18	23	94.75	92.39	91.47	16.42	101.01	60.57	142.13	79.21 to 101.30	109,286	99,959
01-JUL-18 To 30-SEP-18	16	88.83	94.14	79.80	27.56	117.97	52.62	141.47	65.46 to 122.69	98,506	78,612
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	56	95.68	94.98	90.21	16.75	105.29	51.88	148.85	90.68 to 102.75	104,304	94,097
01-OCT-17 To 30-SEP-18	63	89.73	93.42	86.71	22.06	107.74	52.62	164.22	82.20 to 100.00	92,446	80,162
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	58	94.63	95.33	90.10	18.83	105.80	51.88	164.22	87.01 to 100.62	94,948	85,545
<u>ALL</u>	119	93.64	94.15	88.47	19.46	106.42	51.88	164.22	88.30 to 98.82	98,026	86,719

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	5	106.99	107.26	103.20	11.65	103.93	82.20	131.13	N/A	20,420	21,073
2	1	91.97	91.97	91.97	00.00	100.00	91.97	91.97	N/A	92,500	85,075
3	8	96.19	98.89	87.84	24.98	112.58	51.88	137.09	51.88 to 137.09	49,938	43,866
4	96	93.63	93.64	88.05	19.57	106.35	52.62	164.22	86.93 to 98.82	99,515	87,621
5	9	84.19	88.39	90.06	15.24	98.15	70.58	110.51	71.08 to 105.21	168,611	151,850
<u>ALL</u>	119	93.64	94.15	88.47	19.46	106.42	51.88	164.22	88.30 to 98.82	98,026	86,719

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	119	93.64	94.15	88.47	19.46	106.42	51.88	164.22	88.30 to 98.82	98,026	86,719
06											
07											
<u>ALL</u>	119	93.64	94.15	88.47	19.46	106.42	51.88	164.22	88.30 to 98.82	98,026	86,719

88 Valley
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 : 119
 Total Sales Price : 11,665,075
 Total Adj. Sales Price : 11,665,075
 Total Assessed Value : 10,319,610
 Avg. Adj. Sales Price : 98,026
 Avg. Assessed Value : 86,719

MEDIAN : 94
 WGT. MEAN : 88
 MEAN : 94
 COD : 19.46
 PRD : 106.42

COV : 24.77
 STD : 23.32
 Avg. Abs. Dev : 18.22
 MAX Sales Ratio : 164.22
 MIN Sales Ratio : 51.88

95% Median C.I. : 88.30 to 98.82
 95% Wgt. Mean C.I. : 84.32 to 92.61
 95% Mean C.I. : 89.96 to 98.34

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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	136.83	136.83	136.83	00.00	100.00	136.83	136.83	N/A	3,000	4,105	
Less Than 15,000	5	112.95	114.55	111.55	07.65	102.69	101.30	136.83	N/A	7,820	8,723	
Less Than 30,000	16	113.81	115.61	115.57	12.88	100.03	90.98	164.22	100.00 to 136.83	18,420	21,288	
___Ranges Excl. Low \$___												
Greater Than 4,999	118	93.63	93.79	88.45	19.24	106.04	51.88	164.22	87.01 to 98.82	98,831	87,420	
Greater Than 14,999	114	91.96	93.26	88.39	19.66	105.51	51.88	164.22	86.93 to 97.36	101,982	90,140	
Greater Than 29,999	103	89.86	90.82	87.76	19.31	103.49	51.88	155.16	83.95 to 94.75	110,392	96,883	
___Incremental Ranges___												
0 TO 4,999	1	136.83	136.83	136.83	00.00	100.00	136.83	136.83	N/A	3,000	4,105	
5,000 TO 14,999	4	109.97	108.98	109.45	04.39	99.57	101.30	114.67	N/A	9,025	9,878	
15,000 TO 29,999	11	114.66	116.09	116.19	15.04	99.91	90.98	164.22	94.70 to 142.13	23,239	27,000	
30,000 TO 59,999	27	103.25	108.75	108.82	18.73	99.94	68.48	155.16	94.62 to 120.61	45,815	49,856	
60,000 TO 99,999	32	84.52	85.06	85.10	18.02	99.95	51.88	122.69	73.81 to 98.47	76,044	64,710	
100,000 TO 149,999	20	77.28	81.95	81.12	16.98	101.02	53.61	117.06	71.46 to 91.44	128,075	103,892	
150,000 TO 249,999	19	84.89	83.06	83.03	15.49	100.04	52.62	109.95	67.97 to 96.08	189,971	157,727	
250,000 TO 499,999	5	99.08	95.86	97.29	15.56	98.53	75.72	118.16	N/A	305,800	297,505	
500,000 TO 999,999												
1,000,000 +												
___ALL___	119	93.64	94.15	88.47	19.46	106.42	51.88	164.22	88.30 to 98.82	98,026	86,719	

88 Valley
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 : 25
Total Sales Price : 3,015,410
Total Adj. Sales Price : 3,015,410
Total Assessed Value : 2,839,180
Avg. Adj. Sales Price : 120,616
Avg. Assessed Value : 113,567

MEDIAN : 97
WGT. MEAN : 94
MEAN : 99
COD : 10.21
PRD : 104.61

COV : 19.01
STD : 18.72
Avg. Abs. Dev : 09.94
MAX Sales Ratio : 157.66
MIN Sales Ratio : 52.61

95% Median C.I. : 94.94 to 99.47
95% Wgt. Mean C.I. : 84.09 to 104.22
95% Mean C.I. : 90.77 to 106.23

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	3	97.35	98.33	98.02	01.13	100.32	97.18	100.47	N/A	115,000	112,725
01-JAN-16 To 31-MAR-16	2	84.24	84.24	74.95	13.66	112.39	72.73	95.74	N/A	160,500	120,300
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	4	99.52	106.76	112.88	12.16	94.58	90.29	137.72	N/A	83,978	94,791
01-OCT-16 To 31-DEC-16	3	98.02	101.08	98.01	05.21	103.13	94.94	110.28	N/A	163,333	160,080
01-JAN-17 To 31-MAR-17	3	99.59	101.64	99.34	03.23	102.32	97.83	107.50	N/A	90,333	89,740
01-APR-17 To 30-JUN-17	3	95.00	95.94	96.47	02.15	99.45	93.34	99.47	N/A	195,833	188,918
01-JUL-17 To 30-SEP-17	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	65,000	60,620
01-OCT-17 To 31-DEC-17	2	90.71	90.71	90.37	05.52	100.38	85.70	95.71	N/A	37,500	33,890
01-JAN-18 To 31-MAR-18	1	99.29	99.29	99.29	00.00	100.00	99.29	99.29	N/A	175,000	173,760
01-APR-18 To 30-JUN-18	3	91.88	100.72	75.10	38.11	134.11	52.61	157.66	N/A	116,667	87,622
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	9	97.35	98.95	95.61	09.28	103.49	72.73	137.72	90.29 to 100.47	111,323	106,438
01-OCT-16 To 30-SEP-17	10	97.93	98.92	97.41	04.14	101.55	93.26	110.28	93.34 to 107.50	141,350	137,684
01-OCT-17 To 30-SEP-18	6	93.80	97.14	84.07	21.76	115.55	52.61	157.66	52.61 to 157.66	100,000	84,068
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	9	98.02	99.86	95.91	10.58	104.12	72.73	137.72	90.29 to 110.28	127,434	122,223
01-JAN-17 To 31-DEC-17	9	95.71	96.38	96.58	04.30	99.79	85.70	107.50	93.26 to 99.59	110,944	107,153
<u>ALL</u>	25	97.35	98.50	94.16	10.21	104.61	52.61	157.66	94.94 to 99.47	120,616	113,567

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	5	100.00	94.79	81.62	08.40	116.14	72.73	107.50	N/A	89,882	73,360
4	20	97.27	99.43	96.35	10.48	103.20	52.61	157.66	94.94 to 99.29	128,300	123,619
<u>ALL</u>	25	97.35	98.50	94.16	10.21	104.61	52.61	157.66	94.94 to 99.47	120,616	113,567

88 Valley
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 : 25
Total Sales Price : 3,015,410
Total Adj. Sales Price : 3,015,410
Total Assessed Value : 2,839,180
Avg. Adj. Sales Price : 120,616
Avg. Assessed Value : 113,567

MEDIAN : 97
WGT. MEAN : 94
MEAN : 99
COD : 10.21
PRD : 104.61

COV : 19.01
STD : 18.72
Avg. Abs. Dev : 09.94
MAX Sales Ratio : 157.66
MIN Sales Ratio : 52.61

95% Median C.I. : 94.94 to 99.47
95% Wgt. Mean C.I. : 84.09 to 104.22
95% Mean C.I. : 90.77 to 106.23

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	24	97.51	98.55	94.09	10.61	104.74	52.61	157.66	93.34 to 99.59	123,142	115,865
04	1	97.35	97.35	97.35	00.00	100.00	97.35	97.35	N/A	60,000	58,410
<u>ALL</u>	25	97.35	98.50	94.16	10.21	104.61	52.61	157.66	94.94 to 99.47	120,616	113,567

