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DEPARTMENT OF REVENUE

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

WAYNE 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 Wayne 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 Wayne 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: Dawn Duffy, Wayne County Assessor

Table of Contents

2019 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

[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.

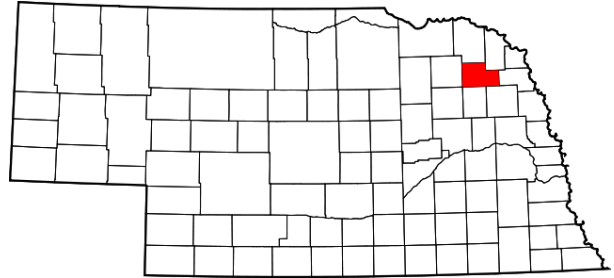
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

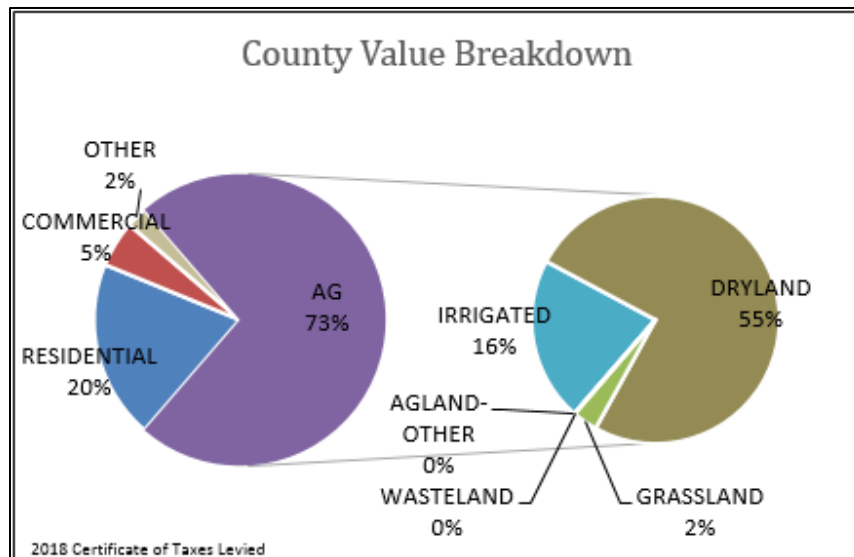
**Further information may be found in Exhibit 94*

County Overview

With a total area of 443 square miles, Wayne County had 9,318 residents, per the Census Bureau Quick Facts for 2017, a 3% population decline from the 2010 U.S. Census. Reports indicated that 63% of county residents were homeowners and 78% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$114,226 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Wayne County are located in and around Wayne, the county seat. According to the latest information available from the U.S. Census Bureau, there were 241 employer establishments with total employment of 3,194.



Agricultural land makes up approximately 73% of the total valuation base for the county. Dryland makes up the majority of the land in the county. Wayne County is included in the Lower Elkhorn Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
CARROLL	238	229	-3.8%
HOSKINS	283	285	0.7%
SHOLES	-	21	
WAKEFIELD	1,411	1,451	2.8%
WAYNE	5,587	5,666	1.4%
WINSIDE	468	427	-8.8%

2019 Residential Correlation for Wayne County

Assessment Actions

The county assessor has continued to complete a market analysis on various neighborhoods within Wayne and made depreciation adjustments to achieve value. The following neighborhoods have been addressed in the 2019 assessment:

Angel Acres	Crawford & Brown's	Southwest Addn.
College Hill 1st	The Knolls	Wayne Tracts 18-26-4
College Hill 2nd	Moore's	
College View	Otte's	
Conn & Britell's	Southview II	

The county also implemented 2018 costing to Wakefield for the 2019 assessment year. The county continues to update properties based on the review work. The county was able to have new flights flown in April 2018, which also helps assist in the inspection and review process.

Assessment Practice Review

Annually a review of the assessment practices is completed to examine the specific practices of the county assessor and determine if the county complies with all aspects of the process to achieve uniform and proportionate valuation for the residential class of property.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed to assure the county is submitting all sales. The Form 521 and the sales have been submitted timely and accurately. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The review determined if an adequate sample of sales were used and if the non-qualified sales are explained with proper documentation that the sale is not arm's-length. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

The valuation groups were reviewed to determine if they are sufficient and identify the economic markets in the county. The county has nine valuation groups for the residential class. Each valuation group is defined typically by the assessor location.

Vacant lot studies are completed when the reappraisal is done for each valuation group. The county's six-year inspection and review cycle is current and up to date. The costing and depreciation dates on the survey are dated 2006. The county assessor has used the process of adjusting depreciation, physical and economic, following a market study of the various neighborhoods to accommodate for the 2006 table. The county assessor has been very cautious about implementing new costing because of the computer glitches when converting information. However, the county implemented 2018 costing in the town of Wakefield for the 2019 assessment year.

2019 Residential Correlation for Wayne County

The review concluded that the county assessor has developed a formal methodology for the real property.

Description of Analysis

Residential parcels are valued utilizing nine valuation groups that defined identifying subdivision locations on the west and southwest areas of the county and towns in the county. Two of the valuation groups Muhs Acres and the Suburban have characteristics that the county described not to be like any other group. Valuation group 07 (Wayne) encompasses about 74% of the sales in the residential class of property and is the major trade center of the county.

Valuation Group	Description
1	Beverly Hills
2	Carroll
3	Hoskins
4	Muhs Acres (Subdivision NW of the City of Wayne, generally less than half acre lots)
5	Rural and Sholes
6	Wakefield
7	Wayne
8	Winside
20	Suburban – Parcels located within a 1 mile radius of small towns and a 2 mile radius of Wayne, less than 20 acres in size

The residential property class statistical profile has 183 qualified sales representing all of the valuation groups. Valuation group 7 represents 69% of the qualified sample and is within the acceptable parameters. The remaining valuation groups have very few sales, but largely come within the acceptable range. All valuation groups are cyclically inspected and reviewed using the same processes. Overall the three measures of central tendency for the entire residential class are acceptable and supportive of each other. The Coefficient of Dispersion (COD) and the Price related Differential (PRD) are considered acceptable.

Analysis of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared to the 2018 Certificate of Taxes Levied Report (CTL) indicates a little over 1% change in value to the residential class excluding growth. This supports the assessment actions taken by the county assessor.

2019 Residential Correlation for Wayne County

Equalization and Quality of Assessment

Although there are few valuation groups with an adequate number of sales, the assessment practice review supports that all properties are valued similarly. . The quality of assessment of the residential property class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	1	74.63	74.63	74.63	00.00	100.00
2	10	98.00	100.16	100.64	15.21	99.52
3	5	108.38	107.67	100.56	12.54	107.07
4	2	72.48	72.48	70.91	10.73	102.21
5	11	98.23	97.30	98.07	09.71	99.21
6	13	99.14	97.25	96.26	06.85	101.03
7	127	94.92	94.02	92.93	07.43	101.17
8	11	95.46	94.75	92.33	04.57	102.62
20	3	96.67	96.97	97.78	09.06	99.17
____ALL____	183	95.37	94.90	93.60	08.54	101.39

Level of Value

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

2019 Commercial Correlation for Wayne County

Assessment Actions

The county has examined the commercial property and indicated that economic depreciation adjustments were implemented in Wayne to increase values to keep up with the market. For the 2019 assessment year, Wayne County has gained 71 wind turbines and they will have a significant impact on the commercial value. The Wayne County Assessor has completed the assessments based the building permits and the cyclical review work.

Assessment Practice Review

Annually a review of assessment practices is conducted to examine the specific practices of the county and to determine if the county complies with all aspects of the process to achieve uniform and proportionate valuation for the commercial class of property.

A review of the submission of the Real Estate Transfer Statements (Form 521) was completed to assure the county is submitting all sales. The Form 521 and the sales have been submitted timely and accurately. An audit of the county's Assessed Value Update (AVU) records showed no errors.

A review was completed to determine if an adequate sample of sales was used and to ensure that the non-qualified sales are explained with proper documentation. A review of the sales file indicates good documentation. Review of the usability rates, indicates that there is a low percentage of qualified sales in the sales file. The usability of the total file is approximately 35% which is lower than the state average of 49%. Review of the non-qualified sales documentation included family transaction and substantially changed parcels. Therefore, no apparent bias exists and all arm's-length sales were available for the measurement of the commercial class.

The valuation groups were reviewed the county's main commercial hub is the town of Wayne. The remainder of the valuation groups are spread out to small villages in the county. The review confirms that the valuation groups are defined by the geographic locations within the county and the economic influences.

As indicated in the assessment actions the county assessor is current with the inspections of the commercial class. The costing date has been moved to 2008 with one small area needing to be finished. Though the date is older, depreciation adjustments have been made to assure the values are at an acceptable level of assessment.

The review concluded that the county assessor has developed a formal methodology for the real property valuation.

Description of Analysis

Wayne County has six valuation groups for the commercial class, defined by towns within the county, as shown below. The main commercial activity in Wayne County is the city of Wayne. However, the other valuation groups dispersed throughout the county are picking up influences

2019 Commercial Correlation for Wayne County

from the surrounding counties or other influences that give reason for the county to analyze the market influences separately for each group.

Valuation Group	Description
2	Carroll
3	Hoskins
5	Rural and Sholes
6	Wakefield
7	Wayne
8	Winside

The review of the current statistics concludes that Valuation Group 7 is the only median within the acceptable range; the other measures of central tendency are outside the acceptable parameters. With the median and the coefficient of dispersion (COD) the only two parameters in range, it is difficult to rely on the statistics. The city of Wayne contains the majority of the commercial value; it was reappraised in 2017, although the sample is small it continues to have statistical measures within the acceptable range, supporting that assessments are at an acceptable level of market value.

The assessment actions implemented in the commercial class of property appears to be reflected in the 2019 County Abstract of Assessment, Form 45 Compared to the 2018 Certificate of Taxes Levied (CTL) The comparison indicates a large amount of growth, which is reflective of the 71 wind turbines added to the county.

Equalization and Quality of Assessment

Based on assessment practice review and the statistical analysis it is determined that the county complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
3	1	82.08	82.08	82.08	00.00	100.00
6	1	52.92	52.92	52.92	00.00	100.00
7	13	94.05	90.68	77.62	12.55	116.83
____ALL____	15	93.92	87.59	70.61	14.65	124.05

2019 Commercial Correlation for Wayne County

Level of Value

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

2019 Agricultural Correlation for Wayne County

Assessment Actions

The Wayne County Assessor monitored the sale activity in the agricultural market and founds little movement in the market. Therefore, there were no land value changes for 2019. The county continues to complete the review work and pick-up new construction.

Assessment Practice Review

Annually a review of the assessment practices is completed to examine the specific practices of the county assessor and to determine if the county complies with all aspects of the process to achieve uniform and proportionate valuation for the agricultural class of property.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed to assure the county is submitting all sales. The Form 521 and the sales have been submitted timely and accurately. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and the non-qualified sales are explained with proper documentation is verifying the sale is not arm's-length. The good documentation provided by the county assessor ensures that there is no apparent bias when determining the usability of the transactions. Based on the review, the county assessor has appropriately qualified sales.

A review to determine if one market area is sufficient to identify the economic markets in the county concluded that one market area is sufficient. The process for the agricultural values are discussed to determine land use verification and improvement assessments. The county assessor has completed the land use review by utilizing aerial photography to review the land use. The county was reviewed to determine if the six-year inspection and review is current and up to date, the rural inspection and review was completed in 2015.

