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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CASS COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Cass 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 Cass 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: Teresa Salinger, Cass County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O 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 information 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 (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 of the R&O.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 absolute deviation calculated about 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 [Neb. Rev. Stat. §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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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 to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

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 property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices

are reviewed to ensure taxpayers are served with such transparency.

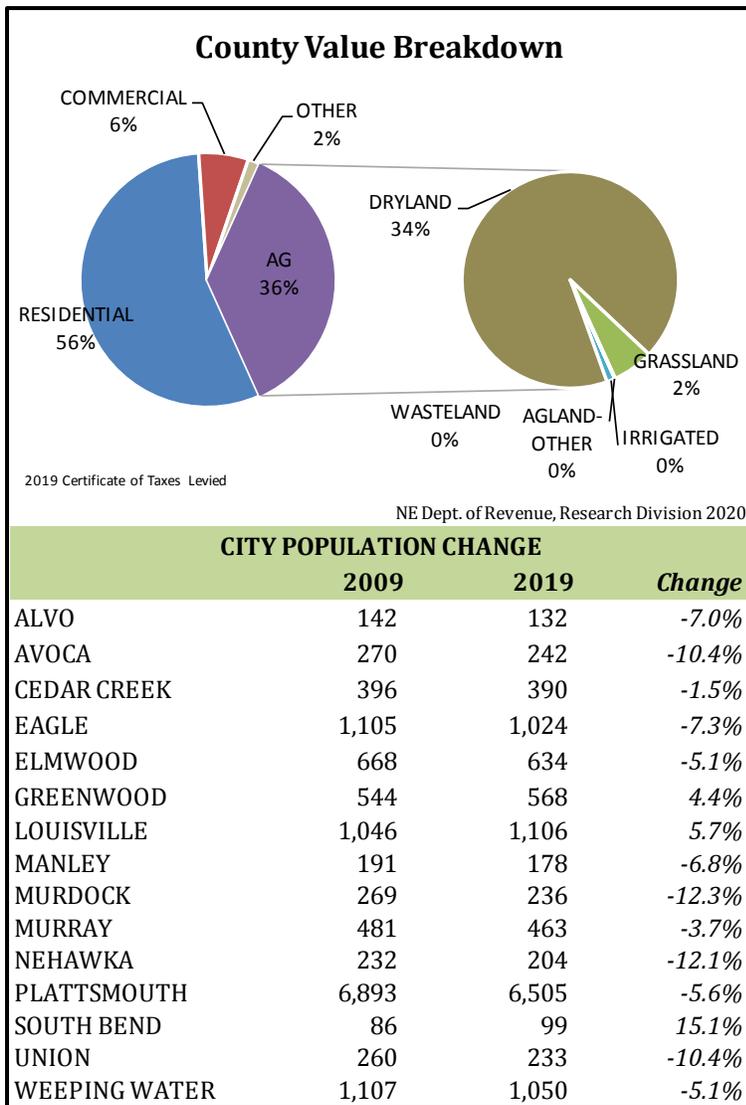
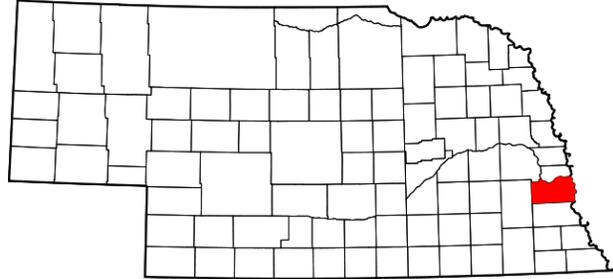
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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.

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 557 square miles, Cass County had 26,159 residents, per the Census Bureau Quick Facts for 2018, a nearly 4% population increase over the 2010 U.S. Census. Reports indicated that 77% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$163,058 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of commercial properties in Cass County are located in and around Plattsmouth, the county seat, as well as some rural areas. According to the latest information available from the U.S. Census Bureau, there were 551 employer establishments with total employment of 3,853.

Cass County is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD).

2020 Residential Correlation for Cass County

Assessment Actions

The County Assessor reviewed and reappraised residential parcels in Valuation Group 2 located in Murray Village, Beaver Lake, Lake WaConDa and rural townships of East Rock Bluff (Geo Code 3265), West Rock Bluff (Geo Code 3267) and Liberty (Geo Code 3483).

Due to flooding in the county along the Platte and Missouri Rivers, there were numerous residential parcels that were inspected to determine the value of the land and structures after the flood damage. The majority of these flood damaged properties occurred in mobile-home parks, which are Improvements on Lease Land (IOLL) properties and are not represented in the sales file.

Costing tables for all valuation groups was updated to 2019.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed

It appears after review that the County Assessor is having difficulty achieving timely submission of the electronic sale submissions. The County Assessor was strongly encouraged to develop a schedule to submit sales to the state monthly, ultimately all study period sales were received in the state sales file. The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and the percentage of sales is acceptable. All sales that are non-qualified have been properly documented and an explanation has been noted.

The review and analysis indicates that the county has adequately identified economic areas and geographic locations within the County with the six assigned valuation groups being used for the residential class. Lot values are reviewed when reappraisal is done by analyzing land to building ratios, vacant lot sales and the land portion of improved sales utilizing a sales comparison approach.

The County has an established six-year inspection plan and is current in their review process. The County Assessor has a formal, written Real Property Valuation Methodology report that explains the assessor's assessment practices. Depreciation and costing tables being utilized are 2010-2019.

2020 Residential Correlation for Cass County

Description of Analysis

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

| Valuation Group | Description |
|-----------------|--|
| 1 | Plattsmouth |
| 2 | Beaver Lake, Lake Waconda, Murray, Rural Geo Codes 3265, 3267, 3483 |
| 3 | Avoca, Manley, Nehawka, Union, Weeping Water, Rural Geo Codes 3269, 3271, 3477, 3479, 3481 |
| 4 | Alvo, Eagle, Elmwood, Murdock, Rural Geo Codes 3273, 3275, 3473, 3475, |
| 5 | Iron Horse, Greenwood, Louisville, South Bend, Rural Geo Codes 3249, 3251, 3253 |
| 6 | Buccaneer Bay, Cedar Creek, Rural Geo Codes 3255, 3257, 3259, 2971, 2973 |

For the residential property class, there were 776 qualified sales representing all valuation groups. Overall, all three measures of central tendency are within the acceptable range. Valuation Groups 1 and 5 display calculated medians within the acceptable range, with the COD and PRD being within the recommended range.

The other valuation groups all display a calculated median outside the acceptable range and will be addressed individually along with recommended adjustments to bring them to the same level of market value for the residential class of properties. Valuation Group 2 has 169 qualified sales with a median of 103%. The COD and PRD are within the IAAO recommended range and lend credibility to the statistics. A decrease of 7% to total value in Valuation Group 2 would bring the median to 96%. Review of the statistical profile for the properties in Valuation Group 2 indicates that while the properties are trending down in the study period, both years remain in the acceptable range after adjustment. Further review of the County Abstract of Assessment, Form 45 Schedule XI, compared to the same report from 2019 indicates that the valuation group increased by 8% when growth is excluded. This adjustment would lower the increase that these properties received for 2020, but should not produce a yo-yo effect in the valuation of future years.

Valuation Group 3 has 55 qualified sales with a median of 90%. No assessment actions were reported for this valuation group, and review of changes to the abstract and sales file suggest that values were unchanged for 2020. The COD is within the IAAO recommended range. The PRD is slightly high, but not unusually high for a sample that contains a range of selling prices from \$30,000 - \$475,000. An increase of 7% to total value only in Valuation Group 3 would bring the median to 96%.