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
Less Than 15,000	2	103.75	103.75	104.78	03.61	99.02	100.00	107.50	N/A	4,705	4,930
Less Than 30,000	2	103.75	103.75	104.78	03.61	99.02	100.00	107.50	N/A	4,705	4,930
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	24	97.27	98.44	94.15	10.53	104.56	52.61	157.66	93.34 to 99.47	125,500	118,157
Greater Than 14,999	23	97.18	98.05	94.12	10.54	104.18	52.61	157.66	93.34 to 99.29	130,696	123,014
Greater Than 29,999	23	97.18	98.05	94.12	10.54	104.18	52.61	157.66	93.34 to 99.29	130,696	123,014
<u>Incremental Ranges</u>											
0 TO 4,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
5,000 TO 14,999	1	107.50	107.50	107.50	00.00	100.00	107.50	107.50	N/A	6,000	6,450
15,000 TO 29,999											
30,000 TO 59,999	5	93.34	92.47	92.23	02.97	100.26	85.70	95.74	N/A	37,200	34,309
60,000 TO 99,999	8	98.53	106.74	106.10	10.27	100.60	93.26	157.66	93.26 to 157.66	70,313	74,602
100,000 TO 149,999	2	114.01	114.01	117.26	20.81	97.23	90.29	137.72	N/A	127,500	149,503
150,000 TO 249,999	4	99.38	98.88	98.88	00.65	100.00	97.18	99.59	N/A	195,625	193,428
250,000 TO 499,999	4	83.84	78.82	81.00	19.26	97.31	52.61	95.00	N/A	305,000	247,061
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	25	97.35	98.50	94.16	10.21	104.61	52.61	157.66	94.94 to 99.47	120,616	113,567

88 Valley
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 : 25
 Total Sales Price : 3,015,410
 Total Adj. Sales Price : 3,015,410
 Total Assessed Value : 2,839,180
 Avg. Adj. Sales Price : 120,616
 Avg. Assessed Value : 113,567

MEDIAN : 97
 WGT. MEAN : 94
 MEAN : 99
 COD : 10.21
 PRD : 104.61

COV : 19.01
 STD : 18.72
 Avg. Abs. Dev : 09.94
 MAX Sales Ratio : 157.66
 MIN Sales Ratio : 52.61

95% Median C.I. : 94.94 to 99.47
 95% Wgt. Mean C.I. : 84.09 to 104.22
 95% Mean C.I. : 90.77 to 106.23

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	2	98.65	98.65	99.08	00.83	99.57	97.83	99.47	N/A	136,250	134,998
352	2	97.12	97.12	96.42	02.24	100.73	94.94	99.29	N/A	257,500	248,275
353	2	90.71	90.71	90.37	05.52	100.38	85.70	95.71	N/A	37,500	33,890
384	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	31,000	29,680
386	1	97.35	97.35	97.35	00.00	100.00	97.35	97.35	N/A	60,000	58,410
406	7	100.00	98.75	90.89	14.31	108.65	52.61	137.72	52.61 to 137.72	104,201	94,712
419	1	72.73	72.73	72.73	00.00	100.00	72.73	72.73	N/A	290,000	210,920
442	2	91.78	91.78	91.39	01.62	100.43	90.29	93.26	N/A	87,500	79,968
459	4	97.60	111.97	101.61	16.27	110.20	95.00	157.66	N/A	166,250	168,921
528	1	99.03	99.03	99.03	00.00	100.00	99.03	99.03	N/A	77,500	76,750
555	1	91.88	91.88	91.88	00.00	100.00	91.88	91.88	N/A	40,000	36,750
851	1	110.28	110.28	110.28	00.00	100.00	110.28	110.28	N/A	85,000	93,740
<u>ALL</u>	25	97.35	98.50	94.16	10.21	104.61	52.61	157.66	94.94 to 99.47	120,616	113,567

88 Valley
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 : 23
Total Sales Price : 12,969,697
Total Adj. Sales Price : 12,969,697
Total Assessed Value : 8,619,155
Avg. Adj. Sales Price : 563,900
Avg. Assessed Value : 374,746

MEDIAN : 74
WGT. MEAN : 66
MEAN : 70
COD : 17.39
PRD : 105.19

COV : 23.70
STD : 16.57
Avg. Abs. Dev : 12.89
MAX Sales Ratio : 96.98
MIN Sales Ratio : 34.44

95% Median C.I. : 60.24 to 82.65
95% Wgt. Mean C.I. : 59.00 to 73.91
95% Mean C.I. : 62.74 to 77.08

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	5	67.07	63.10	60.49	15.28	104.31	41.46	78.40	N/A	650,003	393,157
01-JAN-16 To 31-MAR-16	1	83.57	83.57	83.57	00.00	100.00	83.57	83.57	N/A	425,000	355,175
01-APR-16 To 30-JUN-16	4	54.55	53.84	60.42	22.35	89.11	34.44	71.82	N/A	848,018	512,346
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	1	53.33	53.33	53.33	00.00	100.00	53.33	53.33	N/A	797,121	425,120
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	3	76.53	70.17	65.88	18.97	106.51	45.21	88.77	N/A	613,914	404,435
01-JUL-17 To 30-SEP-17	2	79.24	79.24	77.22	06.46	102.62	74.12	84.35	N/A	395,000	305,033
01-OCT-17 To 31-DEC-17	3	78.38	78.64	78.90	03.43	99.67	74.73	82.81	N/A	382,988	302,173
01-JAN-18 To 31-MAR-18	4	85.35	83.85	82.56	10.15	101.56	67.73	96.98	N/A	331,196	273,450
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	10	63.66	61.44	61.84	20.45	99.35	34.44	83.57	41.46 to 78.40	706,709	437,035
01-OCT-16 To 30-SEP-17	6	75.33	70.39	65.58	17.03	107.33	45.21	88.77	45.21 to 88.77	571,477	374,748
01-OCT-17 To 30-SEP-18	7	82.65	81.62	80.86	08.12	100.94	67.73	96.98	67.73 to 96.98	353,393	285,760
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	6	56.79	58.71	61.33	23.19	95.73	34.44	83.57	34.44 to 83.57	769,032	471,613
01-JAN-17 To 31-DEC-17	8	77.46	75.61	72.21	10.29	104.71	45.21	88.77	45.21 to 88.77	472,588	341,236
<u>ALL</u>	23	74.12	69.91	66.46	17.39	105.19	34.44	96.98	60.24 to 82.65	563,900	374,746

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	23	74.12	69.91	66.46	17.39	105.19	34.44	96.98	60.24 to 82.65	563,900	374,746
<u>ALL</u>	23	74.12	69.91	66.46	17.39	105.19	34.44	96.98	60.24 to 82.65	563,900	374,746

88 Valley
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 : 23
 Total Sales Price : 12,969,697
 Total Adj. Sales Price : 12,969,697
 Total Assessed Value : 8,619,155
 Avg. Adj. Sales Price : 563,900
 Avg. Assessed Value : 374,746

MEDIAN : 74
 WGT. MEAN : 66
 MEAN : 70
 COD : 17.39
 PRD : 105.19

COV : 23.70
 STD : 16.57
 Avg. Abs. Dev : 12.89
 MAX Sales Ratio : 96.98
 MIN Sales Ratio : 34.44

95% Median C.I. : 60.24 to 82.65
 95% Wgt. Mean C.I. : 59.00 to 73.91
 95% Mean C.I. : 62.74 to 77.08

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	82.81	82.81	82.81	00.00	100.00	82.81	82.81	N/A	385,200	318,990
1	1	82.81	82.81	82.81	00.00	100.00	82.81	82.81	N/A	385,200	318,990
Grass											
County	7	71.43	68.17	62.22	16.14	109.56	41.46	88.77	41.46 to 88.77	610,276	379,707
1	7	71.43	68.17	62.22	16.14	109.56	41.46	88.77	41.46 to 88.77	610,276	379,707
ALL	23	74.12	69.91	66.46	17.39	105.19	34.44	96.98	60.24 to 82.65	563,900	374,746

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	74.94	74.94	74.51	10.50	100.58	67.07	82.81	N/A	407,388	303,548
1	2	74.94	74.94	74.51	10.50	100.58	67.07	82.81	N/A	407,388	303,548
Grass											
County	7	71.43	68.17	62.22	16.14	109.56	41.46	88.77	41.46 to 88.77	610,276	379,707
1	7	71.43	68.17	62.22	16.14	109.56	41.46	88.77	41.46 to 88.77	610,276	379,707
ALL	23	74.12	69.91	66.46	17.39	105.19	34.44	96.98	60.24 to 82.65	563,900	374,746