The review concluded that the county assessor has developed a formal methodology for the real property valuation.

Description of Analysis

An analysis of the sales for Wayne County determined that the sales within the county are reliable and sufficient. The sample reflects the current market conditions in the Northeast portion of the state. The market is generally flat or slightly decreasing. As stated in the assessment actions the county assessor is looking at a market that is generally flat with a few sales that have occurred beyond the study period.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-15 To 30-SEP-16	8	70.68	70.75	69.22	05.65	102.21
01-OCT-16 To 30-SEP-17	8	69.00	68.88	68.89	02.26	99.99
01-OCT-17 To 30-SEP-18	21	70.65	72.79	72.43	08.80	100.50

2019 Agricultural Correlation for Wayne County

Review of the land values in neighboring counties of Cedar, Dixon, Pierce, Stanton and Thurston; which all have similar characteristics to Wayne County, also support that the values are flat or slightly decreasing.

The statistical profile is within the acceptable range. Seventy two percent of the sales are dryland sales and have a sufficient representation in the analysis. The 80% Majority Land Use (MLU) statistic also indicates that the dryland is acceptable.

Equalization and Quality of Assessment

Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. The rural acreages, though there is limited sales, measures within an acceptable level of value and would reflect that the agricultural homes are also equalized.

The county's MLU supports that the dryland class is the only use with a sufficient number of sales and supports the overall level of value. With the irrigated land and grassland statistics having minimal sales, it is believed that the values are comparable to adjoining counties. In conclusion, the values in Wayne County and the quality of assessment is acceptable and reasonable. The quality of assessment of the agricultural property class adheres to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	68.86	68.86	68.82	02.18	100.06
1	2	68.86	68.86	68.82	02.18	100.06
<u>Dry</u>						
County	31	70.05	72.20	71.95	07.39	100.35
1	31	70.05	72.20	71.95	07.39	100.35
<u>Grass</u>						
County	1	69.23	69.23	69.23	00.00	100.00
1	1	69.23	69.23	69.23	00.00	100.00
<u>ALL</u>						
	37	70.00	71.51	70.90	06.84	100.86

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Wayne County is 70%.

2019 Opinions of the Property Tax Administrator for Wayne 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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 Wayne County

Residential Real Property - Current

Number of Sales	183	Median	95.37
Total Sales Price	\$22,481,033	Mean	94.90
Total Adj. Sales Price	\$22,481,033	Wgt. Mean	93.60
Total Assessed Value	\$21,041,955	Average Assessed Value of the Base	\$91,322
Avg. Adj. Sales Price	\$122,847	Avg. Assessed Value	\$114,983

Confidence Interval - Current

95% Median C.I	93.82 to 96.56
95% Wgt. Mean C.I	91.77 to 95.42
95% Mean C.I	93.15 to 96.65
% of Value of the Class of all Real Property Value in the County	16.43
% of Records Sold in the Study Period	5.52
% of Value Sold in the Study Period	6.95

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	197	95	95.33
2017	195	95	94.70
2016	187	95	95.27
2015	202	94	94.03

2019 Commission Summary for Wayne County

Commercial Real Property - Current

Number of Sales	15	Median	93.92
Total Sales Price	\$3,836,055	Mean	87.59
Total Adj. Sales Price	\$3,836,055	Wgt. Mean	70.61
Total Assessed Value	\$2,708,640	Average Assessed Value of the Base	\$248,592
Avg. Adj. Sales Price	\$255,737	Avg. Assessed Value	\$180,576

Confidence Interval - Current

95% Median C.I	82.08 to 96.55
95% Wgt. Mean C.I	52.13 to 89.09
95% Mean C.I	76.63 to 98.55
% of Value of the Class of all Real Property Value in the County	6.84
% of Records Sold in the Study Period	2.96
% of Value Sold in the Study Period	2.15

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	17	100	96.55
2017	22	99	98.67
2016	26	96	95.16
2015	31	100	94.84

90 Wayne
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 : 183
 Total Sales Price : 22,481,033
 Total Adj. Sales Price : 22,481,033
 Total Assessed Value : 21,041,955
 Avg. Adj. Sales Price : 122,847
 Avg. Assessed Value : 114,983

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 08.54
 PRD : 101.39

COV : 12.74
 STD : 12.09
 Avg. Abs. Dev : 08.14
 MAX Sales Ratio : 164.72
 MIN Sales Ratio : 64.70

95% Median C.I. : 93.82 to 96.56
 95% Wgt. Mean C.I. : 91.77 to 95.42
 95% Mean C.I. : 93.15 to 96.65

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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-16 To 31-DEC-16	26	97.82	96.84	95.53	06.05	101.37	64.70	109.38	94.13 to 101.03	121,950	116,500	
01-JAN-17 To 31-MAR-17	15	97.65	97.41	97.24	07.40	100.17	76.21	130.71	92.17 to 98.63	97,600	94,906	
01-APR-17 To 30-JUN-17	20	90.40	92.53	91.95	10.66	100.63	74.33	121.28	85.38 to 94.92	99,860	91,823	
01-JUL-17 To 30-SEP-17	30	94.94	95.11	91.92	09.05	103.47	69.39	164.72	92.25 to 96.98	129,255	118,808	
01-OCT-17 To 31-DEC-17	25	93.65	94.00	92.38	10.10	101.75	69.42	135.97	87.14 to 99.42	128,393	118,607	
01-JAN-18 To 31-MAR-18	18	95.99	96.97	96.77	07.69	100.21	80.84	127.67	89.45 to 101.27	101,142	97,871	
01-APR-18 To 30-JUN-18	29	96.42	96.14	95.28	07.44	100.90	75.87	121.55	93.61 to 98.63	144,124	137,323	
01-JUL-18 To 30-SEP-18	20	92.19	90.05	89.79	08.07	100.29	67.23	102.41	83.55 to 96.69	138,075	123,973	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	91	95.06	95.42	93.76	08.67	101.77	64.70	164.72	93.60 to 96.98	115,490	108,278	
01-OCT-17 To 30-SEP-18	92	95.47	94.40	93.46	08.42	101.01	67.23	135.97	93.28 to 96.84	130,125	121,616	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	90	93.96	94.61	92.80	09.77	101.95	69.39	164.72	92.25 to 96.56	117,208	108,772	
<u>ALL</u>	183	95.37	94.90	93.60	08.54	101.39	64.70	164.72	93.82 to 96.56	122,847	114,983	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	1	74.63	74.63	74.63	00.00	100.00	74.63	74.63	N/A	293,000	218,680	
2	10	98.00	100.16	100.64	15.21	99.52	75.87	164.72	76.21 to 107.37	70,440	70,892	
3	5	108.38	107.67	100.56	12.54	107.07	83.20	127.67	N/A	106,330	106,923	
4	2	72.48	72.48	70.91	10.73	102.21	64.70	80.26	N/A	166,500	118,068	
5	11	98.23	97.30	98.07	09.71	99.21	77.08	121.55	81.16 to 109.38	157,136	154,102	
6	13	99.14	97.25	96.26	06.85	101.03	80.87	116.35	84.27 to 102.81	148,885	143,312	
7	127	94.92	94.02	92.93	07.43	101.17	67.23	135.97	93.52 to 96.01	121,430	112,843	
8	11	95.46	94.75	92.33	04.57	102.62	78.53	104.87	91.17 to 102.29	74,991	69,239	
20	3	96.67	96.97	97.78	09.06	99.17	83.98	110.27	N/A	236,167	230,932	
<u>ALL</u>	183	95.37	94.90	93.60	08.54	101.39	64.70	164.72	93.82 to 96.56	122,847	114,983	

**90 Wayne
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 : 183
 Total Sales Price : 22,481,033
 Total Adj. Sales Price : 22,481,033
 Total Assessed Value : 21,041,955
 Avg. Adj. Sales Price : 122,847
 Avg. Assessed Value : 114,983

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 08.54
 PRD : 101.39

COV : 12.74
 STD : 12.09
 Avg. Abs. Dev : 08.14
 MAX Sales Ratio : 164.72
 MIN Sales Ratio : 64.70

95% Median C.I. : 93.82 to 96.56
 95% Wgt. Mean C.I. : 91.77 to 95.42
 95% Mean C.I. : 93.15 to 96.65

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	183	95.37	94.90	93.60	08.54	101.39	64.70	164.72	93.82 to 96.56	122,847	114,983
06											
07											
<u>ALL</u>	183	95.37	94.90	93.60	08.54	101.39	64.70	164.72	93.82 to 96.56	122,847	114,983

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	104.85	104.85	104.99	06.87	99.87	97.65	112.04	N/A	24,500	25,723
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	183	95.37	94.90	93.60	08.54	101.39	64.70	164.72	93.82 to 96.56	122,847	114,983
Greater Than 14,999	183	95.37	94.90	93.60	08.54	101.39	64.70	164.72	93.82 to 96.56	122,847	114,983
Greater Than 29,999	181	95.06	94.79	93.57	08.54	101.30	64.70	164.72	93.67 to 96.42	123,934	115,970
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	104.85	104.85	104.99	06.87	99.87	97.65	112.04	N/A	24,500	25,723
30,000 TO 59,999	25	96.05	98.44	97.58	08.95	100.88	75.87	135.97	93.65 to 100.92	47,609	46,455
60,000 TO 99,999	44	96.28	98.01	97.89	08.38	100.12	69.39	164.72	93.60 to 100.07	77,568	75,930
100,000 TO 149,999	58	94.66	93.03	93.11	08.85	99.91	67.23	130.71	91.68 to 96.84	125,430	116,784
150,000 TO 249,999	45	93.67	92.53	92.25	06.53	100.30	64.70	104.78	91.46 to 96.69	178,463	164,626
250,000 TO 499,999	9	83.98	91.61	91.42	14.22	100.21	74.63	121.55	80.20 to 110.27	280,333	256,287
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	183	95.37	94.90	93.60	08.54	101.39	64.70	164.72	93.82 to 96.56	122,847	114,983

**90 Wayne
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 : 15
 Total Sales Price : 3,836,055
 Total Adj. Sales Price : 3,836,055
 Total Assessed Value : 2,708,640
 Avg. Adj. Sales Price : 255,737
 Avg. Assessed Value : 180,576

MEDIAN : 94
 WGT. MEAN : 71
 MEAN : 88
 COD : 14.65
 PRD : 124.05

COV : 22.59
 STD : 19.79
 Avg. Abs. Dev : 13.76
 MAX Sales Ratio : 119.15
 MIN Sales Ratio : 47.28

95% Median C.I. : 82.08 to 96.55
 95% Wgt. Mean C.I. : 52.13 to 89.09
 95% Mean C.I. : 76.63 to 98.55