2020 Residential Correlation for Cass County

Valuation Group 4 has 92 qualified sales with a median of 87%. This valuation group represents a growing area of the county. Analysis shows that two of the three measures of central tendency are within the acceptable range. The median is the best indicator of the level of value. The COD and the PRD are both outside the recommended range; however two extreme outliers in the sample with assessment-to-sale ratios greater than 600% have an extreme impact on the qualitative statistics, their removal reduces the COD to 13% and the PRD to 103%. An increase of 10% to total value in Valuation Group 4 would bring the median to 96%.

Valuation Group 6 has 141 qualified sales with a median of 89%. Analysis shows that two of the three measures of central tendency are within range. The COD and PRD are both above the range, but three extreme ratios above 600% are having an impact; the temporary removal of these ratios brings the COD to 10% and the PRD to 101%. An increase of 8% to total value in Valuation Group 6 would bring the median to 96%.

The Property Tax Administrator's (PTA) non-binding recommendation will be made to total value. A substat showing these valuation groups before the adjustments and with these adjustments is included in the appendices of this report. A statistical profile of the entire residential class, with all four proposed adjustments is also available in the addendum.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 4% to the residential class excluding growth.

Equalization and Quality of Assessment

The valuation practices demonstrated by the county assessor have not produced uniform valuations and therefore do not meet generally accepted mass appraisal techniques.

Level of Value

Based on a review of all available information, the overall level of value of the residential class in Cass County is 94%. The non-binding recommendation of the Property Tax Administrator (PTA) is that in order to achieve the statutory range of value in Cass County, a decrease of 7% to total value in Valuation Group 2, an increase of 7% to total value in Valuation Group 3, an increase of 10% to total value in Valuation Group 4, and an increase of 8% to total value in Valuation Group 6 should be made. With these increases to the valuation groups, it will move the level of value to the midpoint of the acceptable range in all valuation groups.

2020 Residential Correlation for Cass County

| RESIDENTIAL IMPROVED | | | | Type : Qualified | | | |
|--------------------------|-------------|-------------|--------|-------------------|--------|--|--|
| Number of Sales : | 776 | Median : | 94 | COV : | 59.00 | | |
| Total Sales Price : | 163,790,095 | Wgt. Mean : | 94 | STD : | 58.53 | | |
| Total Adj. Sales Price : | 163,790,095 | Mean : | 99 | Avg.Abs.Dev : | 16.32 | | |
| Total Assessed Value : | 153,365,347 | | | | | | |
| Avg. Adj. Sales Price : | 211,070 | COD : | 17.28 | MAX Sales Ratio : | 929.77 | | |
| Avg. Assessed Value : | 197,636 | PRD : | 105.94 | MIN Sales Ratio : | 50.60 | | |

| <u>VALUATION GROUP</u> | | | | | | | | |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX |
| 1 | 211 | 92.16 | 92.81 | 89.99 | 13.63 | 103.13 | 53.16 | 228.22 |
| 2 | 159 | 96.19 | 100.23 | 96.58 | 11.91 | 103.78 | 58.48 | 413.90 |
| 3 | 55 | 96.28 | 96.21 | 91.46 | 13.90 | 105.19 | 50.60 | 155.41 |
| 4 | 92 | 95.96 | 107.76 | 95.01 | 26.27 | 113.42 | 56.07 | 712.01 |
| 5 | 118 | 91.69 | 90.56 | 88.04 | 13.27 | 102.86 | 58.67 | 149.10 |
| 6 | 141 | 96.21 | 110.39 | 96.76 | 26.23 | 114.09 | 60.88 | 929.77 |

2020 Commercial Correlation for Cass County

Assessment Actions

The County Assessor inspected and revalued parcels located in Valuation Group 2, Beaver Lake, Murray, Lake Waconda and the rural commercial properties located in Geo Codes 3265, 3267 and 3483. Pick-up work was completed accurately and in a timely fashion.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed

It appears, after review, that the County Assessor is having difficulty achieving timely submission of the electronic sale submissions. The Assessor was strongly encouraged to develop a schedule to submit sales to the state monthly.

The County Assessor's valuation changes and sales verification process was reviewed and it was determined that an adequate sample of sales is being used and that all sales that are non-qualified have been properly documented as non-arm's length sales. The sales file was analyzed to determine the statistics were a reliable representation of the market.

Review and analysis indicates that the county has adequately identified economic areas and geographic locations within the county with the six assigned valuation groups being used for the commercial class.

The County Assessor has an established six-year inspection plan and is current in the review process. All of the commercial properties were reviewed in 2014-2019. Lot values are reviewed when reappraisal is done by analyzing vacant lot sales if available or using lot values from improved sales.

The County Assessor has a formal, written Real Property Valuation Methodology report that explains the assessor's assessment practices. The County uses a mix of the income and cost approaches to value. Depreciation tables being utilized are from 2018 and costing tables are from 2019.

2020 Commercial Correlation for Cass County

Description of Analysis

Commercial parcels are analyzed utilizing six valuation groups that are based on assessor locations in the county.

| Valuation Group | Description |
|-----------------|--|
| 1 | Plattsmouth |
| 2 | Murray, Beaver Lake, Waconda, Rural Geo Codes 3265, 3267, 3483 |
| 3 | Weeping Water, Avoca, Manley, Nehawka, Union, Rural Geo Codes 3269, 3271, 3477, 3479, 3481 |
| 4 | Alvo, Eagle, Elmwood, Murdock, Rural Geo Codes 3273, 3275, 3473, 3475 |
| 5 | Greenwood, Louisville, NW Lakes, South Bend, Rural Geo Codes 3249, 3251, 3253 |
| 6 | Buccaneer Bay, Cedar Creek, Rural Geo Codes 3255, 3257, 3259, 2969, 2971, 2973 |

The main commercial activity in the county is in Valuation Group 1 in the town of Plattsmouth. The other valuation groups that represent small towns in the county have minimal commercial activity.

For the commercial property class, there were 44 total qualified sales representing all valuation groups. Valuation Group 1 represents the majority of the qualified sales with 26 sales and is within the acceptable range. Two of the three measures of central tendency are within an acceptable range and show strong support of each other. The COD is within the IAAO recommended range, the PRD is high; however, review of the sales price substrata does not support an organized pattern of assessment regressivity.

The remainder of the sales are dispersed among the remaining four valuation groups. The small sample size in each of the other valuation groups does not adequately represent the commercial class and therefore, are not used for measurement. All valuation groups with an adequate number of qualified sales fall within the acceptable range.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 2% to the commercial class excluding growth. The value change is supported by the assessment actions taken by the County Assessor.

2020 Commercial Correlation for Cass County

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Cass County complies with generally accepted mass appraisal techniques.

| VALUATION GROUP | | | | | | |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 26 | 95.79 | 93.95 | 78.18 | 10.63 | 120.17 |
| 2 | 1 | 87.02 | 87.02 | 87.02 | 00.00 | 100.00 |
| 3 | 6 | 96.49 | 95.94 | 100.15 | 21.07 | 95.80 |
| 4 | 7 | 105.03 | 126.71 | 144.94 | 27.76 | 87.42 |
| 5 | 4 | 110.73 | 129.97 | 142.15 | 25.97 | 91.43 |
| ____ALL____ | 44 | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 |

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Cass County is 99%.

2020 Agricultural Correlation for Cass County

Assessment Actions

After reviewing sales and conducting a market analysis, the Cass County Assessor increased overall land values for dryland approximately 2%, overall grassland values approximately 16% and overall irrigated values approximately 1%. The county assessor continually reviews land use throughout the county while still following the six-year inspection plan.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed

The County Assessor's valuation changes and sales verification process was reviewed and it was determined that an adequate sample of sales is being used and the percentage of sales used is acceptable. All sales that are non-qualified have been properly documented and an explanation has been noted. The sales file was analyzed to determine the statistics were a reliable representation and no apparent sales bias was detected.

The county has two market areas that have unique and specific characteristics. Market Area 1 is a market not generally influenced by factors other than agricultural. Market Area 2 is a market influenced by other than agricultural uses namely the Highway 75 corridor and residential areas surrounding the lakes in the county create a strong commercial and residential influence.