Valley County 2019 Average Acre Value Comparison

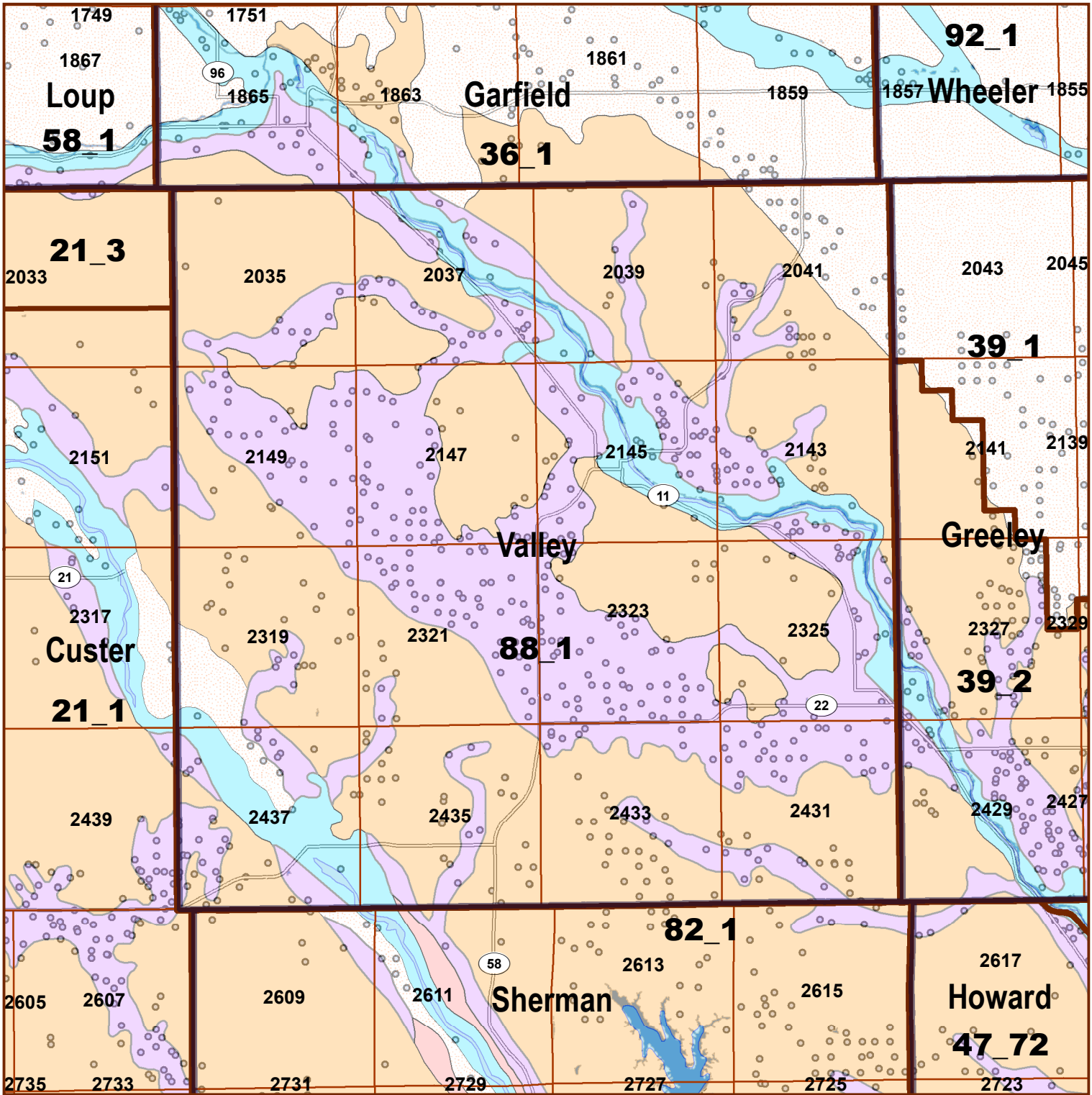
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Valley	1	n/a	4195	4195	3610	3410	3410	3000	3000	3714
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	4465
Howard	7100	4950	4950	4500	4350	3900	3750	3600	3600	3952
Howard	7200	4950	4950	4500	4350	3900	3750	3600	3600	4443
Howard	7300	4950	4950	4500	4350	3900	3750	3600	3600	4460
Sherman	1	n/a	4080	3935	3935	3795	3795	3710	3707	3844
Custer	1	n/a	5195	4910	4419	4151	3824	3788	3771	4541
Garfield	1	n/a	3890	3890	3320	3320	2940	2940	2520	3235
Custer	3	n/a	4389	3972	3729	3454	3341	2447	2450	3292
Wheeler	1	3760	3680	3570	3480	3390	3310	3235	3140	3264

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Valley	1	n/a	1830	1830	1830	1795	1795	1795	1680	1782
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	2299
Howard	7100	2600	2600	2500	2500	2325	2250	2150	2000	2305
Howard	7200	2600	2600	2500	2500	2325	2250	2150	2000	2268
Howard	7300	2600	2600	2500	2500	2325	2250	2150	2000	2336
Sherman	1	n/a	2010	1905	1905	1800	1800	1700	1700	1789
Custer	1	n/a	2485	2198	2078	1963	1790	1785	1781	2066
Garfield	1	n/a	1615	1615	1415	1415	1180	1180	1105	1319
Custer	3	n/a	1400	1390	1390	1380	1380	1375	1375	1384
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1358

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Valley	1	n/a	1191	1191	1158	1190	1118	1046	1065	1074
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	1275
Howard	7100	1500	1500	1350	1350	1300	1250	1200	1175	1237
Howard	7200	1500	1499	1350	1350	1300	1250	1200	1175	1223
Howard	7300	1500	1500	1350	1350	1300	1250	1200	1175	1202
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	1347
Custer	1	n/a	1221	1215	1215	1210	1210	1152	1112	1126
Garfield	1	n/a	1040	1040	1040	960	960	802	660	715
Custer	3	n/a	961	963	955	961	955	935	794	832
Wheeler	1	1375	1295	1220	1150	1070	999	970	878	930

County	Mkt Area	CRP	TIMBER	WASTE
Valley	1	1115	1093	251
Greeley	2	1312	n/a	n/a
Howard	7100	1261	n/a	750
Howard	7200	1247	n/a	789
Howard	7300	1314	n/a	777
Sherman	1	1391	n/a	90
Custer	1	n/a	n/a	50
Garfield	1	870	n/a	194
Custer	3	n/a	n/a	40
Wheeler	1	1470	n/a	442

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.



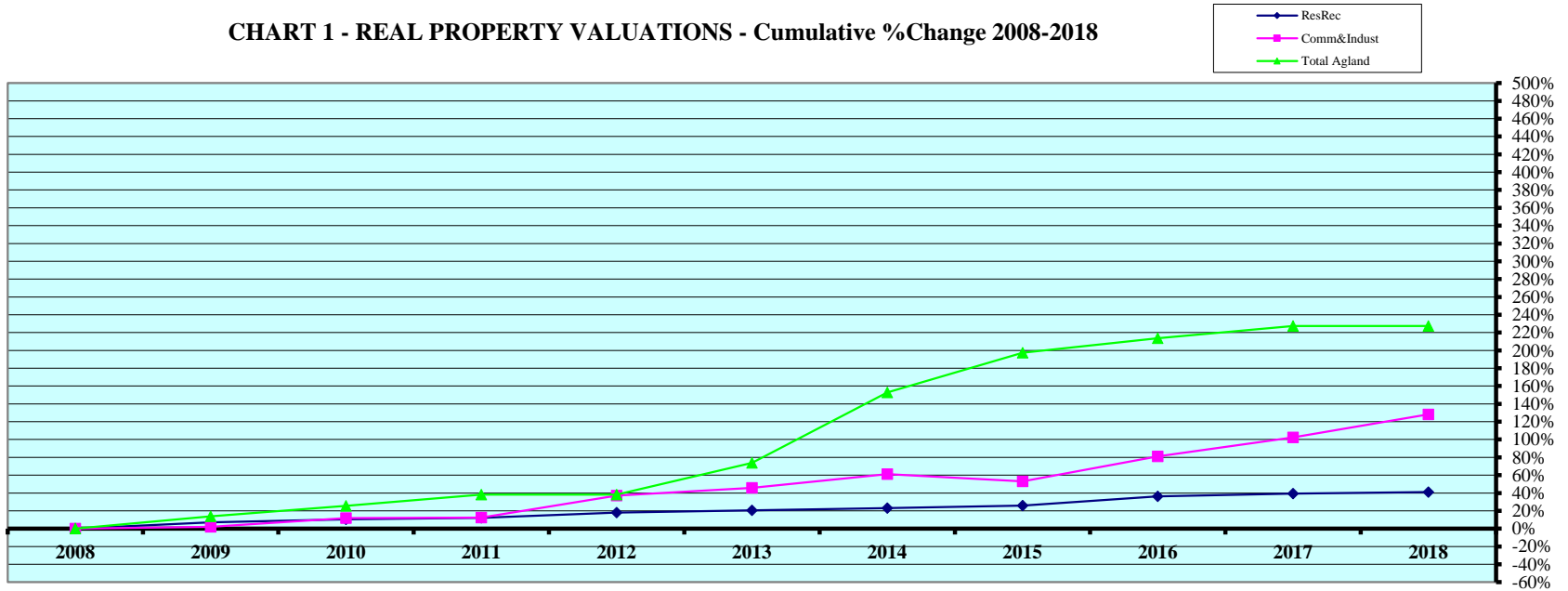
Legend

- 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

Valley County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	76,512,870	--	--	--	21,849,900	--	--	--	240,243,420	--	--	--
2009	82,017,305	5,504,435	7.19%	7.19%	22,301,145	451,245	2.07%	2.07%	273,420,115	33,176,695	13.81%	13.81%
2010	84,468,975	2,451,670	2.99%	10.40%	24,444,395	2,143,250	9.61%	11.87%	301,421,160	28,001,045	10.24%	25.46%
2011	85,772,355	1,303,380	1.54%	12.10%	24,589,610	145,215	0.59%	12.54%	331,681,160	30,260,000	10.04%	38.06%
2012	90,200,080	4,427,725	5.16%	17.89%	29,975,965	5,386,355	21.91%	37.19%	331,986,220	305,060	0.09%	38.19%
2013	92,177,415	1,977,335	2.19%	20.47%	31,872,910	1,896,945	6.33%	45.87%	417,825,915	85,839,695	25.86%	73.92%
2014	94,168,500	1,991,085	2.16%	23.08%	35,232,825	3,359,915	10.54%	61.25%	607,084,775	189,258,860	45.30%	152.70%
2015	96,398,580	2,230,080	2.37%	25.99%	33,459,855	-1,772,970	-5.03%	53.14%	714,592,100	107,507,325	17.71%	197.45%
2016	104,331,055	7,932,475	8.23%	36.36%	39,567,805	6,107,950	18.25%	81.09%	753,738,325	39,146,225	5.48%	213.74%
2017	106,572,500	2,241,445	2.15%	39.29%	44,233,135	4,665,330	11.79%	102.44%	786,379,290	32,640,965	4.33%	227.33%
2018	107,937,235	1,364,735	1.28%	41.07%	49,870,325	5,637,190	12.74%	128.24%	786,563,960	184,670	0.02%	227.40%