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	114.11	114.11	114.11	00.00	100.00	114.11	114.11	N/A	85,500	97,565
01-JAN-16 To 31-MAR-16	2	86.04	86.04	55.66	38.49	154.58	52.92	119.15	N/A	573,778	319,368
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	96.50	96.50	97.20	01.75	99.28	94.81	98.19	N/A	322,500	313,455
01-APR-17 To 30-JUN-17	4	84.65	78.22	62.02	15.89	126.12	47.28	96.30	N/A	333,250	206,695
01-JUL-17 To 30-SEP-17	1	96.55	96.55	96.55	00.00	100.00	96.55	96.55	N/A	85,000	82,070
01-OCT-17 To 31-DEC-17	2	85.94	85.94	87.41	04.49	98.32	82.08	89.80	N/A	105,000	91,780
01-JAN-18 To 31-MAR-18	1	93.92	93.92	93.92	00.00	100.00	93.92	93.92	N/A	65,000	61,045
01-APR-18 To 30-JUN-18	1	94.05	94.05	94.05	00.00	100.00	94.05	94.05	N/A	65,000	61,135
01-JUL-18 To 30-SEP-18	1	65.42	65.42	65.42	00.00	100.00	65.42	65.42	N/A	200,000	130,840
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	3	114.11	95.39	59.71	19.35	159.76	52.92	119.15	N/A	411,018	245,433
01-OCT-16 To 30-SEP-17	7	94.81	86.06	74.44	11.22	115.61	47.28	98.19	47.28 to 98.19	294,714	219,394
01-OCT-17 To 30-SEP-18	5	89.80	85.05	80.85	09.01	105.19	65.42	94.05	N/A	108,000	87,316
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	2	86.04	86.04	55.66	38.49	154.58	52.92	119.15	N/A	573,778	319,368
01-JAN-17 To 31-DEC-17	9	89.80	86.03	75.64	10.79	113.74	47.28	98.19	82.08 to 96.55	252,556	191,036
<u>ALL</u>	15	93.92	87.59	70.61	14.65	124.05	47.28	119.15	82.08 to 96.55	255,737	180,576

VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
3	1	82.08	82.08	82.08	00.00	100.00	82.08	82.08	N/A	65,000	53,350
6	1	52.92	52.92	52.92	00.00	100.00	52.92	52.92	N/A	1,100,000	582,075
7	13	94.05	90.68	77.62	12.55	116.83	47.28	119.15	82.25 to 98.19	205,466	159,478
<u>ALL</u>	15	93.92	87.59	70.61	14.65	124.05	47.28	119.15	82.08 to 96.55	255,737	180,576

**90 Wayne
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 : 15	MEDIAN : 94	COV : 22.59	95% Median C.I. : 82.08 to 96.55
Total Sales Price : 3,836,055	WGT. MEAN : 71	STD : 19.79	95% Wgt. Mean C.I. : 52.13 to 89.09
Total Adj. Sales Price : 3,836,055	MEAN : 88	Avg. Abs. Dev : 13.76	95% Mean C.I. : 76.63 to 98.55
Total Assessed Value : 2,708,640			
Avg. Adj. Sales Price : 255,737	COD : 14.65	MAX Sales Ratio : 119.15	
Avg. Assessed Value : 180,576	PRD : 124.05	MIN Sales Ratio : 47.28	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	4	91.67	90.95	93.17	06.87	97.62	82.25	98.19	N/A	233,250	217,324
03	11	93.92	86.37	63.36	17.54	136.32	47.28	119.15	52.92 to 114.11	263,914	167,213
04											
<u>ALL</u>	15	93.92	87.59	70.61	14.65	124.05	47.28	119.15	82.08 to 96.55	255,737	180,576

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	15	93.92	87.59	70.61	14.65	124.05	47.28	119.15	82.08 to 96.55	255,737	180,576
Greater Than 14,999	15	93.92	87.59	70.61	14.65	124.05	47.28	119.15	82.08 to 96.55	255,737	180,576
Greater Than 29,999	15	93.92	87.59	70.61	14.65	124.05	47.28	119.15	82.08 to 96.55	255,737	180,576
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	119.15	119.15	119.15	00.00	100.00	119.15	119.15	N/A	47,555	56,660
60,000 TO 99,999	5	94.05	96.14	97.17	07.37	98.94	82.08	114.11	N/A	73,100	71,033
100,000 TO 149,999	1	89.80	89.80	89.80	00.00	100.00	89.80	89.80	N/A	145,000	130,210
150,000 TO 249,999	5	87.04	85.16	84.51	09.98	100.77	65.42	96.30	N/A	173,600	146,701
250,000 TO 499,999	1	98.19	98.19	98.19	00.00	100.00	98.19	98.19	N/A	455,000	446,770
500,000 TO 999,999	1	47.28	47.28	47.28	00.00	100.00	47.28	47.28	N/A	855,000	404,255
1,000,000 +	1	52.92	52.92	52.92	00.00	100.00	52.92	52.92	N/A	1,100,000	582,075
<u>ALL</u>	15	93.92	87.59	70.61	14.65	124.05	47.28	119.15	82.08 to 96.55	255,737	180,576

**90 Wayne
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 : 15
 Total Sales Price : 3,836,055
 Total Adj. Sales Price : 3,836,055
 Total Assessed Value : 2,708,640
 Avg. Adj. Sales Price : 255,737
 Avg. Assessed Value : 180,576

MEDIAN : 94
 WGT. MEAN : 71
 MEAN : 88
 COD : 14.65
 PRD : 124.05

COV : 22.59
 STD : 19.79
 Avg. Abs. Dev : 13.76
 MAX Sales Ratio : 119.15
 MIN Sales Ratio : 47.28

95% Median C.I. : 82.08 to 96.55
 95% Wgt. Mean C.I. : 52.13 to 89.09
 95% Mean C.I. : 76.63 to 98.55

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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
341	2	104.08	104.08	105.45	09.64	98.70	94.05	114.11	N/A	75,250	79,350
352	4	91.67	90.95	93.17	06.87	97.62	82.25	98.19	N/A	233,250	217,324
353	2	73.42	73.42	55.20	27.92	133.01	52.92	93.92	N/A	582,500	321,560
406	1	89.80	89.80	89.80	00.00	100.00	89.80	89.80	N/A	145,000	130,210
442	1	119.15	119.15	119.15	00.00	100.00	119.15	119.15	N/A	47,555	56,660
459	1	96.55	96.55	96.55	00.00	100.00	96.55	96.55	N/A	85,000	82,070
511	1	47.28	47.28	47.28	00.00	100.00	47.28	47.28	N/A	855,000	404,255
528	3	82.08	80.77	80.07	11.94	100.87	65.42	94.81	N/A	151,667	121,443
<u>ALL</u>	15	93.92	87.59	70.61	14.65	124.05	47.28	119.15	82.08 to 96.55	255,737	180,576

90 Wayne
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

Number of Sales : 37
 Total Sales Price : 30,448,690
 Total Adj. Sales Price : 30,448,690
 Total Assessed Value : 21,589,505
 Avg. Adj. Sales Price : 822,938
 Avg. Assessed Value : 583,500

MEDIAN : 70
 WGT. MEAN : 71
 MEAN : 72
 COD : 06.84
 PRD : 100.86

COV : 09.40
 STD : 06.72
 Avg. Abs. Dev : 04.79
 MAX Sales Ratio : 91.95
 MIN Sales Ratio : 59.51

95% Median C.I. : 68.49 to 72.16
 95% Wgt. Mean C.I. : 68.53 to 73.28
 95% Mean C.I. : 69.34 to 73.68

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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	2	67.28	67.28	63.76	09.91	105.52	60.61	73.94	N/A	1,183,600	754,665
01-JAN-16 To 31-MAR-16	2	74.31	74.31	73.34	09.35	101.32	67.36	81.25	N/A	1,127,400	826,873
01-APR-16 To 30-JUN-16	4	70.68	70.71	70.89	01.66	99.75	69.17	72.31	N/A	546,855	387,680
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	2	69.62	69.62	69.87	00.56	99.64	69.23	70.00	N/A	1,006,205	703,003
01-JAN-17 To 31-MAR-17	5	67.77	68.61	68.45	02.88	100.23	65.64	72.16	N/A	862,369	590,276
01-APR-17 To 30-JUN-17	1	68.76	68.76	68.76	00.00	100.00	68.76	68.76	N/A	612,000	420,800
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	6	69.16	69.50	68.46	04.99	101.52	62.22	78.38	62.22 to 78.38	780,333	534,233
01-JAN-18 To 31-MAR-18	5	79.22	77.46	78.28	09.73	98.95	59.51	91.95	N/A	790,800	619,075
01-APR-18 To 30-JUN-18	9	70.05	71.36	70.63	06.34	101.03	64.96	83.47	66.02 to 77.19	800,780	565,614
01-JUL-18 To 30-SEP-18	1	82.12	82.12	82.12	00.00	100.00	82.12	82.12	N/A	860,000	706,230
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	8	70.68	70.75	69.22	05.65	102.21	60.61	81.25	60.61 to 81.25	851,177	589,224
01-OCT-16 To 30-SEP-17	8	69.00	68.88	68.89	02.26	99.99	65.64	72.16	65.64 to 72.16	867,032	597,273
01-OCT-17 To 30-SEP-18	21	70.65	72.79	72.43	08.80	100.50	59.51	91.95	67.45 to 78.38	795,382	576,073
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	8	69.95	71.33	71.43	03.46	99.86	67.36	81.25	67.36 to 81.25	806,829	576,309
01-JAN-17 To 31-DEC-17	12	68.63	69.07	68.47	03.82	100.88	62.22	78.38	67.11 to 70.65	800,487	548,131
<u>ALL</u>	37	70.00	71.51	70.90	06.84	100.86	59.51	91.95	68.49 to 72.16	822,938	583,500

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	37	70.00	71.51	70.90	06.84	100.86	59.51	91.95	68.49 to 72.16	822,938	583,500
<u>ALL</u>	37	70.00	71.51	70.90	06.84	100.86	59.51	91.95	68.49 to 72.16	822,938	583,500

90 Wayne
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

Number of Sales : 37
 Total Sales Price : 30,448,690
 Total Adj. Sales Price : 30,448,690
 Total Assessed Value : 21,589,505
 Avg. Adj. Sales Price : 822,938
 Avg. Assessed Value : 583,500

MEDIAN : 70
 WGT. MEAN : 71
 MEAN : 72
 COD : 06.84
 PRD : 100.86

COV : 09.40
 STD : 06.72
 Avg. Abs. Dev : 04.79
 MAX Sales Ratio : 91.95
 MIN Sales Ratio : 59.51

95% Median C.I. : 68.49 to 72.16
 95% Wgt. Mean C.I. : 68.53 to 73.28
 95% Mean C.I. : 69.34 to 73.68

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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
<u> Dry </u>											
County	26	70.03	71.34	71.11	06.11	100.32	59.51	83.47	67.77 to 73.66	790,807	562,309
1	26	70.03	71.34	71.11	06.11	100.32	59.51	83.47	67.77 to 73.66	790,807	562,309
<u> Grass </u>											
County	1	69.23	69.23	69.23	00.00	100.00	69.23	69.23	N/A	349,470	241,950
1	1	69.23	69.23	69.23	00.00	100.00	69.23	69.23	N/A	349,470	241,950
<u> ALL </u>	37	70.00	71.51	70.90	06.84	100.86	59.51	91.95	68.49 to 72.16	822,938	583,500

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
<u> Irrigated </u>											
County	2	68.86	68.86	68.82	02.18	100.06	67.36	70.35	N/A	1,252,000	861,603
1	2	68.86	68.86	68.82	02.18	100.06	67.36	70.35	N/A	1,252,000	861,603
<u> Dry </u>											
County	31	70.05	72.20	71.95	07.39	100.35	59.51	91.95	68.49 to 73.94	795,239	572,157
1	31	70.05	72.20	71.95	07.39	100.35	59.51	91.95	68.49 to 73.94	795,239	572,157
<u> Grass </u>											
County	1	69.23	69.23	69.23	00.00	100.00	69.23	69.23	N/A	349,470	241,950
1	1	69.23	69.23	69.23	00.00	100.00	69.23	69.23	N/A	349,470	241,950
<u> ALL </u>	37	70.00	71.51	70.90	06.84	100.86	59.51	91.95	68.49 to 72.16	822,938	583,500