The County Assessor has an established six-year inspection plan and is current in the review process. The County Assessor verifies land and property use through oblique and aerial imagery. County wide land use was last reviewed in 2016. The county currently does not have any land identified as intensive use. Agricultural improvements and outbuildings depreciation and costing tables used are dated 2017.

The County Assessor uses a sales questionnaire to help identify Conservation Reserve Program (CRP) acres. Using the sales file data, letters are mailed to landowners who have been identified as owning land with CRP acres. The county currently has 15 parcels enrolled in the Wetland Reserve Program (WRP).

Description of Analysis

Cass County is divided into two market areas for measurement purposes however the county assessor maintains five areas as defined in the County Assessor's Special Valuation Methodology detailed by Geo Codes, to determine values for parcels in their agricultural market. Market Area 1 consists of ten townships located in the west and southern portion of the county. This market area is considered to generally only have agricultural influence. Market Area 2 is located in the north

2020 Agricultural Correlation for Cass County

and eastern portion of the county considered to have strong residential and commercial influence on the agricultural sales.

The county analyzes agricultural sales within the county from Market Area 1 only as this area is not influenced by uses other than agricultural along with sales from the southern bordering county of Otoe County that does not recognize other than agricultural use for agricultural land.

An analysis was completed using 47 sales from Cass County in Market Area 1 and Otoe County in the geo codes that directly border Cass County. The statistics indicate that the county is in the acceptable range for the uninfluenced area of Market Area 1 for dryland at 80% Majority Land Use (MLU). All three measures of central tendency are within the acceptable range.

There are not a sufficient number of irrigated land or grassland sales for measurement however the county's values are generally comparable to the adjoining counties and are believed to be within the acceptable range.

The County Assessor values agricultural land in Market Area 2 with the same values for all three Land Capability Groups (LCGs) as in Market Area 1 as it has been determined that the agricultural influences are relatively the same as those in Market Area 1.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties and assessment practices indicate that Cass County has achieved equalized values. The quality of assessment in the agricultural land class of property in Cass County complies with generally accepted mass appraisal techniques.

| <u>80%MLU By Market Area</u> | | | | | | |
|------------------------------|-------|--------|-------|-----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| <u> Dry </u> | | | | | | |
| County | 33 | 70.67 | 74.49 | 70.15 | 16.12 | 106.19 |
| 1 | 33 | 70.67 | 74.49 | 70.15 | 16.12 | 106.19 |
| <u> Grass </u> | | | | | | |
| County | 1 | 80.06 | 80.06 | 80.06 | | 100.00 |
| 1 | 1 | 80.06 | 80.06 | 80.06 | | 100.00 |
| <u> ALL </u> | | | | | | |
| 10/01/2016 To 09/30/2019 | 47 | 74.54 | 77.64 | 73.42 | 16.23 | 105.75 |

2020 Agricultural Correlation for Cass County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Cass County is 75%.

Special Valuation

A review of agricultural land value in Cass County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of Market Area 1 where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 75%.

2020 Opinions of the Property Tax Administrator for Cass County

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

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|---|----------------|---|--|
| Residential Real Property | 93 | Does not meet generally accepted mass appraisal techniques. | Valuation Grouping # 2, an adjustment of 7% and # 3, an adjustment of 7%. and # 4, an adjustment of 10%. and # 6, an adjustment of 8%. |
| | | | |
| Commercial Real Property | 99 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Agricultural Land | 75 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Special Valuation of Agricultural Land | 75 | 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 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2020 Commission Summary for Cass County

Residential Real Property - Current

| | | | |
|------------------------|---------------|------------------------------------|-----------|
| Number of Sales | 776 | Median | 93.29 |
| Total Sales Price | \$163,790,095 | Mean | 97.65 |
| Total Adj. Sales Price | \$163,790,095 | Wgt. Mean | 92.42 |
| Total Assessed Value | \$151,367,160 | Average Assessed Value of the Base | \$142,425 |
| Avg. Adj. Sales Price | \$211,070 | Avg. Assessed Value | \$195,061 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 92.28 to 94.75 |
| 95% Wgt. Mean C.I | 90.99 to 93.84 |
| 95% Mean C.I | 93.81 to 101.49 |
| % of Value of the Class of all Real Property Value in the County | 52.34 |
| % of Records Sold in the Study Period | 5.94 |
| % of Value Sold in the Study Period | 8.13 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2019 | 820 | 95 | 94.67 |
| 2018 | 706 | 95 | 94.95 |
| 2017 | 625 | 94 | 94.40 |
| 2016 | 609 | 94 | 93.87 |

2020 Commission Summary for Cass County

Commercial Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales | 44 | Median | 98.81 |
| Total Sales Price | \$25,136,567 | Mean | 102.55 |
| Total Adj. Sales Price | \$25,136,567 | Wgt. Mean | 84.64 |
| Total Assessed Value | \$21,274,456 | Average Assessed Value of the Base | \$228,685 |
| Avg. Adj. Sales Price | \$571,286 | Avg. Assessed Value | \$483,510 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 92.98 to 100.00 |
| 95% Wgt. Mean C.I | 69.37 to 99.90 |
| 95% Mean C.I | 93.37 to 111.73 |
| % of Value of the Class of all Real Property Value in the County | 6.22 |
| % of Records Sold in the Study Period | 4.55 |
| % of Value Sold in the Study Period | 9.61 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2019 | 46 | 99 | 99.47 |
| 2018 | 30 | 99 | 99.24 |
| 2017 | 39 | 99 | 99.34 |
| 2016 | 33 | 99 | 99.07 |

13 Cass
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 776
 Total Sales Price : 163,790,095
 Total Adj. Sales Price : 163,790,095
 Total Assessed Value : 151,367,160
 Avg. Adj. Sales Price : 211,070
 Avg. Assessed Value : 195,061

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 98
 COD : 17.94
 PRD : 105.66

COV : 55.87
 STD : 54.56
 Avg. Abs. Dev : 16.74
 MAX Sales Ratio : 860.89
 MIN Sales Ratio : 47.29

95% Median C.I. : 92.28 to 94.75
 95% Wgt. Mean C.I. : 90.99 to 93.84
 95% Mean C.I. : 93.81 to 101.49