Rate Annual %chg: Residential & Recreational **3.50%**

Commercial & Industrial **8.60%**

Agricultural Land **12.59%**

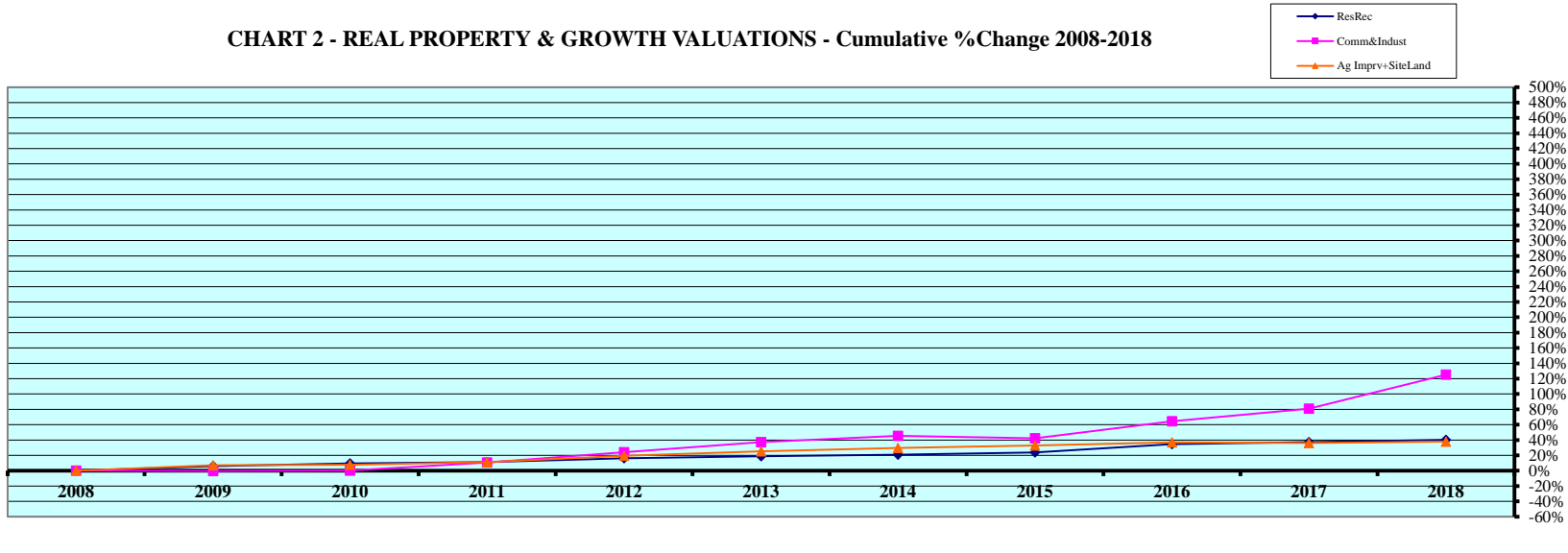
Cnty# **88**
County **VALLEY**

CHART 1

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

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾																							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth																		
2008	76,512,870	1,080,165	1.41%	75,432,705	--	--	21,849,900	292,160	1.34%	21,557,740	--	--																		
2009	82,017,305	926,300	1.13%	81,091,005	5.98%	5.98%	22,301,145	545,015	2.44%	21,756,130	-0.43%	-0.43%																		
2010	84,468,975	741,345	0.88%	83,727,630	2.09%	9.43%	24,444,395	2,576,060	10.54%	21,868,335	-1.94%	0.08%																		
2011	85,772,355	676,750	0.79%	85,095,605	0.74%	11.22%	24,589,610	436,355	1.77%	24,153,255	-1.19%	10.54%																		
2012	90,200,080	1,251,295	1.39%	88,948,785	3.70%	16.25%	29,975,965	2,847,805	9.50%	27,128,160	10.32%	24.16%																		
2013	92,177,415	1,312,625	1.42%	90,864,790	0.74%	18.76%	31,872,910	1,901,240	5.97%	29,971,670	-0.01%	37.17%																		
2014	94,168,500	1,625,785	1.73%	92,542,715	0.40%	20.95%	35,232,825	3,433,545	9.75%	31,799,280	-0.23%	45.54%																		
2015	96,398,580	1,777,180	1.84%	94,621,400	0.48%	23.67%	33,459,855	2,365,615	7.07%	31,094,240	-11.75%	42.31%																		
2016	104,331,055	1,430,230	1.37%	102,900,825	6.75%	34.49%	39,567,805	3,650,545	9.23%	35,917,260	7.34%	64.38%																		
2017	106,572,500	1,451,460	1.36%	105,121,040	0.76%	37.39%	44,233,135	4,746,025	10.73%	39,487,110	-0.20%	80.72%																		
2018	107,937,235	635,800	0.59%	107,301,435	0.68%	40.24%	49,870,325	677,490	1.36%	49,192,835	11.21%	125.14%																		
Rate Ann%chg	3.50%						2.23%						8.60%						C & I w/o growth						1.31%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value												
2008	28,792,435	15,189,580	43,982,015	836,805	1.90%	43,145,210	--	--							
2009	33,175,335	14,695,380	47,870,715	689,290	1.44%	47,181,425	7.27%	7.27%							
2010	33,376,105	15,597,400	48,973,505	1,582,090	3.23%	47,391,415	-1.00%	7.75%							
2011	33,916,030	16,059,725	49,975,755	1,057,165	2.12%	48,918,590	-0.11%	11.22%							
2012	35,857,070	18,748,105	54,605,175	2,145,995	3.93%	52,459,180	4.97%	19.27%							
2013	35,880,560	21,121,390	57,001,950	1,908,315	3.35%	55,093,635	0.89%	25.26%							
2014	36,771,375	23,080,210	59,851,585	2,861,035	4.78%	56,990,550	-0.02%	29.58%							
2015	36,299,835	23,788,380	60,088,215	1,622,855	2.70%	58,465,360	-2.32%	32.93%							
2016	38,048,585	24,142,670	62,191,255	1,907,065	3.07%	60,284,190	0.33%	37.07%							
2017	39,002,570	22,137,225	61,139,795	1,257,310	2.06%	59,882,485	-3.71%	36.15%							
2018	39,387,515	23,338,410	62,725,925	2,076,120	3.31%	60,649,805	-0.80%	37.90%							
Rate Ann%chg	3.18%			4.39%			3.61%			Ag Imprv+Site w/o growth			0.55%		

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

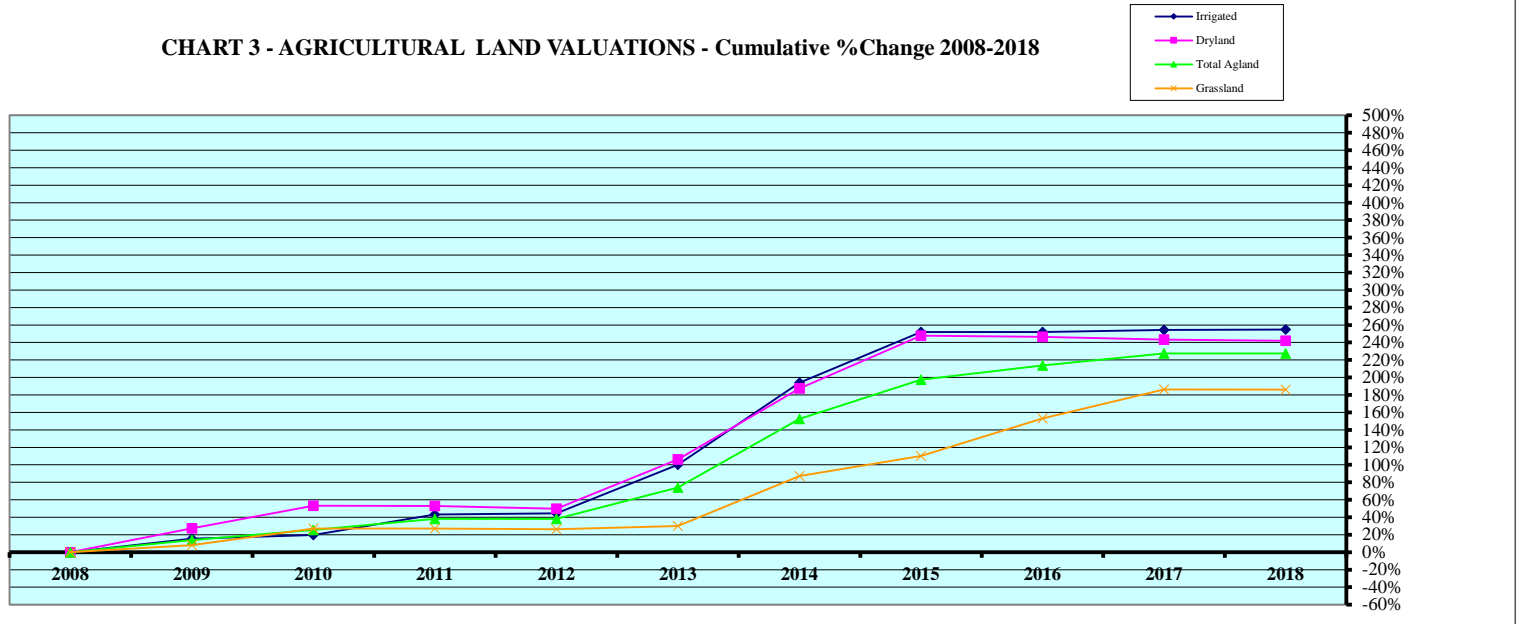
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	88
County	VALLEY