Wayne County 2019 Average Acre Value Comparison

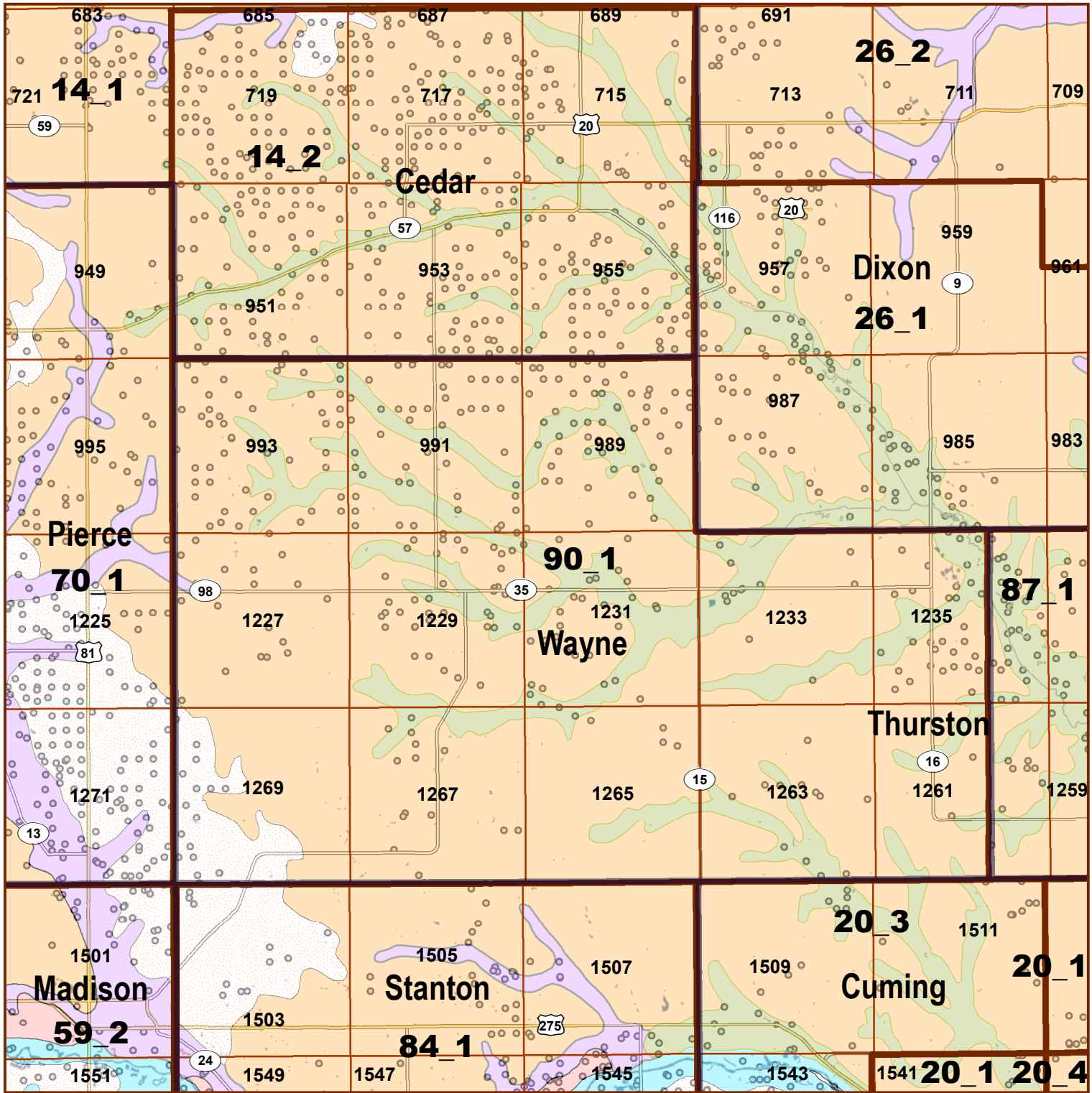
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	5801
Cedar	2	6045	6045	5830	5830	5745	5745	4650	4650	5499
Dixon	1	5565	5460	5190	5020	4670	4330	4245	4070	4950
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	5863
Cuming	1	6347	6351	6009	5964	5498	5504	4649	4552	5885
Cuming	3	6093	6098	5751	5745	5109	5050	4276	4260	5492
Madison	2	5572	5365	5020	4948	4704	4567	3796	3200	4764
Pierce	1	5557	5364	5025	4935	4849	4325	3743	3543	4749

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Wayne	1	5700	5650	5550	5450	5290	4750	4180	3895	5174
Cedar	2	5425	5424	5245	5241	5210	5209	4080	4080	5001
Dixon	1	5565	5205	5020	4950	4920	4248	4255	3705	4764
Thurston	1	5700	5650	5325	5325	5235	5000	4075	3705	5075
Cuming	1	6021	6025	5670	5663	5172	5173	4305	4310	5486
Cuming	3	5800	5800	5301	5404	4929	4869	3973	4005	5218
Madison	2	4898	4735	4465	4266	3680	3402	2485	2025	3876
Pierce	1	4910	4760	4480	4275	3715	3459	2505	2190	3952

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Wayne	1	2400	2260	2120	1980	1870	1590	1410	1270	1906
Cedar	2	2230	2230	2030	2028	1845	1845	1645	1645	1890
Dixon	1	2430	2300	2030	n/a	1845	1720	1595	1470	1881
Thurston	1	1900	1900	1600	1600	1600	1470	1470	1270	1613
Cuming	1	2555	2532	2305	2182	1959	1955	1773	1801	2199
Cuming	3	2546	2503	2292	2127	1872	1681	1527	1822	2013
Madison	2	2250	2150	2050	1993	1897	1855	1534	1399	1788
Pierce	1	2275	2105	2050	1920	1855	1579	1550	1375	1650

County	Mkt Area	CRP	TIMBER	WASTE
Wayne	1	4948	n/a	200
Cedar	2	1950	922	600
Dixon	1	4763	1245	96
Thurston	1	n/a	475	75
Cuming	1	4628	1090	125
Cuming	3	3909	1059	125
Madison	2	2890	729	150
Pierce	1	3389	813	50

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.



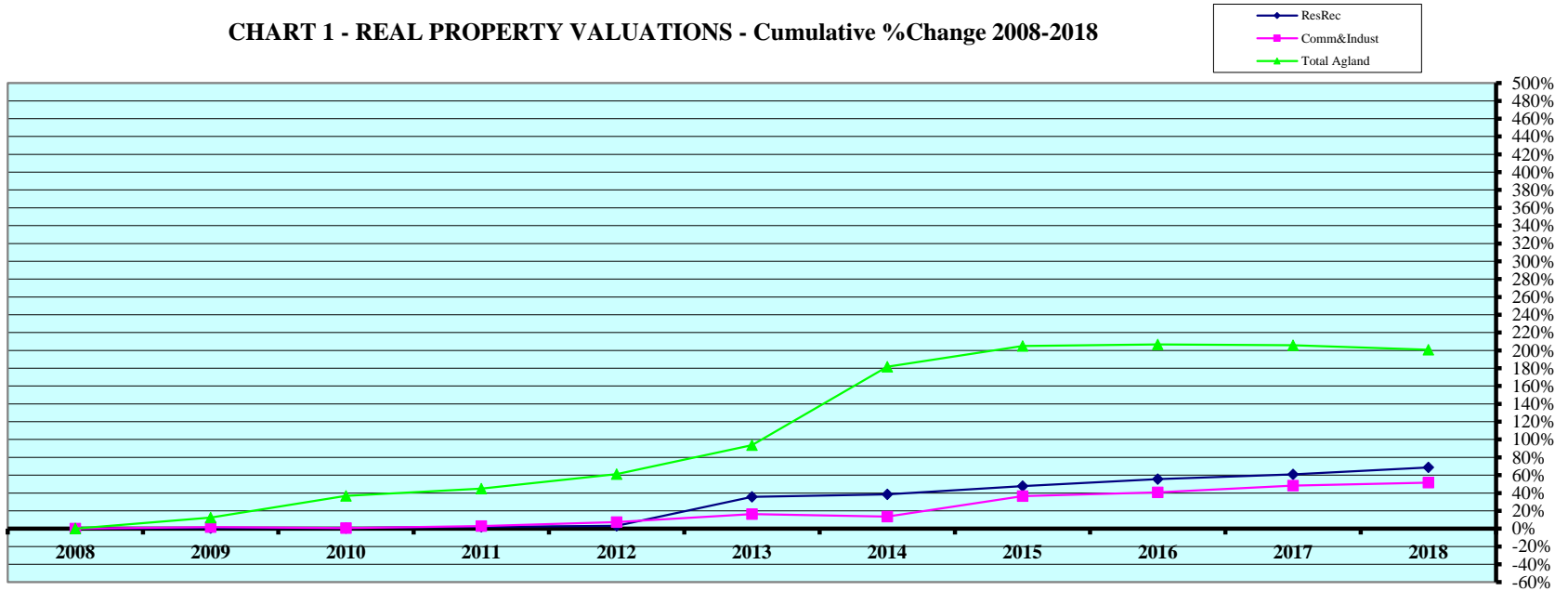
Legend

- 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

Wayne 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	174,252,640	--	--	--	60,969,530	--	--	--	435,214,270	--	--	--
2009	175,517,905	1,265,265	0.73%	0.73%	62,051,760	1,082,230	1.78%	1.78%	489,373,370	54,159,100	12.44%	12.44%
2010	175,289,100	-228,805	-0.13%	0.59%	61,418,550	-633,210	-1.02%	0.74%	594,983,395	105,610,025	21.58%	36.71%
2011	177,675,415	2,386,315	1.36%	1.96%	62,723,705	1,305,155	2.13%	2.88%	631,199,940	36,216,545	6.09%	45.03%
2012	179,981,445	2,306,030	1.30%	3.29%	65,368,630	2,644,925	4.22%	7.22%	701,402,465	70,202,525	11.12%	61.16%
2013	236,398,595	56,417,150	31.35%	35.66%	70,955,805	5,587,175	8.55%	16.38%	842,565,755	141,163,290	20.13%	93.60%
2014	241,135,015	4,736,420	2.00%	38.38%	69,179,240	-1,776,565	-2.50%	13.47%	1,226,500,930	383,935,175	45.57%	181.82%
2015	257,536,055	16,401,040	6.80%	47.79%	83,277,960	14,098,720	20.38%	36.59%	1,327,449,155	100,948,225	8.23%	205.01%
2016	271,157,625	13,621,570	5.29%	55.61%	85,846,980	2,569,020	3.08%	40.80%	1,334,784,450	7,335,295	0.55%	206.70%
2017	280,533,255	9,375,630	3.46%	60.99%	90,423,925	4,576,945	5.33%	48.31%	1,330,291,660	-4,492,790	-0.34%	205.66%
2018	293,887,590	13,354,335	4.76%	68.66%	92,424,430	2,000,505	2.21%	51.59%	1,308,938,200	-21,353,460	-1.61%	200.76%