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-17 To 31-DEC-17 | 83 | 98.12 | 101.44 | 98.08 | 12.33 | 103.43 | 61.35 | 160.44 | 95.71 to 103.21 | 213,556 | 209,452 |
| 01-JAN-18 To 31-MAR-18 | 70 | 99.18 | 118.63 | 103.09 | 26.40 | 115.07 | 75.58 | 860.89 | 96.71 to 105.32 | 180,124 | 185,697 |
| 01-APR-18 To 30-JUN-18 | 114 | 95.01 | 97.41 | 95.99 | 11.76 | 101.48 | 64.02 | 254.46 | 93.28 to 96.85 | 215,217 | 206,584 |
| 01-JUL-18 To 30-SEP-18 | 130 | 94.93 | 109.78 | 98.22 | 24.33 | 111.77 | 62.02 | 756.24 | 93.11 to 97.58 | 195,479 | 191,998 |
| 01-OCT-18 To 31-DEC-18 | 88 | 92.54 | 92.75 | 92.42 | 11.93 | 100.36 | 47.29 | 132.17 | 87.90 to 97.37 | 208,138 | 192,359 |
| 01-JAN-19 To 31-MAR-19 | 51 | 91.34 | 104.14 | 91.67 | 27.15 | 113.60 | 53.42 | 671.53 | 84.91 to 99.46 | 211,782 | 194,150 |
| 01-APR-19 To 30-JUN-19 | 124 | 84.89 | 85.37 | 84.65 | 14.41 | 100.85 | 53.16 | 122.27 | 81.86 to 87.98 | 212,268 | 179,680 |
| 01-JUL-19 To 30-SEP-19 | 116 | 81.52 | 82.90 | 83.23 | 14.06 | 99.60 | 50.97 | 116.21 | 78.46 to 85.27 | 241,991 | 201,414 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-17 To 30-SEP-18 | 397 | 96.48 | 106.04 | 98.27 | 18.71 | 107.91 | 61.35 | 860.89 | 95.63 to 97.52 | 202,219 | 198,724 |
| 01-OCT-18 To 30-SEP-19 | 379 | 86.16 | 88.86 | 86.79 | 16.17 | 102.39 | 47.29 | 671.53 | 84.29 to 89.08 | 220,341 | 191,223 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-18 To 31-DEC-18 | 402 | 95.67 | 104.09 | 96.99 | 18.58 | 107.32 | 47.29 | 860.89 | 94.46 to 96.85 | 201,174 | 195,116 |
| <u>ALL</u> | 776 | 93.29 | 97.65 | 92.42 | 17.94 | 105.66 | 47.29 | 860.89 | 92.28 to 94.75 | 211,070 | 195,061 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|------------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 211 | 92.16 | 92.81 | 89.99 | 13.63 | 103.13 | 53.16 | 228.22 | 89.59 to 94.99 | 129,477 | 116,513 |
| 2 | 159 | 103.43 | 107.78 | 103.85 | 11.91 | 103.78 | 62.88 | 445.06 | 101.56 to 105.67 | 258,992 | 268,959 |
| 3 | 55 | 89.98 | 89.92 | 85.48 | 13.90 | 105.19 | 47.29 | 145.25 | 84.91 to 95.13 | 160,483 | 137,181 |
| 4 | 92 | 87.24 | 97.96 | 86.37 | 26.27 | 113.42 | 50.97 | 647.29 | 81.87 to 92.41 | 188,590 | 162,891 |
| 5 | 118 | 91.69 | 90.56 | 88.04 | 13.27 | 102.86 | 58.67 | 149.10 | 87.04 to 93.28 | 235,124 | 206,996 |
| 6 | 141 | 89.08 | 102.21 | 89.59 | 26.23 | 114.09 | 56.37 | 860.89 | 87.06 to 91.96 | 293,399 | 262,850 |
| <u>ALL</u> | 776 | 93.29 | 97.65 | 92.42 | 17.94 | 105.66 | 47.29 | 860.89 | 92.28 to 94.75 | 211,070 | 195,061 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 01 | 768 | 93.27 | 97.18 | 92.38 | 17.50 | 105.20 | 47.29 | 860.89 | 92.23 to 94.59 | 212,654 | 196,445 |
| 06 | | | | | | | | | | | |
| 07 | 8 | 103.32 | 142.64 | 105.46 | 51.56 | 135.26 | 61.92 | 445.06 | 61.92 to 445.06 | 58,956 | 62,175 |
| <u>ALL</u> | 776 | 93.29 | 97.65 | 92.42 | 17.94 | 105.66 | 47.29 | 860.89 | 92.28 to 94.75 | 211,070 | 195,061 |

13 Cass
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 776
 Total Sales Price : 163,790,095
 Total Adj. Sales Price : 163,790,095
 Total Assessed Value : 151,367,160
 Avg. Adj. Sales Price : 211,070
 Avg. Assessed Value : 195,061

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 98
 COD : 17.94
 PRD : 105.66

COV : 55.87
 STD : 54.56
 Avg. Abs. Dev : 16.74
 MAX Sales Ratio : 860.89
 MIN Sales Ratio : 47.29

95% Median C.I. : 92.28 to 94.75
 95% Wgt. Mean C.I. : 90.99 to 93.84
 95% Mean C.I. : 93.81 to 101.49

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| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|------------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| ___Low \$ Ranges___ | | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | | |
| Less Than 15,000 | 3 | 228.22 | 260.25 | 268.01 | 49.31 | 97.10 | 107.48 | 445.06 | N/A | 8,967 | 24,032 | |
| Less Than 30,000 | 8 | 113.83 | 169.37 | 143.69 | 57.63 | 117.87 | 100.00 | 445.06 | 100.00 to 445.06 | 17,021 | 24,458 | |
| ___Ranges Excl. Low \$___ | | | | | | | | | | | | |
| Greater Than 4,999 | 776 | 93.29 | 97.65 | 92.42 | 17.94 | 105.66 | 47.29 | 860.89 | 92.28 to 94.75 | 211,070 | 195,061 | |
| Greater Than 14,999 | 773 | 93.28 | 97.02 | 92.39 | 17.32 | 105.01 | 47.29 | 860.89 | 92.24 to 94.64 | 211,854 | 195,725 | |
| Greater Than 29,999 | 768 | 93.19 | 96.90 | 92.37 | 17.30 | 104.90 | 47.29 | 860.89 | 92.16 to 94.49 | 213,091 | 196,838 | |
| ___Incremental Ranges___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 3 | 228.22 | 260.25 | 268.01 | 49.31 | 97.10 | 107.48 | 445.06 | N/A | 8,967 | 24,032 | |
| 15,000 TO 29,999 | 5 | 105.07 | 114.83 | 113.09 | 12.20 | 101.54 | 100.00 | 146.41 | N/A | 21,854 | 24,714 | |
| 30,000 TO 59,999 | 29 | 107.54 | 187.40 | 173.92 | 88.90 | 107.75 | 68.47 | 860.89 | 96.65 to 124.03 | 43,974 | 76,479 | |
| 60,000 TO 99,999 | 76 | 105.09 | 111.67 | 110.02 | 23.04 | 101.50 | 60.19 | 756.24 | 97.37 to 110.06 | 81,417 | 89,572 | |
| 100,000 TO 149,999 | 182 | 90.40 | 90.23 | 90.06 | 12.41 | 100.19 | 53.16 | 160.44 | 87.90 to 92.62 | 126,452 | 113,884 | |
| 150,000 TO 249,999 | 238 | 94.11 | 92.97 | 92.95 | 12.08 | 100.02 | 58.67 | 254.46 | 90.34 to 95.99 | 195,319 | 181,548 | |
| 250,000 TO 499,999 | 225 | 92.24 | 90.38 | 90.26 | 12.00 | 100.13 | 47.29 | 141.35 | 90.47 to 94.46 | 338,648 | 305,665 | |
| 500,000 TO 999,999 | 18 | 92.78 | 89.66 | 89.91 | 10.99 | 99.72 | 61.35 | 110.62 | 81.05 to 98.57 | 583,050 | 524,231 | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ALL___ | 776 | 93.29 | 97.65 | 92.42 | 17.94 | 105.66 | 47.29 | 860.89 | 92.28 to 94.75 | 211,070 | 195,061 | |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|------------------|
| Number of Sales : | 159 | Median : | 103 | COV : | 29.82 | 95% Median C.I. : | 101.56 to 105.67 |
| Total Sales Price : | 41,179,794 | Wgt. Mean : | 104 | STD : | 32.14 | 95% Wgt. Mean C.I. : | 101.61 to 106.08 |
| Total Adj. Sales Price : | 41,179,794 | Mean : | 108 | Avg. Abs. Dev : | 12.32 | 95% Mean C.I. : | 102.78 to 112.78 |
| Total Assessed Value : | 42,764,507 | | | | | | |
| Avg. Adj. Sales Price : | 258,992 | COD : | 11.91 | MAX Sales Ratio : | 445.06 | | |
| Avg. Assessed Value : | 268,959 | PRD : | 103.78 | MIN Sales Ratio : | 62.88 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|------------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2017 To 12/31/2017 | 23 | 105.67 | 108.98 | 106.66 | 10.79 | 102.18 | 81.05 | 160.44 | 99.62 to 114.39 | 267,196 | 284,982 |
| 01/01/2018 To 03/31/2018 | 14 | 121.41 | 140.48 | 116.23 | 25.50 | 120.86 | 97.91 | 445.06 | 106.33 to 127.19 | 203,157 | 236,133 |
| 04/01/2018 To 06/30/2018 | 27 | 106.48 | 112.28 | 107.35 | 14.26 | 104.59 | 85.66 | 254.46 | 97.54 to 111.47 | 258,115 | 277,080 |
| 07/01/2018 To 09/30/2018 | 27 | 103.17 | 102.73 | 103.41 | 06.88 | 99.34 | 77.36 | 123.92 | 98.49 to 106.78 | 246,256 | 254,660 |
| 10/01/2018 To 12/31/2018 | 20 | 101.88 | 104.29 | 101.82 | 08.28 | 102.43 | 79.99 | 131.37 | 97.99 to 107.72 | 289,675 | 294,948 |
| 01/01/2019 To 03/31/2019 | 9 | 103.39 | 103.03 | 104.08 | 04.45 | 98.99 | 92.28 | 117.39 | 95.85 to 106.88 | 263,667 | 274,415 |
| 04/01/2019 To 06/30/2019 | 22 | 99.46 | 100.73 | 98.79 | 06.18 | 101.96 | 86.37 | 122.27 | 95.52 to 104.38 | 256,005 | 252,919 |
| 07/01/2019 To 09/30/2019 | 17 | 97.40 | 95.81 | 96.66 | 09.06 | 99.12 | 62.88 | 116.21 | 84.29 to 106.28 | 280,794 | 271,423 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2017 To 09/30/2018 | 91 | 106.30 | 112.95 | 107.12 | 14.26 | 105.44 | 77.36 | 445.06 | 103.96 to 109.64 | 248,436 | 266,125 |
| 10/01/2018 To 09/30/2019 | 68 | 100.59 | 100.85 | 99.87 | 07.57 | 100.98 | 62.88 | 131.37 | 97.99 to 103.00 | 273,119 | 272,751 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2018 To 12/31/2018 | 88 | 105.44 | 112.02 | 105.87 | 13.97 | 105.81 | 77.36 | 445.06 | 102.78 to 107.77 | 252,906 | 267,748 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|------------------|----------------------|-----------------|
| 2 | 159 | 103.43 | 107.78 | 103.85 | 11.91 | 103.78 | 62.88 | 445.06 | 101.56 to 105.67 | 258,992 | 268,959 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|------------------|
| Number of Sales : | 159 | Median : | 103 | COV : | 29.82 | 95% Median C.I. : | 101.56 to 105.67 |
| Total Sales Price : | 41,179,794 | Wgt. Mean : | 104 | STD : | 32.14 | 95% Wgt. Mean C.I. : | 101.61 to 106.08 |
| Total Adj. Sales Price : | 41,179,794 | Mean : | 108 | Avg. Abs. Dev : | 12.32 | 95% Mean C.I. : | 102.78 to 112.78 |
| Total Assessed Value : | 42,764,507 | | | | | | |
| Avg. Adj. Sales Price : | 258,992 | COD : | 11.91 | MAX Sales Ratio : | 445.06 | | |
| Avg. Assessed Value : | 268,959 | PRD : | 103.78 | MIN Sales Ratio : | 62.88 | | |