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	128,203,925	--	--	--	20,185,360	--	--	--	91,494,310	--	--	--
2009	148,045,790	19,841,865	15.48%	15.48%	25,715,390	5,530,030	27.40%	27.40%	98,813,830	7,319,520	8.00%	8.00%
2010	153,313,050	5,267,260	3.56%	19.59%	30,935,050	5,219,660	20.30%	53.25%	116,303,675	17,489,845	17.70%	27.12%
2011	183,609,015	30,295,965	19.76%	43.22%	30,845,595	-89,455	-0.29%	52.81%	116,358,010	54,335	0.05%	27.18%
2012	185,330,205	1,721,190	0.94%	44.56%	30,231,195	-614,400	-1.99%	49.77%	115,556,830	-801,180	-0.69%	26.30%
2013	256,458,360	71,128,155	38.38%	100.04%	41,619,440	11,388,245	37.67%	106.19%	118,874,335	3,317,505	2.87%	29.93%
2014	376,906,105	120,447,745	46.97%	193.99%	58,031,425	16,411,985	39.43%	187.49%	171,273,960	52,399,625	44.08%	87.20%
2015	451,293,125	74,387,020	19.74%	252.01%	70,201,870	12,170,445	20.97%	247.79%	192,225,090	20,951,130	12.23%	110.10%
2016	451,385,315	92,190	0.02%	252.08%	69,929,035	-272,835	-0.39%	246.43%	231,553,215	39,328,125	20.46%	153.08%
2017	454,334,575	2,949,260	0.65%	254.38%	69,296,405	-632,630	-0.90%	243.30%	261,878,100	30,324,885	13.10%	186.22%
2018	454,858,950	524,375	0.12%	254.79%	69,043,165	-253,240	-0.37%	242.05%	261,792,930	-85,170	-0.03%	186.13%

Rate Ann.%chg: Irrigated **13.50%** Dryland **13.09%** Grassland **11.09%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	297,090	--	--	--	62,735	--	--	--	240,243,420	--	--	--
2009	736,090	439,000	147.77%	147.77%	109,015	46,280	73.77%	73.77%	273,420,115	33,176,695	13.81%	13.81%
2010	738,565	2,475	0.34%	148.60%	130,820	21,805	20.00%	108.53%	301,421,160	28,001,045	10.24%	25.46%
2011	737,735	-830	-0.11%	148.32%	130,805	-15	-0.01%	108.50%	331,681,160	30,260,000	10.04%	38.06%
2012	742,115	4,380	0.59%	149.79%	125,875	-4,930	-3.77%	100.65%	331,986,220	305,060	0.09%	38.19%
2013	741,965	-150	-0.02%	149.74%	131,815	5,940	4.72%	110.11%	417,825,915	85,839,695	25.86%	73.92%
2014	741,465	-500	-0.07%	149.58%	131,820	5	0.00%	110.12%	607,084,775	189,258,860	45.30%	152.70%
2015	740,200	-1,265	-0.17%	149.15%	131,815	-5	0.00%	110.11%	714,592,100	107,507,325	17.71%	197.45%
2016	740,040	-160	-0.02%	149.10%	130,720	-1,095	-0.83%	108.37%	753,738,325	39,146,225	5.48%	213.74%
2017	744,175	4,135	0.56%	150.49%	126,035	-4,685	-3.58%	100.90%	786,379,290	32,640,965	4.33%	227.33%
2018	742,870	-1,305	-0.18%	150.05%	126,045	10	0.01%	100.92%	786,563,960	184,670	0.02%	227.40%

Cnty# **88**
 County **VALLEY**

Rate Ann.%chg: Total Agric Land **12.59%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	128,160,050	99,008	1,294			20,230,190	35,732	566			91,474,525	208,420	439		
2009	148,076,965	98,971	1,496	15.58%	15.58%	25,756,850	35,563	724	27.92%	27.92%	98,778,840	208,775	473	7.80%	7.80%
2010	153,236,945	98,963	1,548	3.49%	19.62%	31,029,755	35,479	875	20.76%	54.47%	116,264,185	208,869	557	17.65%	26.83%
2011	183,712,245	99,202	1,852	19.60%	43.07%	30,797,390	35,219	874	-0.01%	54.45%	116,357,420	208,888	557	0.07%	26.92%
2012	184,724,835	100,049	1,846	-0.30%	42.64%	30,449,170	34,813	875	0.02%	54.49%	115,756,945	207,856	557	-0.02%	26.89%
2013	255,736,865	101,152	2,528	36.93%	95.32%	42,074,485	34,369	1,224	39.96%	116.22%	118,920,190	207,070	574	3.12%	30.85%
2014	376,899,150	101,869	3,700	46.34%	185.83%	58,036,745	33,953	1,709	39.63%	201.91%	171,289,965	206,641	829	44.34%	88.87%
2015	451,364,635	102,310	4,412	19.24%	240.82%	70,258,630	33,514	2,096	22.65%	270.28%	192,223,990	206,549	931	12.27%	112.04%
2016	451,284,830	102,302	4,411	-0.01%	240.79%	69,929,790	33,358	2,096	0.00%	270.27%	231,934,700	206,523	1,123	20.67%	155.88%
2017	452,561,285	102,595	4,411	0.00%	240.78%	69,461,545	33,136	2,096	-0.01%	270.25%	261,661,890	206,389	1,268	12.89%	188.86%
2018	454,305,370	102,997	4,411	-0.01%	240.76%	69,183,690	33,004	2,096	0.00%	270.24%	261,893,915	206,567	1,268	0.00%	188.87%

Rate Annual %chg Average Value/Acre: 13.04%

13.99%

11.19%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	297,110	2,963	100			58,830	660	89			240,220,705	346,783	693		
2009	735,840	2,951	249	148.61%	148.61%	105,820	672	158	76.90%	76.90%	273,454,315	346,932	788	13.79%	13.79%
2010	735,900	2,957	249	-0.18%	148.18%	129,185	672	192	22.08%	115.96%	301,395,970	346,939	869	10.22%	25.41%
2011	737,730	2,961	249	0.11%	148.46%	127,610	669	191	-0.78%	114.29%	331,732,395	346,937	956	10.07%	38.03%
2012	743,115	2,970	250	0.41%	149.49%	121,780	657	185	-2.96%	107.95%	331,795,845	346,345	958	0.19%	38.30%
2013	741,965	2,964	250	0.05%	149.61%	127,525	682	187	0.88%	109.78%	417,601,030	346,238	1,206	25.90%	74.11%
2014	741,715	2,963	250	0.00%	149.61%	127,525	846	151	-19.31%	69.28%	607,095,100	346,271	1,753	45.36%	153.10%
2015	740,215	2,957	250	0.00%	149.61%	127,525	846	151	0.00%	69.28%	714,714,995	346,176	2,065	17.76%	198.05%
2016	740,040	2,956	250	0.00%	149.61%	127,525	846	151	0.00%	69.28%	754,016,885	345,985	2,179	5.56%	214.61%
2017	739,490	2,954	250	0.00%	149.61%	127,525	851	150	-0.62%	68.24%	784,551,735	345,926	2,268	4.07%	227.41%
2018	742,870	2,957	251	0.34%	150.47%	122,840	842	146	-2.70%	63.70%	786,248,685	346,368	2,270	0.09%	227.69%