Rate Annual %chg: Residential & Recreational **5.37%**

Commercial & Industrial **4.25%**

Agricultural Land **11.64%**

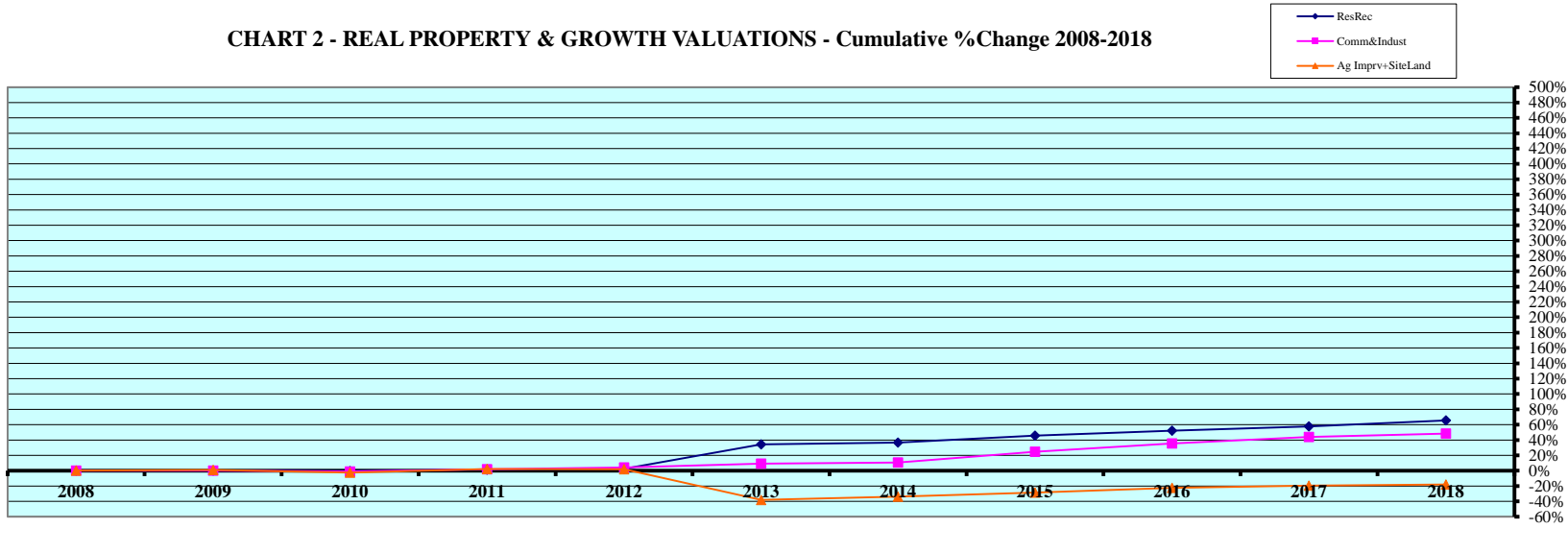
Cnty# **90**
County **WAYNE**

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	174,252,640	1,914,500	1.10%	172,338,140	--	--	60,969,530	347,530	0.57%	60,622,000	--	--			
2009	175,517,905	1,108,305	0.63%	174,409,600	0.09%	0.09%	62,051,760	1,046,215	1.69%	61,005,545	0.06%	0.06%			
2010	175,289,100	1,642,960	0.94%	173,646,140	-1.07%	-0.35%	61,418,550	1,025,165	1.67%	60,393,385	-2.67%	-0.94%			
2011	177,675,415	1,090,290	0.61%	176,585,125	0.74%	1.34%	62,723,705	598,680	0.95%	62,125,025	1.15%	1.90%			
2012	179,981,445	1,548,245	0.86%	178,433,200	0.43%	2.40%	65,368,630	1,766,855	2.70%	63,601,775	1.40%	4.32%			
2013	236,398,595	2,319,690	0.98%	234,078,905	30.06%	34.33%	70,955,805	4,410,695	6.22%	66,545,110	1.80%	9.14%			
2014	241,135,015	3,096,405	1.28%	238,038,610	0.69%	36.61%	69,179,240	1,735,300	2.51%	67,443,940	-4.95%	10.62%			
2015	257,536,055	3,734,510	1.45%	253,801,545	5.25%	45.65%	83,277,960	7,320,050	8.79%	75,957,910	9.80%	24.58%			
2016	271,157,625	5,927,475	2.19%	265,230,150	2.99%	52.21%	85,846,980	3,300,060	3.84%	82,546,920	-0.88%	35.39%			
2017	280,533,255	5,853,785	2.09%	274,679,470	1.30%	57.63%	90,423,925	2,561,075	2.83%	87,862,850	2.35%	44.11%			
2018	293,887,590	5,443,365	1.85%	288,444,225	2.82%	65.53%	92,424,430	1,970,400	2.13%	90,454,030	0.03%	48.36%			
Rate Ann%chg	5.37%						4.33%	4.25%						C & I w/o growth	0.81%

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	95,159,460	32,089,935	127,249,395	2,245,635	1.76%	125,003,760	--	--
2009	95,831,270	35,477,365	131,308,635	2,613,500	1.99%	128,695,135	1.14%	1.14%
2010	89,361,385	36,838,185	126,199,570	2,266,160	1.80%	123,933,410	-5.62%	-2.61%
2011	92,017,420	40,714,400	132,731,820	2,662,800	2.01%	130,069,020	3.07%	2.22%
2012	92,884,710	40,529,705	133,414,415	3,603,480	2.70%	129,810,935	-2.20%	2.01%
2013	49,817,845	31,734,860	81,552,705	2,712,930	3.33%	78,839,775	-40.91%	-38.04%
2014	51,082,390	35,003,815	86,086,205	1,841,050	2.14%	84,245,155	3.30%	-33.80%
2015	58,157,840	35,318,660	93,476,500	2,419,450	2.59%	91,057,050	5.77%	-28.44%
2016	63,765,650	39,237,435	103,003,085	4,082,525	3.96%	98,920,560	5.82%	-22.26%
2017	63,768,835	41,456,890	105,225,725	2,575,660	2.45%	102,650,065	-0.34%	-19.33%
2018	63,199,015	41,748,780	104,947,795	685,210	0.65%	104,262,585	-0.92%	-18.06%
Rate Ann%chg	-4.01%	2.67%	-1.91%	Ag Imprv+Site w/o growth			-3.09%	

(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.

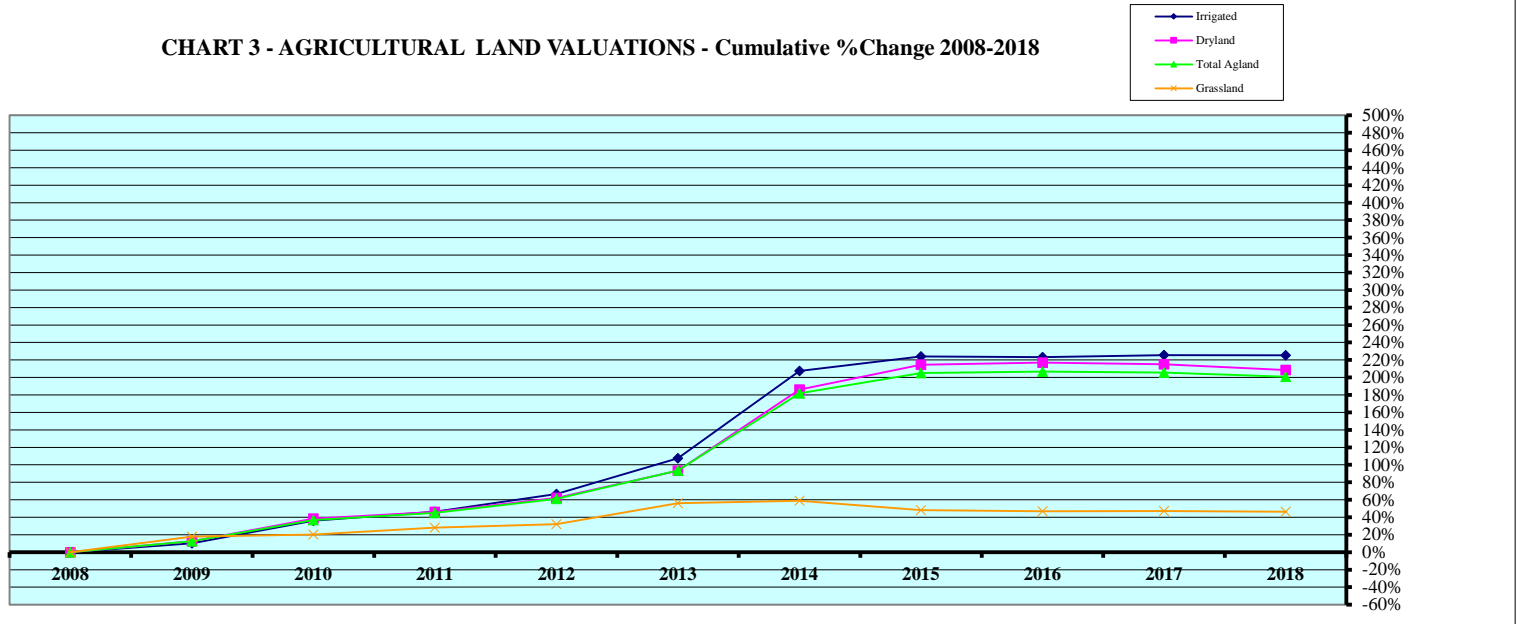
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	90
County	WAYNE

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	86,429,235	--	--	--	319,218,050	--	--	--	29,224,905	--	--	--
2009	95,167,900	8,738,665	10.11%	10.11%	359,418,210	40,200,160	12.59%	12.59%	34,450,300	5,225,395	17.88%	17.88%
2010	117,551,520	22,383,620	23.52%	36.01%	441,650,885	82,232,675	22.88%	38.35%	35,137,415	687,115	1.99%	20.23%
2011	126,375,960	8,824,440	7.51%	46.22%	466,495,195	24,844,310	5.63%	46.14%	37,458,470	2,321,055	6.61%	28.17%
2012	143,993,920	17,617,960	13.94%	66.60%	517,627,670	51,132,475	10.96%	62.15%	38,574,505	1,116,035	2.98%	31.99%
2013	179,217,810	35,223,890	24.46%	107.36%	616,518,985	98,891,315	19.10%	93.13%	45,581,205	7,006,700	18.16%	55.97%
2014	265,660,530	86,442,720	48.23%	207.37%	913,084,385	296,565,400	48.10%	186.04%	46,430,235	849,030	1.86%	58.87%
2015	279,960,190	14,299,660	5.38%	223.92%	1,003,626,035	90,541,650	9.92%	214.40%	43,329,520	-3,100,715	-6.68%	48.26%
2016	279,405,810	-554,380	-0.20%	223.28%	1,011,871,135	8,245,100	0.82%	216.98%	42,946,395	-383,125	-0.88%	46.95%
2017	281,319,700	1,913,890	0.68%	225.49%	1,005,330,910	-6,540,225	-0.65%	214.94%	43,000,865	54,470	0.13%	47.14%
2018	281,138,275	-181,425	-0.06%	225.28%	984,430,675	-20,900,235	-2.08%	208.39%	42,728,245	-272,620	-0.63%	46.20%