What IF

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|------------------|----------------------|-----------------|
| 01 | 154 | 103.28 | 105.53 | 103.73 | 09.98 | 101.74 | 62.88 | 254.46 | 101.20 to 105.10 | 266,093 | 276,009 |
| 06 | | | | | | | | | | | |
| 07 | 5 | 106.30 | 177.04 | 128.60 | 68.79 | 137.67 | 101.57 | 445.06 | N/A | 40,300 | 51,827 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|------------------|----------------------|-----------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 1 | 445.06 | 445.06 | 445.06 | | 100.00 | 445.06 | 445.06 | N/A | 8,500 | 37,830 |
| Less Than 30,000 | 2 | 275.07 | 275.07 | 192.65 | 61.80 | 142.78 | 105.07 | 445.06 | N/A | 16,500 | 31,787 |
| __ Ranges Excl. Low \$ __ | | | | | | | | | | | |
| Greater Than 4,999 | 159 | 103.43 | 107.78 | 103.85 | 11.91 | 103.78 | 62.88 | 445.06 | 101.56 to 105.67 | 258,992 | 268,959 |
| Greater Than 15,000 | 158 | 103.41 | 105.64 | 103.78 | 09.90 | 101.79 | 62.88 | 254.46 | 101.56 to 105.10 | 260,578 | 270,422 |
| Greater Than 30,000 | 157 | 103.39 | 105.65 | 103.78 | 09.95 | 101.80 | 62.88 | 254.46 | 101.31 to 105.67 | 262,081 | 271,980 |
| __ Incremental Ranges __ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 445.06 | 445.06 | 445.06 | | 100.00 | 445.06 | 445.06 | N/A | 8,500 | 37,830 |
| 15,000 TO 29,999 | 1 | 105.07 | 105.07 | 105.07 | | 100.00 | 105.07 | 105.07 | N/A | 24,500 | 25,743 |
| 30,000 TO 59,999 | 2 | 103.94 | 103.94 | 104.18 | 02.28 | 99.77 | 101.57 | 106.30 | N/A | 40,750 | 42,454 |
| 60,000 TO 99,999 | 6 | 115.56 | 117.31 | 117.71 | 11.35 | 99.66 | 101.20 | 143.05 | 101.20 to 143.05 | 89,167 | 104,962 |
| 100,000 TO 149,999 | 12 | 122.51 | 117.36 | 117.23 | 13.49 | 100.11 | 89.37 | 160.44 | 99.40 to 131.11 | 127,158 | 149,071 |
| 150,000 TO 249,999 | 68 | 103.48 | 106.09 | 105.48 | 09.79 | 100.58 | 62.88 | 254.46 | 100.27 to 105.10 | 196,494 | 207,262 |
| 250,000 TO 499,999 | 60 | 103.09 | 103.10 | 103.10 | 08.16 | 100.00 | 78.46 | 141.35 | 99.09 to 106.76 | 341,638 | 352,215 |
| 500,000 TO 999,999 | 9 | 93.58 | 96.25 | 96.62 | 07.15 | 99.62 | 81.05 | 110.62 | 91.03 to 108.27 | 571,611 | 552,293 |
| 1,000,000 + | | | | | | | | | | | |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 2 | Total | Decrease | 0% |