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VALLEY

Rate Annual %chg Average Value/Acre: 12.60%

(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
4,260	VALLEY	61,656,033	5,823,442	10,428,662	107,937,235	33,410,400	16,459,925	0	786,563,960	39,387,515	23,338,410	0	1,085,005,582
cnty sectorvalue % of total value:		5.68%	0.54%	0.96%	9.95%	3.08%	1.52%		72.49%	3.63%	2.15%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
311	ARCADIA	2,412,292	281,703	22,346	8,309,380	2,375,895	0	0	0	0	0	0	13,401,616
7.30%	%sector of county sector	3.91%	4.84%	0.21%	7.70%	7.11%							1.24%
	%sector of municipality	18.00%	2.10%	0.17%	62.00%	17.73%							100.00%
51	ELYRIA	35,265	23,945	2,465	1,998,425	241,940	0	0	0	0	0	0	2,302,040
1.20%	%sector of county sector	0.06%	0.41%	0.02%	1.85%	0.72%							0.21%
	%sector of municipality	1.53%	1.04%	0.11%	86.81%	10.51%							100.00%
297	NORTH LOUP	2,428,593	351,983	423,959	5,811,890	3,964,500	156,340	0	0	0	0	0	13,137,265
6.97%	%sector of county sector	3.94%	6.04%	4.07%	5.38%	11.87%	0.95%						1.21%
	%sector of municipality	18.49%	2.68%	3.23%	44.24%	30.18%	1.19%						100.00%
2,112	ORD	16,211,795	1,719,575	1,305,265	63,734,470	23,303,410	14,054,315	0	0	0	0	0	120,328,830
49.58%	%sector of county sector	26.29%	29.53%	12.52%	59.05%	69.75%	85.39%						11.09%
	%sector of municipality	13.47%	1.43%	1.08%	52.97%	19.37%	11.68%						100.00%
2,771	Total Municipalities	21,087,945	2,377,206	1,754,035	79,854,165	29,885,745	14,210,655	0	0	0	0	0	149,169,751
65.05%	%all municip.sectors of cnty	34.20%	40.82%	16.62%	73.98%	89.45%	86.33%						13.75%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,286	Value : 886,802,115	Growth 3,222,150	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	225	1,223,120	13	193,845	12	163,960	250	1,580,925	
02. Res Improve Land	1,303	7,087,450	56	1,161,400	133	3,094,825	1,492	11,343,675	
03. Res Improvements	1,324	72,177,070	56	5,953,160	145	17,893,675	1,525	96,023,905	
04. Res Total	1,549	80,487,640	69	7,308,405	157	21,152,460	1,775	108,948,505	1,766,475
% of Res Total	87.27	73.88	3.89	6.71	8.85	19.42	41.41	12.29	54.82
05. Com UnImp Land	57	213,455	8	102,490	11	156,975	76	472,920	
06. Com Improve Land	228	1,888,025	6	79,630	9	429,005	243	2,396,660	
07. Com Improvements	232	27,861,460	7	597,835	14	2,693,390	253	31,152,685	
08. Com Total	289	29,962,940	15	779,955	25	3,279,370	329	34,022,265	337,005
% of Com Total	87.84	88.07	4.56	2.29	7.60	9.64	7.68	3.84	10.46
09. Ind UnImp Land	16	127,390	5	220,230	1	198,460	22	546,080	
10. Ind Improve Land	18	255,855	1	13,410	2	28,290	21	297,555	
11. Ind Improvements	20	10,501,840	1	671,885	3	4,519,635	24	15,693,360	
12. Ind Total	36	10,885,085	6	905,525	4	4,746,385	46	16,536,995	5,670
% of Ind Total	78.26	65.82	13.04	5.48	8.70	28.70	1.07	1.86	0.18
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,549	80,487,640	69	7,308,405	157	21,152,460	1,775	108,948,505	1,766,475
% of Res & Rec Total	87.27	73.88	3.89	6.71	8.85	19.42	41.41	12.29	54.82
Com & Ind Total	325	40,848,025	21	1,685,480	29	8,025,755	375	50,559,260	342,675
% of Com & Ind Total	86.67	80.79	5.60	3.33	7.73	15.87	8.75	5.70	10.63

17. Taxable Total	1,874	121,335,665	90	8,993,885	186	29,178,215	2,150	159,507,765	2,109,150
% of Taxable Total	87.16	76.07	4.19	5.64	8.65	18.29	50.16	17.99	65.46

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	11	61,695	1,705,615	0	0	0
19. Commercial	1	10,000	120,145	0	0	0
20. Industrial	2	58,335	5,131,300	1	136,200	5,319,450
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	11	61,695	1,705,615
19. Commercial	0	0	0	1	10,000	120,145
20. Industrial	1	198,460	24,116,650	4	392,995	34,567,400
21. Other	0	0	0	0	0	0
22. Total Sch II				16	464,690	36,393,160

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	220	36	243	499

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	95	17,742,935	1,306	373,687,850	1,401	391,430,785
28. Ag-Improved Land	0	0	72	13,957,515	624	269,170,515	696	283,128,030
29. Ag Improvements	0	0	74	6,303,550	661	46,431,985	735	52,735,535

30. Ag Total				2,136	727,294,350
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	55	56.00	672,000	
33. HomeSite Improvements	0	0.00	0	56	56.00	4,671,760	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	9.46	34,075	
36. FarmSite Improv Land	0	0.00	0	68	210.11	527,915	
37. FarmSite Improvements	0	0.00	0	70	0.00	1,631,790	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	239.49	0	
40. Other- Non Ag Use	0	0.00	0	0	0.04	5	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	4	4.00	48,000	4	4.00	48,000	
32. HomeSite Improv Land	382	403.00	4,804,000	437	459.00	5,476,000	
33. HomeSite Improvements	374	384.00	29,717,790	430	440.00	34,389,550	1,113,000
34. HomeSite Total				434	463.00	39,913,550	
35. FarmSite UnImp Land	16	29.39	143,490	19	38.85	177,565	
36. FarmSite Improv Land	587	1,261.81	4,351,385	655	1,471.92	4,879,300	
37. FarmSite Improvements	638	0.00	16,714,195	708	0.00	18,345,985	0
38. FarmSite Total				727	1,510.77	23,402,850	
39. Road & Ditches	0	4,763.86	0	0	5,003.35	0	
40. Other- Non Ag Use	0	42.87	4,290	0	42.91	4,295	
41. Total Section VI				1,161	7,020.03	63,320,695	1,113,000

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	44,655.61	43.27%	187,330,635	48.88%	4,195.01
47. 2A1	6,545.30	6.34%	27,457,630	7.16%	4,195.01
48. 2A	11,677.37	11.32%	42,155,285	11.00%	3,610.00
49. 3A1	9,143.78	8.86%	31,180,300	8.14%	3,410.00
50. 3A	3,933.67	3.81%	13,413,815	3.50%	3,410.00
51. 4A1	13,604.30	13.18%	40,812,890	10.65%	3,000.00
52. 4A	13,640.08	13.22%	40,920,235	10.68%	3,000.00
53. Total	103,200.11	100.00%	383,270,790	100.00%	3,713.86
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,707.86	23.99%	14,105,350	24.64%	1,830.00
56. 2D1	1,896.24	5.90%	3,470,105	6.06%	1,829.99
57. 2D	4,434.23	13.80%	8,114,630	14.17%	1,830.00
58. 3D1	2,980.53	9.28%	5,350,180	9.34%	1,795.04
59. 3D	413.62	1.29%	742,465	1.30%	1,795.04
60. 4D1	6,806.13	21.18%	12,217,240	21.34%	1,795.03
61. 4D	7,889.37	24.56%	13,254,310	23.15%	1,680.02
62. Total	32,127.98	100.00%	57,254,280	100.00%	1,782.07
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	7,335.23	3.54%	8,737,910	3.93%	1,191.23
65. 2G1	2,532.20	1.22%	3,016,785	1.36%	1,191.37
66. 2G	7,133.33	3.44%	8,262,380	3.71%	1,158.28
67. 3G1	3,674.58	1.77%	4,372,780	1.96%	1,190.01
68. 3G	3,877.51	1.87%	4,334,825	1.95%	1,117.94
69. 4G1	32,528.42	15.71%	34,066,135	15.30%	1,047.27
70. 4G	149,993.25	72.43%	159,798,640	71.79%	1,065.37
71. Total	207,074.52	100.00%	222,589,455	100.00%	1,074.92
Irrigated Total					
Irrigated Total	103,200.11	29.81%	383,270,790	57.72%	3,713.86
Dry Total					
Dry Total	32,127.98	9.28%	57,254,280	8.62%	1,782.07
Grass Total					
Grass Total	207,074.52	59.82%	222,589,455	33.52%	1,074.92
72. Waste	2,931.03	0.85%	736,290	0.11%	251.21
73. Other	842.44	0.24%	122,840	0.02%	145.81
74. Exempt	6,751.03	1.95%	0	0.00%	0.00
75. Market Area Total	346,176.08	100.00%	663,973,655	100.00%	1,918.02

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,148.73	22,763,490	97,051.38	360,507,300	103,200.11	383,270,790
77. Dry Land	0.00	0	831.45	1,481,695	31,296.53	55,772,585	32,127.98	57,254,280
78. Grass	0.00	0	5,564.87	6,137,130	201,509.65	216,452,325	207,074.52	222,589,455
79. Waste	0.00	0	300.48	75,135	2,630.55	661,155	2,931.03	736,290
80. Other	0.00	0	109.96	9,005	732.48	113,835	842.44	122,840
81. Exempt	0.00	0	361.60	0	6,389.43	0	6,751.03	0
82. Total	0.00	0	12,955.49	30,466,455	333,220.59	633,507,200	346,176.08	663,973,655

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	103,200.11	29.81%	383,270,790	57.72%	3,713.86
Dry Land	32,127.98	9.28%	57,254,280	8.62%	1,782.07
Grass	207,074.52	59.82%	222,589,455	33.52%	1,074.92
Waste	2,931.03	0.85%	736,290	0.11%	251.21
Other	842.44	0.24%	122,840	0.02%	145.81
Exempt	6,751.03	1.95%	0	0.00%	0.00
Total	346,176.08	100.00%	663,973,655	100.00%	1,918.02