Rate Ann.%chg: Irrigated 12.52% Dryland 11.92% Grassland 3.87%

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	342,080	--	--	--	0	--	--	--	435,214,270	--	--	--
2009	336,960	-5,120	-1.50%	-1.50%	0	0	--	--	489,373,370	54,159,100	12.44%	12.44%
2010	643,575	306,615	90.99%	88.14%	0	0	--	--	594,983,395	105,610,025	21.58%	36.71%
2011	870,315	226,740	35.23%	154.42%	0	0	--	--	631,199,940	36,216,545	6.09%	45.03%
2012	1,206,370	336,055	38.61%	252.66%	0	0	--	--	701,402,465	70,202,525	11.12%	61.16%
2013	1,247,755	41,385	3.43%	264.76%	0	0	--	--	842,565,755	141,163,290	20.13%	93.60%
2014	1,245,330	-2,425	-0.19%	264.05%	80,450	80,450	--	--	1,226,500,930	383,935,175	45.57%	181.82%
2015	533,410	-711,920	-57.17%	55.93%	0	-80,450	-100.00%	--	1,327,449,155	100,948,225	8.23%	205.01%
2016	561,110	27,700	5.19%	64.03%	0	0	--	--	1,334,784,450	7,335,295	0.55%	206.70%
2017	640,185	79,075	14.09%	87.14%	0	0	--	--	1,330,291,660	-4,492,790	-0.34%	205.66%
2018	641,005	820	0.13%	87.38%	0	0	--	--	1,308,938,200	-21,353,460	-1.61%	200.76%

Cnty# 90
County WAYNE

Rate Ann.%chg: Total Agric Land 11.64%

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	84,862,520	41,266	2,056			318,713,045	191,486	1,664			30,273,655	28,815	1,051		
2009	94,673,515	43,694	2,167	5.36%	5.36%	360,050,150	189,378	1,901	14.23%	14.23%	34,499,955	28,037	1,231	17.12%	17.12%
2010	117,816,145	44,955	2,621	20.95%	27.44%	441,984,715	191,362	2,310	21.48%	38.77%	34,952,290	24,346	1,436	16.67%	36.65%
2011	126,368,070	45,528	2,776	5.91%	34.97%	466,378,070	190,431	2,449	6.03%	47.14%	37,566,845	24,587	1,528	6.43%	45.43%
2012	142,881,245	46,330	3,084	11.11%	49.96%	517,980,150	190,652	2,717	10.94%	63.23%	38,935,885	23,301	1,671	9.37%	59.05%
2013	179,221,530	48,554	3,691	19.69%	79.49%	616,764,935	189,061	3,262	20.07%	96.00%	45,850,980	22,741	2,016	20.66%	91.91%
2014	265,667,845	48,518	5,476	48.34%	166.26%	913,342,090	190,107	4,804	47.27%	188.65%	46,440,925	21,624	2,148	6.52%	104.42%
2015	280,783,335	48,411	5,800	5.92%	182.03%	999,546,250	190,625	5,244	9.14%	215.04%	46,283,625	21,270	2,176	1.32%	107.12%
2016	279,412,555	48,168	5,801	0.01%	182.07%	1,011,942,845	191,458	5,285	0.80%	217.55%	42,944,260	20,298	2,116	-2.77%	101.38%
2017	281,319,690	48,496	5,801	0.00%	182.08%	1,005,455,105	190,287	5,284	-0.03%	217.46%	43,004,530	20,433	2,105	-0.52%	100.33%
2018	281,308,580	48,494	5,801	0.00%	182.08%	984,329,105	190,246	5,174	-2.08%	210.86%	42,719,270	20,410	2,093	-0.55%	99.22%

Rate Annual %chg Average Value/Acre: **10.93%**

12.01%

7.14%

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	349,260	2,793	125			0	0				434,198,480	264,359	1,642		
2009	335,725	1,679	200	59.93%	59.93%	0	0				489,559,345	262,787	1,863	13.42%	13.42%
2010	643,615	2,145	300	50.03%	139.93%	0	0				595,396,765	262,808	2,266	21.61%	37.93%
2011	859,505	2,149	400	33.32%	219.88%	0	0				631,172,490	262,695	2,403	6.05%	46.29%
2012	1,206,345	2,413	500	25.00%	299.87%	0	0				701,003,625	262,695	2,669	11.06%	62.47%
2013	1,217,975	2,436	500	0.00%	299.87%	0	0				843,055,420	262,791	3,208	20.22%	95.32%
2014	1,235,065	2,470	500	0.00%	299.86%	0	0				1,226,685,925	262,719	4,669	45.54%	184.28%
2015	503,270	2,516	200	-60.00%	59.94%	0	0				1,327,116,480	262,822	5,049	8.14%	207.44%
2016	560,180	2,801	200	0.00%	59.93%	0	0				1,334,859,840	262,725	5,081	0.62%	209.34%
2017	640,170	3,201	200	0.01%	59.95%	0	0				1,330,419,495	262,416	5,070	-0.22%	208.68%
2018	641,060	3,205	200	0.00%	59.95%	0	0				1,308,998,015	262,355	4,989	-1.59%	203.78%

90
WAYNE

Rate Annual %chg Average Value/Acre: **11.75%**

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

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,595	WAYNE	62,179,477	26,317,134	2,380,855	293,887,590	82,887,740	9,536,690	0	1,308,938,200	63,199,015	41,748,780	0	1,891,075,481
cnty sector value % of total value:		3.29%	1.39%	0.13%	15.54%	4.38%	0.50%		69.22%	3.34%	2.21%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
229	CARROLL	144,241	45,189	1,010	5,450,475	1,034,080	0	0	0	0	0	0	6,674,995
2.39%	%sector of county sector	0.23%	0.17%	0.04%	1.85%	1.25%							0.35%
	%sector of municipality	2.16%	0.68%	0.02%	81.66%	15.49%							100.00%
285	HOSKINS	70,800	72,703	3,445	9,369,085	1,115,835	0	0	0	0	0	0	10,631,868
2.97%	%sector of county sector	0.11%	0.28%	0.14%	3.19%	1.35%							0.56%
	%sector of municipality	0.67%	0.88%	0.03%	88.12%	10.50%							100.00%
21	SHOLES	79,580	276	124	433,755	270,400	0	0	0	0	0	0	784,135
0.22%	%sector of county sector	0.13%	0.00%	0.01%	0.15%	0.33%							0.04%
	%sector of municipality	10.15%	0.04%	0.02%	55.32%	34.48%							100.00%
1,451	WAKEFIELD	1,790,666	194,491	183,119	12,744,005	7,131,550	0	0	0	0	0	0	22,043,831
15.12%	%sector of county sector	2.88%	0.74%	7.69%	4.34%	8.60%							1.17%
	%sector of municipality	8.12%	0.88%	0.83%	57.81%	32.35%							100.00%
5,666	WAYNE	9,133,562	1,659,503	504,184	159,794,350	53,688,370	1,539,190	0	0	0	0	0	226,319,159
59.05%	%sector of county sector	14.69%	6.31%	21.18%	54.37%	64.77%	16.14%						11.97%
	%sector of municipality	4.04%	0.73%	0.22%	70.61%	23.72%	0.68%						100.00%
427	WINSIDE	855,134	104,865	10,794	11,570,070	1,433,460	0	0	0	0	0	0	13,974,323
4.45%	%sector of county sector	1.38%	0.40%	0.45%	3.94%	1.73%							0.74%
	%sector of municipality	6.12%	0.75%	0.08%	82.80%	10.26%							100.00%
8,079	Total Municipalities	12,073,983	2,077,027	702,676	199,361,740	64,673,695	1,539,190	0	0	0	0	0	280,428,311
84.20%	%all municip.sectors of cnty	19.42%	7.89%	29.51%	67.84%	78.03%	16.14%						14.83%

90 WAYNE

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 : 6,402	Value : 1,842,955,500	Growth 35,659,755	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	217	3,048,905	84	284,840	393	6,530,690	694	9,864,435	
02. Res Improve Land	1,994	19,576,495	157	3,983,025	393	5,987,550	2,544	29,547,070	
03. Res Improvements	2,057	183,310,900	159	23,964,885	406	56,135,050	2,622	263,410,835	
04. Res Total	2,274	205,936,300	243	28,232,750	799	68,653,290	3,316	302,822,340	3,723,850
% of Res Total	68.58	68.01	7.33	9.32	24.10	22.67	51.80	16.43	10.44
05. Com UnImp Land	94	1,697,050	16	747,980	6	100,900	116	2,545,930	
06. Com Improve Land	319	6,977,720	29	999,245	17	684,795	365	8,661,760	
07. Com Improvements	323	60,918,170	29	9,183,960	29	35,189,870	381	105,292,000	
08. Com Total	417	69,592,940	45	10,931,185	35	35,975,565	497	116,499,690	30,758,110
% of Com Total	83.90	59.74	9.05	9.38	7.04	30.88	7.76	6.32	86.25
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	77,000	8	650,640	0	0	9	727,640	
11. Ind Improvements	1	1,462,190	9	7,346,860	0	0	10	8,809,050	
12. Ind Total	1	1,539,190	9	7,997,500	0	0	10	9,536,690	0
% of Ind Total	10.00	16.14	90.00	83.86	0.00	0.00	0.16	0.52	0.00
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	2,274	205,936,300	243	28,232,750	799	68,653,290	3,316	302,822,340	3,723,850
% of Res & Rec Total	68.58	68.01	7.33	9.32	24.10	22.67	51.80	16.43	10.44
Com & Ind Total	418	71,132,130	54	18,928,685	35	35,975,565	507	126,036,380	30,758,110
% of Com & Ind Total	82.45	56.44	10.65	15.02	6.90	28.54	7.92	6.84	86.25

17. Taxable Total	2,692	277,068,430	297	47,161,435	834	104,628,855	3,823	428,858,720	34,481,960
% of Taxable Total	70.42	64.61	7.77	11.00	21.82	24.40	59.72	23.27	96.70

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	75	745,905	8,580,470	0	0	0
19. Commercial	19	700,735	10,549,895	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	75	745,905	8,580,470
19. Commercial	0	0	0	19	700,735	10,549,895
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				94	1,446,640	19,130,365

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	241	3	117	361

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	117,925	1,788	903,506,860	1,794	903,624,785
28. Ag-Improved Land	0	0	0	0	721	426,529,845	721	426,529,845
29. Ag Improvements	0	0	0	0	785	83,942,150	785	83,942,150

30. Ag Total					2,579	1,414,096,780
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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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	10	10.00	150,000	10	10.00	150,000	
32. HomeSite Improv Land	480	498.52	7,477,800	480	498.52	7,477,800	
33. HomeSite Improvements	490	0.00	55,495,525	490	0.00	55,495,525	382,920
34. HomeSite Total				500	508.52	63,123,325	
35. FarmSite UnImp Land	254	636.30	1,590,740	254	636.30	1,590,740	
36. FarmSite Improv Land	689	4,866.53	12,166,345	689	4,866.53	12,166,345	
37. FarmSite Improvements	748	0.00	28,446,625	748	0.00	28,446,625	794,875
38. FarmSite Total				1,002	5,502.83	42,203,710	
39. Road & Ditches	2,325	5,920.14	0	2,325	5,920.14	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,502	11,931.49	105,327,035	1,177,795

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	1	160.00	286,200	1	160.00	286,200