What IF

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 55 | Median : | 90 | COV : | 19.03 | 95% Median C.I. : | 84.91 to 95.13 |
| Total Sales Price : | 8,826,550 | Wgt. Mean : | 85 | STD : | 17.11 | 95% Wgt. Mean C.I. : | 80.78 to 90.18 |
| Total Adj. Sales Price : | 8,826,550 | Mean : | 90 | Avg. Abs. Dev : | 12.51 | 95% Mean C.I. : | 85.40 to 94.44 |
| Total Assessed Value : | 7,544,948 | | | | | | |
| Avg. Adj. Sales Price : | 160,483 | COD : | 13.90 | MAX Sales Ratio : | 145.25 | | |
| Avg. Assessed Value : | 137,181 | PRD : | 105.19 | MIN Sales Ratio : | 47.29 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2017 To 12/31/2017 | 5 | 98.12 | 107.41 | 101.87 | 17.01 | 105.44 | 80.21 | 145.25 | N/A | 96,200 | 97,998 |
| 01/01/2018 To 03/31/2018 | 9 | 96.83 | 100.78 | 95.84 | 11.24 | 105.15 | 85.09 | 129.88 | 89.48 to 126.00 | 142,322 | 136,398 |
| 04/01/2018 To 06/30/2018 | 7 | 87.70 | 85.18 | 82.37 | 11.09 | 103.41 | 70.74 | 104.81 | 70.74 to 104.81 | 156,786 | 129,146 |
| 07/01/2018 To 09/30/2018 | 8 | 94.28 | 95.70 | 94.99 | 05.96 | 100.75 | 89.05 | 106.59 | 89.05 to 106.59 | 127,813 | 121,412 |
| 10/01/2018 To 12/31/2018 | 7 | 89.98 | 85.21 | 85.02 | 17.54 | 100.22 | 47.29 | 105.31 | 47.29 to 105.31 | 164,714 | 140,040 |
| 01/01/2019 To 03/31/2019 | 6 | 84.68 | 87.16 | 84.74 | 09.08 | 102.86 | 76.12 | 108.28 | 76.12 to 108.28 | 184,500 | 156,338 |
| 04/01/2019 To 06/30/2019 | 9 | 67.33 | 76.90 | 74.60 | 15.65 | 103.08 | 63.12 | 103.20 | 67.24 to 90.89 | 221,194 | 165,019 |
| 07/01/2019 To 09/30/2019 | 4 | 81.27 | 82.04 | 79.06 | 08.03 | 103.77 | 72.62 | 93.01 | N/A | 173,475 | 137,148 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2017 To 09/30/2018 | 29 | 95.13 | 96.76 | 92.55 | 11.77 | 104.55 | 70.74 | 145.25 | 89.17 to 99.98 | 133,859 | 123,893 |
| 10/01/2018 To 09/30/2019 | 26 | 81.84 | 82.29 | 79.93 | 14.57 | 102.95 | 47.29 | 108.28 | 75.32 to 90.89 | 190,179 | 152,002 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2018 To 12/31/2018 | 31 | 90.96 | 92.43 | 89.66 | 11.97 | 103.09 | 47.29 | 129.88 | 89.05 to 99.98 | 146,900 | 131,715 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 3 | 55 | 89.98 | 89.92 | 85.48 | 13.90 | 105.19 | 47.29 | 145.25 | 84.91 to 95.13 | 160,483 | 137,181 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 55 | Median : | 90 | COV : | 19.03 | 95% Median C.I. : | 84.91 to 95.13 |
| Total Sales Price : | 8,826,550 | Wgt. Mean : | 85 | STD : | 17.11 | 95% Wgt. Mean C.I. : | 80.78 to 90.18 |
| Total Adj. Sales Price : | 8,826,550 | Mean : | 90 | Avg. Abs. Dev : | 12.51 | 95% Mean C.I. : | 85.40 to 94.44 |
| Total Assessed Value : | 7,544,948 | | | | | | |
| Avg. Adj. Sales Price : | 160,483 | COD : | 13.90 | MAX Sales Ratio : | 145.25 | | |
| Avg. Assessed Value : | 137,181 | PRD : | 105.19 | MIN Sales Ratio : | 47.29 | | |

What IF

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01 | 55 | 89.98 | 89.92 | 85.48 | 13.90 | 105.19 | 47.29 | 145.25 | 84.91 to 95.13 | 160,483 | 137,181 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | | | | | | | | | | | |
| __ Ranges Excl. Low \$ __ | | | | | | | | | | | |
| Greater Than 4,999 | 55 | 89.98 | 89.92 | 85.48 | 13.90 | 105.19 | 47.29 | 145.25 | 84.91 to 95.13 | 160,483 | 137,181 |
| Greater Than 15,000 | 55 | 89.98 | 89.92 | 85.48 | 13.90 | 105.19 | 47.29 | 145.25 | 84.91 to 95.13 | 160,483 | 137,181 |
| Greater Than 30,000 | 55 | 89.98 | 89.92 | 85.48 | 13.90 | 105.19 | 47.29 | 145.25 | 84.91 to 95.13 | 160,483 | 137,181 |
| __ Incremental Ranges __ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | 4 | 116.16 | 114.44 | 114.20 | 19.90 | 100.21 | 80.21 | 145.25 | N/A | 37,000 | 42,253 |
| 60,000 TO 99,999 | 13 | 100.74 | 99.32 | 99.30 | 10.63 | 100.02 | 75.39 | 126.00 | 89.98 to 108.28 | 79,127 | 78,576 |
| 100,000 TO 149,999 | 13 | 90.69 | 87.91 | 87.82 | 08.26 | 100.10 | 67.30 | 101.58 | 79.56 to 97.15 | 125,038 | 109,813 |
| 150,000 TO 249,999 | 15 | 87.70 | 86.80 | 86.68 | 08.22 | 100.14 | 67.24 | 99.98 | 78.61 to 96.83 | 189,227 | 164,022 |
| 250,000 TO 499,999 | 10 | 71.68 | 75.19 | 77.42 | 16.80 | 97.12 | 47.29 | 105.31 | 63.12 to 90.89 | 318,600 | 246,654 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 3 | Total | Decrease | 0% |

What IF

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 92 | Median : | 87 | COV : | 84.08 | 95% Median C.I. : | 81.87 to 92.41 |
| Total Sales Price : | 17,350,317 | Wgt. Mean : | 86 | STD : | 82.36 | 95% Wgt. Mean C.I. : | 81.21 to 91.54 |
| Total Adj. Sales Price : | 17,350,317 | Mean : | 98 | Avg. Abs. Dev : | 22.92 | 95% Mean C.I. : | 81.13 to 114.79 |
| Total Assessed Value : | 14,985,968 | | | | | | |
| Avg. Adj. Sales Price : | 188,590 | COD : | 26.27 | MAX Sales Ratio : | 647.29 | | |
| Avg. Assessed Value : | 162,891 | PRD : | 113.42 | MIN Sales Ratio : | 50.97 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2017 To 12/31/2017 | 7 | 93.47 | 94.54 | 95.03 | 05.43 | 99.48 | 85.71 | 106.51 | 85.71 to 106.51 | 220,736 | 209,763 |
| 01/01/2018 To 03/31/2018 | 5 | 89.96 | 94.60 | 91.72 | 08.38 | 103.14 | 85.19 | 112.12 | N/A | 152,400 | 139,786 |
| 04/01/2018 To 06/30/2018 | 12 | 96.25 | 98.64 | 97.03 | 06.15 | 101.66 | 87.45 | 124.03 | 93.46 to 100.86 | 172,962 | 167,829 |
| 07/01/2018 To 09/30/2018 | 16 | 94.00 | 158.65 | 117.57 | 79.81 | 134.94 | 62.02 | 647.29 | 82.57 to 100.15 | 108,998 | 128,143 |
| 10/01/2018 To 12/31/2018 | 16 | 80.20 | 80.58 | 83.42 | 07.94 | 96.60 | 68.07 | 99.96 | 72.79 to 87.03 | 206,241 | 172,043 |
| 01/01/2019 To 03/31/2019 | 8 | 80.41 | 83.15 | 77.17 | 16.89 | 107.75 | 53.42 | 106.66 | 53.42 to 106.66 | 209,813 | 161,922 |
| 04/01/2019 To 06/30/2019 | 12 | 76.87 | 78.96 | 78.23 | 11.12 | 100.93 | 61.92 | 97.27 | 72.14 to 92.41 | 190,596 | 149,099 |
| 07/01/2019 To 09/30/2019 | 16 | 77.07 | 78.38 | 73.70 | 13.30 | 106.35 | 50.97 | 114.61 | 70.05 to 84.07 | 247,384 | 182,325 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2017 To 09/30/2018 | 40 | 94.11 | 121.42 | 101.71 | 35.98 | 119.38 | 62.02 | 647.29 | 92.75 to 97.91 | 153,166 | 155,788 |
| 10/01/2018 To 09/30/2019 | 52 | 78.40 | 79.92 | 78.00 | 11.81 | 102.46 | 50.97 | 114.61 | 75.26 to 81.87 | 215,840 | 168,355 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2018 To 12/31/2018 | 49 | 91.54 | 111.92 | 95.36 | 34.27 | 117.37 | 62.02 | 647.29 | 87.03 to 94.88 | 160,844 | 153,385 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 4 | 92 | 87.24 | 97.96 | 86.37 | 26.27 | 113.42 | 50.97 | 647.29 | 81.87 to 92.41 | 188,590 | 162,891 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 92 | Median : | 87 | COV : | 84.08 | 95% Median C.I. : | 81.87 to 92.41 |
| Total Sales Price : | 17,350,317 | Wgt. Mean : | 86 | STD : | 82.36 | 95% Wgt. Mean C.I. : | 81.21 to 91.54 |
| Total Adj. Sales Price : | 17,350,317 | Mean : | 98 | Avg. Abs. Dev : | 22.92 | 95% Mean C.I. : | 81.13 to 114.79 |
| Total Assessed Value : | 14,985,968 | | | | | | |
| Avg. Adj. Sales Price : | 188,590 | COD : | 26.27 | MAX Sales Ratio : | 647.29 | | |
| Avg. Assessed Value : | 162,891 | PRD : | 113.42 | MIN Sales Ratio : | 50.97 | | |