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 Arcadia	43	237,000	173	296,440	173	8,124,985	216	8,658,425	452,695
83.2 Elyria	17	169,175	33	162,980	33	1,507,530	50	1,839,685	109,575
83.3 North Loup	45	106,260	168	220,110	169	5,488,995	214	5,815,365	70,220
83.4 Ord	112	666,760	924	6,389,240	942	56,905,385	1,054	63,961,385	422,150
83.5 Rural	12	163,960	135	3,135,560	147	18,172,400	159	21,471,920	522,785
83.6 Suburban	13	193,845	52	1,093,210	52	5,458,350	65	6,745,405	164,205
83.7 [none]	8	43,925	7	46,135	9	366,260	17	456,320	24,845
84 Residential Total	250	1,580,925	1,492	11,343,675	1,525	96,023,905	1,775	108,948,505	1,766,475

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 Arcadia	18	38,300	32	45,190	33	2,290,985	51	2,374,475	5,715
85.2 Elyria	1	1,120	9	37,840	9	327,590	10	366,550	0
85.3 North Loup	12	29,640	31	129,580	32	3,825,985	44	3,985,205	0
85.4 Ord	42	468,600	177	1,975,045	181	34,925,935	223	37,369,580	176,545
85.5 Rural	13	312,915	7	415,935	13	4,852,360	26	5,581,210	160,415
85.6 Suburban	9	109,345	6	79,630	7	597,835	16	786,810	0
85.7 [none]	3	59,080	2	10,995	2	25,355	5	95,430	0
86 Commercial Total	98	1,019,000	264	2,694,215	277	46,846,045	375	50,559,260	342,675

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	7,173.31	3.51%	8,545,225	3.89%	1,191.25
89. 2G1	2,451.70	1.20%	2,920,985	1.33%	1,191.41
90. 2G	6,998.16	3.42%	8,102,640	3.69%	1,157.82
91. 3G1	3,484.62	1.70%	4,146,720	1.89%	1,190.01
92. 3G	3,864.11	1.89%	4,318,880	1.96%	1,117.69
93. 4G1	31,972.87	15.63%	33,454,590	15.22%	1,046.34
94. 4G	148,612.10	72.65%	158,306,990	72.02%	1,065.24
95. Total	204,556.87	100.00%	219,796,030	100.00%	1,074.50
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	146.68	7.69%	174,545	8.20%	1,189.97
98. 2C1	54.30	2.85%	64,620	3.04%	1,190.06
99. 2C	100.20	5.25%	119,235	5.60%	1,189.97
100. 3C1	182.96	9.59%	217,730	10.23%	1,190.04
101. 3C	13.40	0.70%	15,945	0.75%	1,189.93
102. 4C1	474.47	24.86%	524,295	24.64%	1,105.01
103. 4C	936.25	49.06%	1,011,155	47.53%	1,080.01
104. Total	1,908.26	100.00%	2,127,525	100.00%	1,114.90
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	15.24	2.50%	18,140	2.72%	1,190.29
107. 2T1	26.20	4.30%	31,180	4.68%	1,190.08
108. 2T	34.97	5.74%	40,505	6.08%	1,158.28
109. 3T1	7.00	1.15%	8,330	1.25%	1,190.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	81.08	13.31%	87,250	13.10%	1,076.10
112. 4T	444.90	73.01%	480,495	72.16%	1,080.01
113. Total	609.39	100.00%	665,900	100.00%	1,092.73
<hr/>					
Grass Total	204,556.87	98.78%	219,796,030	98.75%	1,074.50
CRP Total	1,908.26	0.92%	2,127,525	0.96%	1,114.90
Timber Total	609.39	0.29%	665,900	0.30%	1,092.73
<hr/>					
114. Market Area Total	207,074.52	100.00%	222,589,455	100.00%	1,074.92

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

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	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	107,937,235	108,948,505	1,011,270	0.94%	1,766,475	-0.70%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	39,387,515	39,913,550	526,035	1.34%	1,113,000	-1.49%
04. Total Residential (sum lines 1-3)	147,324,750	148,862,055	1,537,305	1.04%	2,879,475	-0.91%
05. Commercial	33,410,400	34,022,265	611,865	1.83%	337,005	0.82%
06. Industrial	16,459,925	16,536,995	77,070	0.47%	5,670	0.43%
07. Total Commercial (sum lines 5-6)	49,870,325	50,559,260	688,935	1.38%	342,675	0.69%
08. Ag-Farmsite Land, Outbuildings	23,337,310	23,402,850	65,540	0.28%	0	0.28%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,100	4,295	3,195	290.45%		
11. Total Non-Agland (sum lines 8-10)	23,338,410	23,407,145	68,735	0.29%	0	0.29%
12. Irrigated	454,858,950	383,270,790	-71,588,160	-15.74%		
13. Dryland	69,043,165	57,254,280	-11,788,885	-17.07%		
14. Grassland	261,792,930	222,589,455	-39,203,475	-14.97%		
15. Wasteland	742,870	736,290	-6,580	-0.89%		
16. Other Agland	126,045	122,840	-3,205	-2.54%		
17. Total Agricultural Land	786,563,960	663,973,655	-122,590,305	-15.59%		
18. Total Value of all Real Property (Locally Assessed)	1,007,097,445	886,802,115	-120,295,330	-11.94%	3,222,150	-12.26%

2019 Assessment Survey for Valley County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	One
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$201,714
7.	Adopted budget, or granted budget if different from above:
	\$162,715
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$15,000 for GIS fly over
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,140 is for maintaince and licensing for GIS and website. The CAMA system comes from the general budget not from assessors budget.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Other miscellaneous funds:
	none
13.	Amount of last year's assessor's budget not used:
	\$6,322.67

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters formally Terra Scan
2.	CAMA software:
	Thomson Reuters formally Terra Scan
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes – https://valley.gworks.com/
7.	Who maintains the GIS software and maps?
	gWorks
8.	Personal Property software:
	Thomson Reuters formally Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Ord, North Loup, Arcadia and Elyria
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Standard Appraisal for commercial properties when needed.
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Only on an as needed basis.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	When they're used they provide a value subject to the county assessor's opinion.

2019 Residential Assessment Survey for Valley County

1.	Valuation data collection done by:														
	Deputy Assessor														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill, grade school that is affiliated with Ord Public, and a greenhouse.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, lumberyard and the grade school.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</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	Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.	2	Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill, grade school that is affiliated with Ord Public, and a greenhouse.	3	North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, lumberyard and the grade school.	4	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.	5	Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.	Ag	Agricultural homes and outbuildings
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Ag	Agricultural homes and outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	The county develops depreciation studies based on local market information.														
5.	Are individual depreciation tables developed for each valuation group?														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	The lot values were established by completing a sales study using a price per square foot analysis.														
7.	How are rural residential site values developed?														

These were developed by researching local costs for a well, septic and electricity at the time. As well as looking at surrounding counties site values.

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

All lots are treated the same, currently there is no difference.

<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	2016	2015	2016	2018
2	2016	2015	2016	2017
3	2016	2015	2016	2016
4	2016	2015	2016	2014-2015
5	2016	2015	2016	2013-2017
Ag	2016	2015	2016	2013-2017

2019 Commercial Assessment Survey for Valley County

1.	Valuation data collection done by:																		
	Deputy Assessor																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county.	4	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.									
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4	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Unique properties are valued by the contract appraiser.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	The county develops the depreciation studies based on local market information.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The lot values were established by completing a sales study using a price per square foot analysis.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2017	2017	2017	2017	4	2017	2017	2017	2017
<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	2017	2017	2017	2017															
4	2017	2017	2017	2017															

2019 Agricultural Assessment Survey for Valley County

1.	Valuation data collection done by:						
	County Assessor and Staff						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Soils, land use and geographic characteristics.</td> <td style="text-align: center;">2014-2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2014-2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Soils, land use and geographic characteristics.	2014-2017					
3.	Describe the process used to determine and monitor market areas.						
	Each year agricultural sales and characteristics are studied to see if the market is showing any trend that may say a market area or areas are needed.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	The only intensive use identified in the county is feedlots. Those values were developed by Standard appraisal.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Sales are verified and values are set by using the value of current class of grass for the soil type and factoring up to 100%.						
	<u>If your county has special value applications, please answer the following</u>						
8a.	How many special valuation applications are on file?						
	None						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<u>If your county recognizes a special value, please answer the following</u>						
8c.	Describe the non-agricultural influences recognized within the county.						
	N/A						

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

Pamella K. Arnold
Valley County Assessor
125 S. 15th
Ord, NE 68862
(308) 728-5081
Fax: (308) 728-7725

2018
AMENDED
Plan of Assessment
October 31, 2018

Introduction:

Required by Law. Pursuant to Section 77-1311, as amended by 2001 Neb. Laws LB 263, Section 9, the assessor shall submit a 3 Year Plan of Assessment to the County Board of Equalization on or before June 15, 2006, and every year thereafter. The Plan of Assessment shall be updated each year, on or before June 15th. This plan and any update is to examine the level of value, quality, and uniformity of assessment in the county and include any proposed actions to be taken for the following year for the purpose of assuring uniform and proportionate assessments of real property.

Personnel Policy:

Valley County has a Personnel Policy last revised in January, 2010.

Personnel Count:

The office is comprised of the County Assessor, the Deputy Assessor and one full-time clerk. One hourly clerk is employed to do certain assigned duties to help ease the work burden.