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	2,653.34	5.48%	15,986,355	5.69%	6,024.99
46. 1A	9,958.76	20.56%	59,752,550	21.26%	6,000.00
47. 2A1	2,908.28	6.00%	17,304,300	6.16%	5,950.01
48. 2A	2,504.28	5.17%	14,775,250	5.26%	5,900.00
49. 3A1	13,773.08	28.43%	79,883,795	28.43%	5,799.99
50. 3A	11,833.41	24.43%	66,858,870	23.79%	5,650.01
51. 4A1	4,773.77	9.85%	26,255,750	9.34%	5,500.00
52. 4A	39.95	0.08%	195,750	0.07%	4,899.87
53. Total	48,444.87	100.00%	281,012,620	100.00%	5,800.67
Dry					
54. 1D1	13,046.10	6.86%	74,362,845	7.55%	5,700.01
55. 1D	38,818.11	20.40%	219,319,440	22.28%	5,649.93
56. 2D1	10,578.02	5.56%	58,708,470	5.96%	5,550.04
57. 2D	9,020.61	4.74%	49,162,545	4.99%	5,450.02
58. 3D1	58,079.60	30.52%	307,241,220	31.21%	5,290.00
59. 3D	38,409.41	20.18%	182,447,510	18.53%	4,750.07
60. 4D1	22,224.15	11.68%	92,896,895	9.44%	4,180.00
61. 4D	115.63	0.06%	450,370	0.05%	3,894.92
62. Total	190,291.63	100.00%	984,589,295	100.00%	5,174.11
Grass					
63. 1G1	988.98	4.87%	2,418,125	5.69%	2,445.07
64. 1G	2,273.89	11.20%	5,501,355	12.94%	2,419.36
65. 2G1	4,723.22	23.27%	10,255,440	24.12%	2,171.28
66. 2G	2,967.63	14.62%	6,100,145	14.35%	2,055.56
67. 3G1	3,175.67	15.64%	7,438,165	17.50%	2,342.23
68. 3G	2,650.04	13.05%	4,887,675	11.50%	1,844.38
69. 4G1	3,386.32	16.68%	5,739,750	13.50%	1,694.98
70. 4G	134.61	0.66%	172,365	0.41%	1,280.48
71. Total	20,300.36	100.00%	42,513,020	100.00%	2,094.20
Irrigated Total					
	48,444.87	18.47%	281,012,620	21.47%	5,800.67
Dry Total					
	190,291.63	72.54%	984,589,295	75.23%	5,174.11
Grass Total					
	20,300.36	7.74%	42,513,020	3.25%	2,094.20
72. Waste	3,273.95	1.25%	654,810	0.05%	200.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	262,310.81	100.00%	1,308,769,745	100.00%	4,989.39

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	48,444.87	281,012,620	48,444.87	281,012,620
77. Dry Land	0.00	0	21.53	117,925	190,270.10	984,471,370	190,291.63	984,589,295
78. Grass	0.00	0	0.00	0	20,300.36	42,513,020	20,300.36	42,513,020
79. Waste	0.00	0	0.00	0	3,273.95	654,810	3,273.95	654,810
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	21.53	117,925	262,289.28	1,308,651,820	262,310.81	1,308,769,745

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	48,444.87	18.47%	281,012,620	21.47%	5,800.67
Dry Land	190,291.63	72.54%	984,589,295	75.23%	5,174.11
Grass	20,300.36	7.74%	42,513,020	3.25%	2,094.20
Waste	3,273.95	1.25%	654,810	0.05%	200.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	262,310.81	100.00%	1,308,769,745	100.00%	4,989.39

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 Beverly Hills/paradise	9	75,825	28	377,665	28	4,158,400	37	4,611,890	6,210
83.2 Carroll	29	86,620	116	410,845	119	5,039,555	148	5,537,020	40,310
83.3 Hoskins	21	201,190	113	554,840	115	8,942,935	136	9,698,965	313,625
83.4 Muhs Acres	1	10,740	20	315,810	20	2,605,420	21	2,931,970	8,790
83.5 Rural & Sholes	410	6,802,075	402	6,019,145	415	56,720,855	825	69,542,075	779,190
83.6 Suburban	74	198,275	108	3,258,960	110	16,905,200	184	20,362,435	235,335
83.7 Wakefield	6	94,085	102	1,219,075	102	13,326,360	108	14,639,520	420,730
83.8 Wayne	124	2,165,065	1,464	16,388,240	1,522	145,229,395	1,646	163,782,700	1,858,240
83.9 Winside	20	230,560	191	1,002,490	191	10,482,715	211	11,715,765	61,420
84 Residential Total	694	9,864,435	2,544	29,547,070	2,622	263,410,835	3,316	302,822,340	3,723,850

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Carroll	7	12,990	21	84,825	21	936,265	28	1,034,080	0
85.2	Hoskins	4	11,485	18	47,560	18	1,056,790	22	1,115,835	0
85.3	Rural & Sholes	9	166,230	29	945,560	41	40,544,945	50	41,656,735	28,549,220
85.4	Suburban	15	682,780	29	1,391,000	29	11,418,905	44	13,492,685	106,760
85.5	Wakefield	1	7,095	12	609,325	12	6,578,145	13	7,194,565	0
85.6	Wayne	72	1,650,410	236	6,194,950	239	52,262,995	311	60,108,355	2,102,130
85.7	Winside	8	14,940	29	116,180	31	1,303,005	39	1,434,125	0
86	Commercial Total	116	2,545,930	374	9,389,400	391	114,101,050	507	126,036,380	30,758,110

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	975.47	5.12%	2,341,120	6.45%	2,399.99
88. 1G	2,167.03	11.38%	4,897,585	13.49%	2,260.04
89. 2G1	4,652.60	24.43%	9,863,500	27.17%	2,120.00
90. 2G	2,903.02	15.24%	5,748,010	15.84%	1,980.01
91. 3G1	2,737.18	14.37%	5,118,555	14.10%	1,870.01
92. 3G	2,436.72	12.80%	3,874,390	10.67%	1,590.00
93. 4G1	3,037.92	15.95%	4,283,435	11.80%	1,409.99
94. 4G	134.07	0.70%	170,260	0.47%	1,269.93
95. Total	19,044.01	100.00%	36,296,855	100.00%	1,905.95
CRP					
96. 1C1	13.51	1.08%	77,005	1.24%	5,699.85
97. 1C	106.86	8.51%	603,770	9.71%	5,650.10
98. 2C1	70.62	5.62%	391,940	6.31%	5,549.99
99. 2C	64.61	5.14%	352,135	5.66%	5,450.16
100. 3C1	438.49	34.90%	2,319,610	37.32%	5,290.00
101. 3C	213.32	16.98%	1,013,285	16.30%	4,750.07
102. 4C1	348.40	27.73%	1,456,315	23.43%	4,180.01
103. 4C	0.54	0.04%	2,105	0.03%	3,898.15
104. Total	1,256.35	100.00%	6,216,165	100.00%	4,947.80
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	19,044.01	93.81%	36,296,855	85.38%	1,905.95
CRP Total	1,256.35	6.19%	6,216,165	14.62%	4,947.80
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	20,300.36	100.00%	42,513,020	100.00%	2,094.20

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

90 Wayne

	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	293,887,590	302,822,340	8,934,750	3.04%	3,723,850	1.77%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	63,199,015	63,123,325	-75,690	-0.12%	382,920	-0.73%
04. Total Residential (sum lines 1-3)	357,086,605	365,945,665	8,859,060	2.48%	4,106,770	1.33%
05. Commercial	82,887,740	116,499,690	33,611,950	40.55%	30,758,110	3.44%
06. Industrial	9,536,690	9,536,690	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	92,424,430	126,036,380	33,611,950	36.37%	30,758,110	3.09%
08. Ag-Farmsite Land, Outbuildings	41,748,780	42,203,710	454,930	1.09%	794,875	-0.81%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	41,748,780	42,203,710	454,930	1.09%	794,875	-0.81%
12. Irrigated	281,138,275	281,012,620	-125,655	-0.04%		
13. Dryland	984,430,675	984,589,295	158,620	0.02%		
14. Grassland	42,728,245	42,513,020	-215,225	-0.50%		
15. Wasteland	641,005	654,810	13,805	2.15%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,308,938,200	1,308,769,745	-168,455	-0.01%		
18. Total Value of all Real Property (Locally Assessed)	1,800,198,015	1,842,955,500	42,757,485	2.38%	35,659,755	0.39%

2019 Assessment Survey for Wayne County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	N/A
3.	Other full-time employees:
	2
4.	Other part-time employees:
	N/A
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$184,690.00
7.	Adopted budget, or granted budget if different from above:
	\$184,690.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$10,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$0
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500.00
12.	Other miscellaneous funds:
	\$50,000 for GIS
13.	Amount of last year's assessor's budget not used:
	\$27,533.86 (this is mostly in the payroll portion as we have had some changes in staff)

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes, but rarely, we keep them updated but use the GIS most of the time.
4.	If so, who maintains the Cadastral Maps?
	Office Staff, Deputy Assessor (Jo Junck), Carri Sutak
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. https://wayne.gworks.com
7.	Who maintains the GIS software and maps?
	We do in this office. We draw out our own splits, combine parcels, etc.
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	Wayne, Carroll, Winside, Hoskins and Wakefield are zoned.
4.	When was zoning implemented?
	N/A

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not currently
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2019 Residential Assessment Survey for Wayne County

1.	Valuation data collection done by:																						
	All in the office help but coordinated by Dawn Duffy.																						
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="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>Beverly Hills - Subdivision located between Norfolk and Hoskins on Hwy. 35</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Carroll - Small village located west of Wayne, Approximate population of 229</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Hoskins - close proximity to Norfolk. No school. Approximate population of 285</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Muhs Acres - Suburban Subdivision located NW of the city of Wayne, generally half acre in size</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural and Sholes (Sholes: small population of approximately 21)</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Wakefield - K-12 school located in Wayne County portion of the town, mostly newer constructed homes and adjoins Dixon County. Approximate total population of 1,451. New Dollar General, CVA</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Wayne - County seat, Wayne State College, K-12 school.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Winside - K-12 school system. They just closed the only café. Small grocery store, one bar open very limited hours.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Suburban - Parcels located within a one mile radius of the small towns and a two mile radius of Wayne, less than 20 acres</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural home and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Beverly Hills - Subdivision located between Norfolk and Hoskins on Hwy. 35	2	Carroll - Small village located west of Wayne, Approximate population of 229	3	Hoskins - close proximity to Norfolk. No school. Approximate population of 285	4	Muhs Acres - Suburban Subdivision located NW of the city of Wayne, generally half acre in size	5	Rural and Sholes (Sholes: small population of approximately 21)	6	Wakefield - K-12 school located in Wayne County portion of the town, mostly newer constructed homes and adjoins Dixon County. Approximate total population of 1,451. New Dollar General, CVA	7	Wayne - County seat, Wayne State College, K-12 school.	8	Winside - K-12 school system. They just closed the only café. Small grocery store, one bar open very limited hours.	20	Suburban - Parcels located within a one mile radius of the small towns and a two mile radius of Wayne, less than 20 acres	AG	Agricultural home and outbuildings
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																						
	Cost approach and sales comparison approach. Income approach/cash flow analysis on several vacant residential lots per application (Form 191)																						
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?																						
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5.	Are individual depreciation tables developed for each valuation group?																						
	Yes																						
6.	Describe the methodology used to determine the residential lot values?																						
	Sales Comparison Approach																						
7.	How are rural residential site values developed?																						
	Review vacant small tract sales and compare to surrounding county home site values																						

8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																											
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2019 Commercial Assessment Survey for Wayne County

1.	Valuation data collection done by:	
	All in the office help but coordinated by Dawn Duffy with the help of road men from one of the road districts.	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	2	Carroll -Minimal active commercial, has a grain facility
	3	Hoskins - Close proximity to Norfolk on Hwy. 35., minimal active commercial
	5	Rural and Sholes
	6	Wakefield - adjoins Dixon County, Newly constructed CVA facility, new Dollar General
	7	Wayne, County Seat, commercial hub for Wayne County. Wayne State College, hospital, two grocery stores, retail, mini marts, active commercial
	8	Winside, minimal active commercial properties, has a grain facility.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Cost approach and sales comparison approach are used to estimate the market value of commercial properties.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	The Cost Approach is used to determine the value of unique commercial 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?	
	We develop the depreciations based on the 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.	
	Sales comparison approach is used to determine commercial lot values.	