What IF

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01 | 90 | 87.24 | 98.40 | 86.43 | 26.43 | 113.85 | 50.97 | 647.29 | 81.87 to 92.41 | 191,113 | 165,184 |
| 06 | | | | | | | | | | | |
| 07 | 2 | 78.42 | 78.42 | 79.50 | 21.04 | 98.64 | 61.92 | 94.92 | N/A | 75,075 | 59,686 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|--------|--------|-------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | | | | | | | | | | | |
| __ Ranges Excl. Low \$ __ | | | | | | | | | | | |
| Greater Than 4,999 | 92 | 87.24 | 97.96 | 86.37 | 26.27 | 113.42 | 50.97 | 647.29 | 81.87 to 92.41 | 188,590 | 162,891 |
| Greater Than 15,000 | 92 | 87.24 | 97.96 | 86.37 | 26.27 | 113.42 | 50.97 | 647.29 | 81.87 to 92.41 | 188,590 | 162,891 |
| Greater Than 30,000 | 92 | 87.24 | 97.96 | 86.37 | 26.27 | 113.42 | 50.97 | 647.29 | 81.87 to 92.41 | 188,590 | 162,891 |
| __ Incremental Ranges __ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | 11 | 96.65 | 192.31 | 183.06 | 114.72 | 105.05 | 68.47 | 647.29 | 75.31 to 632.76 | 46,927 | 85,903 |
| 60,000 TO 99,999 | 10 | 90.10 | 87.95 | 88.46 | 14.81 | 99.42 | 61.92 | 112.12 | 62.02 to 106.66 | 82,721 | 73,175 |
| 100,000 TO 149,999 | 20 | 85.73 | 85.23 | 85.45 | 12.00 | 99.74 | 68.07 | 100.50 | 75.82 to 95.90 | 127,207 | 108,694 |
| 150,000 TO 249,999 | 28 | 90.94 | 89.02 | 89.50 | 09.06 | 99.46 | 72.36 | 109.35 | 83.57 to 94.04 | 185,345 | 165,890 |
| 250,000 TO 499,999 | 22 | 78.90 | 79.52 | 78.92 | 14.08 | 100.76 | 50.97 | 101.25 | 72.76 to 90.96 | 353,323 | 278,855 |
| 500,000 TO 999,999 | 1 | 71.14 | 71.14 | 71.14 | | 100.00 | 71.14 | 71.14 | N/A | 500,000 | 355,676 |
| 1,000,000 + | | | | | | | | | | | |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 4 | Total | Decrease | 0% |

What IF

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 141 | Median : | 89 | COV : | 96.98 | 95% Median C.I. : | 87.06 to 91.96 |
| Total Sales Price : | 41,369,232 | Wgt. Mean : | 90 | STD : | 99.12 | 95% Wgt. Mean C.I. : | 86.21 to 92.97 |
| Total Adj. Sales Price : | 41,369,232 | Mean : | 102 | Avg. Abs. Dev : | 23.37 | 95% Mean C.I. : | 85.85 to 118.57 |
| Total Assessed Value : | 37,061,852 | | | | | | |
| Avg. Adj. Sales Price : | 293,399 | COD : | 26.23 | MAX Sales Ratio : | 860.89 | | |
| Avg. Assessed Value : | 262,850 | PRD : | 114.09 | MIN Sales Ratio : | 56.37 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2017 To 12/31/2017 | 13 | 91.61 | 92.05 | 90.26 | 08.43 | 101.98 | 61.35 | 109.70 | 88.48 to 99.31 | 320,024 | 288,842 |
| 01/01/2018 To 03/31/2018 | 16 | 96.32 | 142.10 | 100.06 | 53.46 | 142.01 | 75.58 | 860.89 | 92.13 to 99.24 | 257,949 | 258,098 |
| 04/01/2018 To 06/30/2018 | 19 | 87.24 | 87.38 | 88.26 | 09.81 | 99.00 | 66.23 | 109.47 | 82.06 to 94.46 | 280,421 | 247,491 |
| 07/01/2018 To 09/30/2018 | 25 | 87.24 | 116.03 | 94.11 | 39.39 | 123.29 | 73.00 | 756.24 | 83.08 to 94.49 | 306,837 | 288,759 |
| 10/01/2018 To 12/31/2018 | 15 | 87.32 | 89.21 | 89.31 | 07.98 | 99.89 | 78.87 | 102.83 | 81.94 to 95.53 | 265,601 | 237,196 |
| 01/01/2019 To 03/31/2019 | 11 | 90.80 | 144.56 | 97.77 | 66.46 | 147.86 | 72.93 | 671.53 | 81.39 to 118.37 | 285,173 | 278,813 |
| 04/01/2019 To 06/30/2019 | 16 | 82.30 | 81.97 | 80.65 | 12.95 | 101.64 | 62.67 | 111.51 | 69.81 to 92.15 | 296,081 | 238,784 |
| 07/01/2019 To 09/30/2019 | 26 | 85.71 | 82.34 | 82.81 | 13.39 | 99.43 | 56.37 | 100.58 | 72.48 to 94.02 | 316,331 | 261,946 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2017 To 09/30/2018 | 73 | 91.30 | 110.02 | 93.04 | 30.01 | 118.25 | 61.35 | 860.89 | 88.16 to 94.46 | 291,595 | 271,313 |
| 10/01/2018 To 09/30/2019 | 68 | 85.91 | 93.83 | 85.92 | 21.74 | 109.21 | 56.37 | 671.53 | 82.27 to 90.80 | 295,335 | 253,765 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2018 To 12/31/2018 | 75 | 90.49 | 108.97 | 92.89 | 29.57 | 117.31 | 66.23 | 860.89 | 87.06 to 93.67 | 281,468 | 261,451 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 6 | 141 | 89.08 | 102.21 | 89.59 | 26.23 | 114.09 | 56.37 | 860.89 | 87.06 to 91.96 | 293,399 | 262,850 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 141 | Median : | 89 | COV : | 96.98 | 95% Median C.I. : | 87.06 to 91.96 |
| Total Sales Price : | 41,369,232 | Wgt. Mean : | 90 | STD : | 99.12 | 95% Wgt. Mean C.I. : | 86.21 to 92.97 |
| Total Adj. Sales Price : | 41,369,232 | Mean : | 102 | Avg. Abs. Dev : | 23.37 | 95% Mean C.I. : | 85.85 to 118.57 |
| Total Assessed Value : | 37,061,852 | | | | | | |
| Avg. Adj. Sales Price : | 293,399 | COD : | 26.23 | MAX Sales Ratio : | 860.89 | | |
| Avg. Assessed Value : | 262,850 | PRD : | 114.09 | MIN Sales Ratio : | 56.37 | | |