Responsibilities:

Record Maintenance / Mapping – Reg. 10-004.03:

The County Assessor has cadastral maps. The Cadastral Maps are circa 1965. The condition of the four books would best be described as Poor. New maps would be beneficial; however, I do not foresee such changes occurring due to financial restraints. We have a GIS mapping system and do not update the cadastral maps any longer, even though we do refer to them quite often.

Property Record Cards – Reg 10-004:

The County Assessor maintains both a computer ATR (Assessment Tax Record) / Appraisal record and a physical file folder. To the best of my knowledge, the rules and regulations are followed and include the required legal description, ownership, classification coding and all other pertinent information.

Report Generation:

This includes the Abstract of Assessment – Reg. 60-004.02 due March 19th, the Certificate of Valuation due August 20th, the School District Value Report due August 25th, the Certificate of Taxes Levied due December 1st, the Tax List Corrections- Reason (Reg. 10-0029A) and the generation of the Tax Roll to be delivered to the Treasurer by November 22nd.

Filing for Homestead Exemption:

All applications for Homestead Exemption and related forms are accepted per §77-3510 through §77-3528.

The full time clerk now oversees the daily administration of this program and provides verbal progress reports to the County Assessor. Courtesy correspondence is mass-mailed to all pre-printed form applicants and other individuals noted on a separate roster. Upon request from the applicant or agent thereof, applicable forms are mailed. Advertisements are posted in the local designated newspaper and other public relations acts may also occur. As a final courtesy, another correspondence is mailed approximately two weeks prior to the deadline to the remaining individuals to encourage their participation. The final weeks often illustrate the staff's diligent attempts to have complete success with the homestead exemption program.

For 2018 the county board did not vote to extend the deadline to July 20th under §77-3512.

The Department of Revenue count for Homestead Exemption for 2017 was 222 applications approved. Form 458S exempted \$11,327,010 in valuation and the tax loss was \$215,710.26.

Filing for Personal Property:

As per Reg. 20 and applicable statutes. Staff oversees the daily administration of personal property and provides County Assessor with verbal progress reports. Local addresses are abstracted from the first mass mailing of personal property forms in January to reduce costs. Schedules that bear out-of-county/state are mailed. Advertisements are placed in the local newspaper to attract public awareness. A mass mailing of all remaining schedules / correspondence occurs by April. Due to the high cost of postage we no longer mail courtesy reminders. After May 1st we mail out schedules that haven't been filed with a 10% penalty & encourage them to file prior to July 1st to avoid a 25% penalty. The Personal Property Abstract is to be generated by July 20th deadline and is based upon all known schedules at this point in time. New Legislation gives personal property filers up to a 10,000 exemption if filed by May 1st. Filing after May 1st will result in no exemption for that year.

Real Estate:

Real Property:

Level of Value:

2018 Level of Value for Residential is 95%; quality of assessment is acceptable. Commercial at 100%, quality of assessment is acceptable. Agricultural Land at 70 %, quality of assessment is acceptable.

TERC ORDER 2018 Statistics dated 04/23/2018 read as follows:

Residential:	# Sales	Me dia n		COD (Medi an)	PRD
Qualified	106	95		15.22	105.12
Commercial					
Qualified	29	10		03.96	100.99
Agricultural Unimproved					
Qualified	36	70		19.61	103.73

Residential: The city and villages are reviewed within a 6 year cycle. Pickup work is done yearly using permits filed. All improvements are on M&S pricing for 06/2015.

Commercial: Sales properties are reviewed and questionnaire's sent out at the time of sale to get as much information as possible. Commercial properties are on M & S pricing for 06/17. Stanard Appraisal reviewed commercial properties for 2018.

Agricultural: The improvements in the rural areas are now all on M & S 06/15 pricing. We continue to do sales studies to keep depreciation updated. Real estate sales transactions, UCC filings, "drive-by" observances, etc. Property owners brought in maps to check their irrigated acres so we could certify them to NRD. We typed labels for all parcels that have irrigated acres so NRD can do a mass mailing to get their irrigated acres certified. Irrigated acres were certified to FSA by January 1, 2008. Farmers have been certifying more irrigated acres since that January deadline.

No market areas have been defined as I continue to study sales and seek expertise from local representatives regarding this situation.

Computer Review:

The computer system is Terra-Scan, Manatron, A Thomson Reuters Business. of Lincoln, NE. GIS system is now being implemented. Ages of all photos range from current back to 2009 on all classes of property. A digital camera, which is compatible, was recently purchased and such photography project is in process as time permits. Sketches regarding residential housing units exist in each respective file folder. Maintenance as indicated.

Sketches of the commercial properties exist in each respective file folder. The commercial sketches have been entered into the computer system. This is a project intended for further revision / completion as physical review occurs. Sketches of the rural housing exist in each respective file folder. Maintenance as indicated. The rural improvement site sketches are entered into the computer system. Information is available in each respective physical file folder.

Pricing / Depreciation:

New pricing, M&S 6/2015 was implemented for 2016. New depreciation tables were established for 2016 based upon sales study on residential properties in Valley County using the new Replacement Cost New due to the new cost tables. New depreciation tables were implemented for each City & Village & rural residential houses. Some pricing also affected some outbuilding codes. Commercial has new depreciation for 2017. We down loaded 2017 cost for commercial.

Pickup Work:

The resources used to collect this data include building permits, zoning permits, owner (or other interested person) reporting, UCC filings, real estate sales transaction reviews, Register of Deed's Miscellaneous Book contents, anonymous leads, the local newspaper, drive-by observances, etc.

All classes of property are monitored for the collection of specific data relative to new construction, remodeling, renovations, additions, alterations and removals of existing improvements / structures, land use changes, etc. See 50-001.06. The field data is ordinary monitored by the full-time clerk throughout the course of the tax year and provides progress reports to the County Assessor. Data collection includes photography of the subject property. The purchase of a video camera occurred June 2002 and will assist with future appraisal maintenance. The County Assessor determines the assessed value and in recent years, expanded the Deputy Assessor duties to provide assistance. The majority of all "pick-up work" is completed by the office and not from outside appraisal services except for commercial property. We rely on an appraisal service to do the commercial.

Sales Review:

Every attempt to timely file the 521's – Reg. 12-003 does occur on a monthly basis. The real estate transfers once received from the Register of Deeds are given priority attention. It is a joint venture with contributions from the entire staff. The Assessor mails questionnaires and correspondence out to the Grantor and Grantee. Policy is to allow two weeks response time prior to any follow-up activity. All office records, computer, cadastral maps are updated. Sales book and photo bulletin board on residential transaction is staff-maintained for the benefit of the public sector. Correspondence is mailed to current property owner to schedule appointment to complete an on-site physical inspection to review accuracy of property record file two to three times annually. The goal this year is to set aside specific dates each month to physically review the real estate transaction prior to mailing such forms and supplements to PA&T. Currently, such inspections are underway to bring the office closer to this goal and then proceed on a regular basis. Another procedure that is being done is to take adjacent

property record files and complete an exterior review of the properties that aren't included with the sales file. Usually, a drive by of the neighborhood will include watching for new construction, renovations, etc. Any changes noted will result in the respective file being tagged for further review.

Office is striving to complete interior/exterior review of each residential and commercial transaction within a 6 year cycle. More focus does need to occur on the rural residential and agricultural transactions. Agricultural properties have a high ratio of FSA section maps and land use reviews occurring. The County Assessor reviews each real estate transfer and ensuing information so collected prior to forwarding Form 521 to P.A.T. for their processing. The worksheets are now sent over the computer to P.A.T. The review includes discussion of the questionnaire responses, interviews that occurred with grantor, grantee, realtors, etc along with land use review, possible zoning use changes, coding changes, data listing, discovery as examples to determine whether transaction is a qualified sale or not. Further research may occur. The Assessor assigns a preliminary use coding and County Assessor assigns a final use coding. It is interesting to note that all the responses received from grantor and grantee may differ to a great extent; the same is true in discussion with information given to this office verses information given to state personnel or what a participating realtor may provide in sharing of information.

Valley County usually averages 100-150 real estate transfer forms on an annual basis.

This office has taken great strides to monitor this program with greater accuracy in recent years. The questionnaire response rate is good; averaging at a 50% response overall and has been a good indicator that the majority of our records are accurate in listing data. The majority of the on-site physical reviews have been representative of the data listing of the property file also..

2019: Reviewed Arcadia Village in 2018 & will put on line for 2019. Review improvements in Springdale, Geranium, Michigan & Liberty townships. Begin reviewing Ord City.

2020: Review improvements in Vinton, Enterprise & North Loup townships. Finish reviewing Ord City.

2021: Review improvements in Arcadia, Yale, Davis Creek & Independent townships. Put Ord City on line by March, 2021.

Property record files reflect a computer code for tax districts. The real estate cards also show school district codes. New cards are being made for all the parcels in the County.

We have completed entering information in the GIS mapping program & will use deeded acres.

Budget:

The fiscal budget submitted by the Assessor for 2018/2019 was \$162,715. Of the 162,715 submitted, 128,275 is associated with salaries & 7,300 is associated with office services, expenses and supplies, 15,000 for appraisal fees & 12,140 for data processing costs.

The County Board had me add my appraisal fees to my budget. I no longer have a separate appraisal budget. Now that we have GIS mapping and a web site, we have to pay maintenance on those. The County Board signed a contract to have GIS Workshop to do a fly over of our County.

Pamella K. Arnold
Valley County Assessor

Date

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