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	2	2017	2008	2017	2016
	3	1988	1990+%	1988	2016
	5	1988	1990+%	1988	2015
	6	2017	2008	2017	2016
	7	2018	2008	2016	2016
	8	2017	2008	2017	2016

The city of Wayne was damaged by a tornado in October of 2013, Many of the large commercial properties on the east side of the town were destroyed. The commercial review is ongoing through 2015. We are finally seeing the completion of the re-building of this area from the storm.

The city of Wayne was reappraised for 2017 utilizing 2008 costing. The remainder of the valuation groupings will be recosted in the future. Currently the city of Wayne is 61% of the county commercials and the most active as far as sales.

2019 Agricultural Assessment Survey for Wayne County

1.	Valuation data collection done by:						
	Dawn Duffy, Carrie Satak						
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="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The county is one market area.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The county is one market area.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The county is one market area.	2016					
	N/A						
3.	Describe the process used to determine and monitor market areas.						
	Study of sales.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	We have no recreational land. No rivers or gravel pits.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Home site values are the same value whether an acreage or on a farm, unless the property is an acreage located in a suburban location to town. Those are valued a bit higher.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Nothing at this time.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many special valuation applications are on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
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

2018 Plan of Assessment for Wayne County

County Assessor – Dawn Duffy

This plan of assessment is required by law, pursuant to Nebraska Revised Statute 77-1311.02, which states the following: The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

2019

Residential – Review work for 2019 will begin in November. Notes and building permits are being filed and prepared. We will continue to monitor sales using a market analysis. We will also continue pricing residential lots per square foot rather than front foot, as well as adjusting depreciation tables based on sales in those neighborhoods. Also, we will continue to go through all of the parcels and update/correct the information into the new CAMA system as things did not transfer smoothly from the conversion done in 2013, in hopes of being able to update our residential cost tables to something more current. This is done in the villages of Hoskins and Winside, and in May of 2018, we began this process on the rural houses as well. As part of the process of reviewing all parcels once every six years, we went around to all of the residential properties in Wayne and the small towns in the spring of 2016. The rural houses were reviewed in the spring of 2015.

Commercial – Parcels will be monitored using the sales/assessment ratio, building permits, and drive by reviews. We are entering all commercial data into the CAMA system. All of the commercial properties in Wayne, Carroll, and Winside are now priced using CAMA. I will continue to enter the data for the villages of Hoskins and Sholes for 2019. To meet State requirements that every parcel be reviewed at least once every six years, a review was done to all urban commercial properties in the spring of 2016. The rural commercial properties were reviewed in the spring of 2015.

Agricultural – Land uses are being reviewed using GIS imagery and we'll also utilize drive by reviews that we do at various times during the year, beginning around November. Also, when we receive new imagery from Pictometry we will review this for land use changes. This should be delivered in the summer of 2018.

Pictometry flew all of Wayne County and took more detailed, higher resolution imagery than we have ever had in the small towns and rural areas than ever before. We began reviewing the rural farm sites for changes (new/removed buildings) in June 2015 and then reviewed the small towns for changes such as additions/decks/yard sheds/garages, etc. as well. This was an ongoing process that took a couple years due to the amount of changes found and the amount of time we were able to devote to it due to other commitments of the office. We had a second Pictometry flight done in the spring of 2018. The area flown and resolution of imagery will be the same as in the first flight that was done in the spring of 2015. When this is delivered in the summer of 2018 we will begin looking for changes to buildings/houses/ag land. Again, this will be a process that may take a couple years to complete.

The assessor electronically enters sales data into the State's sales file and mails the Form 521's to the State by the 15th of each month as required by law.

Our office will continue to monitor the sales file and make changes accordingly.

2020

Residential – We will continue to go through neighborhoods in Wayne and update the pricing of the residential lots to price per square foot rather than front foot. We will also continue to review properties as needed. This will include walk around reviews, drive by reviews, and photos taken of the properties. Parcels will be monitored using the sales file in the county. When needed we will go to the property and list any changes that have taken place. Properties will continue to be physically reviewed and valued in a timely manner. We hope to get all of the residential data re-entered correctly into CAMA so that we can update the cost tables to something more current. As part of the process of reviewing all parcels once every six years, we will review all of the rural houses in the spring of 2020. This was previously done in the spring of 2015.

Commercial – All small town and City of Wayne commercial properties will now be priced using CAMA. Parcels will continue to be monitored and values adjusted using the sales assessment ratio. New construction and changes to parcels will continue to be monitored using building permits, realtor’s web sites, and drive by reviews. As part of the process of reviewing all parcels once every six years, we will review all of the rural commercial properties in the spring of 2020. This was done last in the spring of 2015.

Agricultural – Land will be adjusted using the sales assessment ratio. We will continue to monitor land use changes using GIS imagery as well as drive by reviews.

The assessor will continue to electronically enter the data into the State’s sales file on a monthly basis and forward the Form 521’s to the State by the 15th of each month.

2021

Residential – We will continue with pricing the residential lots by square foot rather than front foot in the city of Wayne, as well as continuing to monitor changes to parcels based on review work and sales. As part of the process of reviewing all parcels once every six years, we will go around and review all residential properties in the City of Wayne and all of the small towns in the spring of 2021. This was last done in the spring of 2016.

Commercial – Changes to parcels will continue to be monitored using building permits, realtor’s web sites, and drive by reviews. As part of the process of reviewing all parcels once every six years, we will review all of the commercial parcels in the City of Wayne and all of the small towns in the spring of 2021. This was done previously in the spring of 2016.

Agricultural – Land will be reviewed using drive by reviews as well as GIS imagery. We will continue to monitor values using the sales assessment ratio.

We will continue to use building permits, realtor websites, drive by reviews, and GIS to monitor changes. Our review work will continue to be inspected and valued in a timely manner.

The assessor will continue to electronically enter sales data into the State’s sales file on a monthly basis and forward Form 521’s to the State by the 15th of each month.

Staff, Budgeting & Training

Dawn Duffy was hired as the County Assessor in September 2012. Jo Junck, who has been employed with the assessor's office since September 1991, is the Deputy County Assessor. A third person, Carrie Sutak, was hired in April 2013 to assist in various duties including Deed Record changes, review work, pricing, filing, record maintenance, personal property, and various other duties. We hired a new employee in October of 2017 to replace someone who left. She worked in the office until March of 2018. We then hired Jessi Hansen on April 9th 2018. Due to the timing of her hiring she has mostly worked with personal property, however we are in the process of training her in other duties. These will include review work, pricing, Homesteads Exemptions, and various others as they arise.

The Deputy Assessor is mainly responsible for making the deed changes, updating the cadastral maps, and many other tasks that occur throughout the year. She has knowledge in almost all aspects of the office including review work, pricing, Homestead Exemptions, and personal property.

Dawn Duffy has been employed by the assessor's office since December 2002. Duffy received her Assessor's Certificate in February 2012. Previous duties included updating and maintaining the GIS records, review work, pricing, personal property, certification of value, and various other responsibilities as needed.

The Assessor and Deputy Assessor will continue to take classes and attend meetings to achieve the required number of hours to remain certified. In May 2013, Assessor Duffy completed IAAO course 101, Fundamentals of Real Property Appraisal, which is one of the two required courses of all new assessors. IAAO 300, Fundamentals of Mass Appraisal, was taken in September 2015. This was the second required class that must be taken within four years of any new assessor taking office.

The budget for the assessor's office has always been adequate to handle our needs. The commissioners have supported the office both financially and through the use of personnel and equipment when needed. The assessor's budget pays for all continuing education that is needed by its employees. Travel to and from workshops and meetings, as well as registration fees, is also paid for by the county.

In October of 2013 we converted from the old AS400 system to the new Version 2 through MIPS. Then, in the spring of 2015, MIPS updated us to Version 2.5 These conversions were less than smooth as the cost tables we were using in the old CAMA are no longer available in the new CAMA so we had to change them. Also, much of the information in regards to the houses, such as flooring, siding, porches, square footage, and lot sizes, did not transfer over correctly. This has created a tremendous amount of data entry work that needs to be done. Every parcel with a house needs to be gone through and the data re-entered. In the spring of 2016, MIPS updated the software once again to version 3. This update has gone fairly smooth with a few bugs here and there. We are currently still working to get all of the residential and commercial data entered/re-entered into CAMA due to these conversions.

We have had a GIS system in our office since 2009. It is now completely paid for. The aerial photos we had GIS take for us of the rural houses and buildings in 2011 are also fully paid for. The annual maintenance payments to MIPS and GIS are taken out of the county's general budget. Wayne County now has GIS online. The Assessor, Clerk, Emergency Manager, and Roads Department have separate tabs with different information available to the public. We feel this has helped to better serve the people of our community. GIS has played an integral role in being able to accurately map and account for all the parcels that have been affected by the tornadoes both on October 4th 2013 and June 16th 2014.

The Assessor data is currently available online at wayne.gisworkshop.com. Most of the parcel data can now be easily accessed by the public. This data includes ownership, sales price and history, legal descriptions, photos, sketches, square footages, mapping, lot sizes and more. Anyone can access this information but appraisers, realtors and insurance representatives have found it the most useful. Since going with GIS online, we have found that the number of phone calls and traffic in the office has decreased dramatically due to people having the ability to look up the information they want on their own and from the comfort of their own home or office.

We hired Pictometry to fly aerial imagery in the spring of 2015 of all of Wayne County. This imagery has been extremely useful in finding unreported buildings, decks, patios, additions, etc. We have also discovered buildings that are in bad repair due to damaged roofs or found buildings that have been torn down. We just had a second flight done in the spring of 2018. This will be helpful to compare to the original flight for finding changes that have taken place.

Definitions

Review Work/Pickup Work – Physically inspect and walk around the property, take notes, measure improvements and take photos. Basically, it is to gather any and all information necessary to make pricing-out possible. Usually an exterior review of property but can be an interior inspection.

Drive-by – Drive by the property but do not get out of the vehicle unless a change is visible. Notes are taken of what is seen as to make pricing-out possible. May include the taking of photos to provide visual evidence of what has been noted.

Conclusion

The assessor reviewed all urban residential and commercial properties in 2016. Aerial photos, as well as on the ground photos, were taken of all rural properties in 2015. The required inspection of every property in the county at least once every six years has been met.

In **2019, 2020, & 2021** I will work to improve the quality of assessment to stay in compliance with generally accepted mass appraisal practices. It is my goal to follow the five subsystems of mass appraisal; data collection and maintenance, market analysis, the development of mass appraisal models and tables, quality control, and defense of values. All five subsystems are in place in Wayne County.

The sales comparison approach to value is used in determining yearly adjustments to individual towns and neighborhoods. Market analysis statistics are used in the sales comparison approach. The cost approach to value is used in arriving at the assessed value of individual properties. The income approach to value is used in the valuation process of the Section 42 properties.

The Marshall & Swift manual's 2006 cost tables are being used for valuing residential property in the CAMA system, while 2008 cost tables are being used for the commercial properties. We hope in the next couple of years to update our residential properties to more current cost tables. This is something we can't really do until we get all of the data re-entered into the CAMA system correctly, which is proving to be a time-consuming project. Our GIS system is used in assisting in the determination of rural land use, as well as being a tool in problem solving. It has also been key in keeping remarkably more accurate parcel maps.

If Wayne County continues with the plan of assessment that is outlined in this proposal, we should be able to accomplish better quality of value, better uniformity of value and consistency in valuations over the next three years.