What IF

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01 | 141 | 89.08 | 102.21 | 89.59 | 26.23 | 114.09 | 56.37 | 860.89 | 87.06 to 91.96 | 293,399 | 262,850 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | | | | | | | | | | | |
| __ Ranges Excl. Low \$ __ | | | | | | | | | | | |
| Greater Than 4,999 | 141 | 89.08 | 102.21 | 89.59 | 26.23 | 114.09 | 56.37 | 860.89 | 87.06 to 91.96 | 293,399 | 262,850 |
| Greater Than 15,000 | 141 | 89.08 | 102.21 | 89.59 | 26.23 | 114.09 | 56.37 | 860.89 | 87.06 to 91.96 | 293,399 | 262,850 |
| Greater Than 30,000 | 141 | 89.08 | 102.21 | 89.59 | 26.23 | 114.09 | 56.37 | 860.89 | 87.06 to 91.96 | 293,399 | 262,850 |
| __ Incremental Ranges __ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | 3 | 671.53 | 541.71 | 457.01 | 38.13 | 118.53 | 92.72 | 860.89 | N/A | 40,500 | 185,088 |
| 60,000 TO 99,999 | 2 | 422.86 | 422.86 | 381.05 | 78.84 | 110.97 | 89.48 | 756.24 | N/A | 77,750 | 296,268 |
| 100,000 TO 149,999 | 4 | 83.36 | 89.37 | 87.54 | 14.49 | 102.09 | 72.37 | 118.37 | N/A | 132,500 | 115,995 |
| 150,000 TO 249,999 | 36 | 88.26 | 89.14 | 88.75 | 09.47 | 100.44 | 65.02 | 127.64 | 85.35 to 95.53 | 216,475 | 192,120 |
| 250,000 TO 499,999 | 92 | 90.30 | 87.52 | 87.44 | 10.28 | 100.09 | 56.37 | 111.51 | 87.06 to 92.15 | 329,497 | 288,104 |
| 500,000 TO 999,999 | 4 | 81.09 | 80.67 | 82.60 | 15.18 | 97.66 | 61.35 | 99.14 | N/A | 613,850 | 507,040 |
| 1,000,000 + | | | | | | | | | | | |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 6 | Total | Decrease | 0% |

What IF

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 159 | Median : | 96 | COV : | 29.82 | 95% Median C.I. : | 94.45 to 98.27 |
| Total Sales Price : | 41,179,794 | Wgt. Mean : | 97 | STD : | 29.89 | 95% Wgt. Mean C.I. : | 94.50 to 98.66 |
| Total Adj. Sales Price : | 41,179,794 | Mean : | 100 | Avg. Abs. Dev : | 11.46 | 95% Mean C.I. : | 95.58 to 104.88 |
| Total Assessed Value : | 39,770,989 | | | | | | |
| Avg. Adj. Sales Price : | 258,992 | COD : | 11.91 | MAX Sales Ratio : | 413.90 | | |
| Avg. Assessed Value : | 250,132 | PRD : | 103.78 | MIN Sales Ratio : | 58.48 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2017 To 12/31/2017 | 23 | 98.27 | 101.36 | 99.19 | 10.79 | 102.19 | 75.38 | 149.21 | 92.64 to 106.38 | 267,196 | 265,033 |
| 01/01/2018 To 03/31/2018 | 14 | 112.91 | 130.65 | 108.10 | 25.50 | 120.86 | 91.05 | 413.90 | 98.89 to 118.29 | 203,157 | 219,604 |
| 04/01/2018 To 06/30/2018 | 27 | 99.03 | 104.42 | 99.83 | 14.26 | 104.60 | 79.66 | 236.65 | 90.71 to 103.67 | 258,115 | 257,684 |
| 07/01/2018 To 09/30/2018 | 27 | 95.95 | 95.54 | 96.17 | 06.88 | 99.34 | 71.95 | 115.25 | 91.59 to 99.30 | 246,256 | 236,834 |
| 10/01/2018 To 12/31/2018 | 20 | 94.74 | 96.99 | 94.69 | 08.29 | 102.43 | 74.39 | 122.17 | 91.13 to 100.18 | 289,675 | 274,301 |
| 01/01/2019 To 03/31/2019 | 9 | 96.15 | 95.82 | 96.79 | 04.45 | 99.00 | 85.82 | 109.17 | 89.14 to 99.40 | 263,667 | 255,206 |
| 04/01/2019 To 06/30/2019 | 22 | 92.50 | 93.68 | 91.88 | 06.18 | 101.96 | 80.32 | 113.71 | 88.83 to 97.07 | 256,005 | 235,214 |
| 07/01/2019 To 09/30/2019 | 17 | 90.58 | 89.11 | 89.90 | 09.05 | 99.12 | 58.48 | 108.07 | 78.39 to 98.84 | 280,794 | 252,423 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2017 To 09/30/2018 | 91 | 98.86 | 105.04 | 99.62 | 14.26 | 105.44 | 71.95 | 413.90 | 96.68 to 101.96 | 248,436 | 247,497 |
| 10/01/2018 To 09/30/2019 | 68 | 93.55 | 93.79 | 92.87 | 07.57 | 100.99 | 58.48 | 122.17 | 91.13 to 95.79 | 273,119 | 253,659 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2018 To 12/31/2018 | 88 | 98.06 | 104.18 | 98.46 | 13.97 | 105.81 | 71.95 | 413.90 | 95.59 to 100.23 | 252,906 | 249,005 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 2 | 159 | 96.19 | 100.23 | 96.58 | 11.91 | 103.78 | 58.48 | 413.90 | 94.45 to 98.27 | 258,992 | 250,132 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 159 | Median : | 96 | COV : | 29.82 | 95% Median C.I. : | 94.45 to 98.27 |
| Total Sales Price : | 41,179,794 | Wgt. Mean : | 97 | STD : | 29.89 | 95% Wgt. Mean C.I. : | 94.50 to 98.66 |
| Total Adj. Sales Price : | 41,179,794 | Mean : | 100 | Avg. Abs. Dev : | 11.46 | 95% Mean C.I. : | 95.58 to 104.88 |
| Total Assessed Value : | 39,770,989 | | | | | | |
| Avg. Adj. Sales Price : | 258,992 | COD : | 11.91 | MAX Sales Ratio : | 413.90 | | |
| Avg. Assessed Value : | 250,132 | PRD : | 103.78 | MIN Sales Ratio : | 58.48 | | |

What IF

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01 | 154 | 96.05 | 98.14 | 96.47 | 09.97 | 101.73 | 58.48 | 236.65 | 94.12 to 97.75 | 266,093 | 256,688 |
| 06 | | | | | | | | | | | |
| 07 | 5 | 98.86 | 164.65 | 119.60 | 68.78 | 137.67 | 94.46 | 413.90 | N/A | 40,300 | 48,200 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 1 | 413.90 | 413.90 | 413.91 | | 100.00 | 413.90 | 413.90 | N/A | 8,500 | 35,182 |
| Less Than 30,000 | 2 | 255.81 | 255.81 | 179.16 | 61.80 | 142.78 | 97.72 | 413.90 | N/A | 16,500 | 29,562 |
| __ Ranges Excl. Low \$ __ | | | | | | | | | | | |
| Greater Than 4,999 | 159 | 96.19 | 100.23 | 96.58 | 11.91 | 103.78 | 58.48 | 413.90 | 94.45 to 98.27 | 258,992 | 250,132 |
| Greater Than 15,000 | 158 | 96.17 | 98.25 | 96.51 | 09.90 | 101.80 | 58.48 | 236.65 | 94.45 to 97.75 | 260,578 | 251,492 |
| Greater Than 30,000 | 157 | 96.15 | 98.25 | 96.51 | 09.95 | 101.80 | 58.48 | 236.65 | 94.22 to 98.27 | 262,081 | 252,942 |
| __ Incremental Ranges __ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 413.90 | 413.90 | 413.91 | | 100.00 | 413.90 | 413.90 | N/A | 8,500 | 35,182 |
| 15,000 TO 29,999 | 1 | 97.72 | 97.72 | 97.72 | | 100.00 | 97.72 | 97.72 | N/A | 24,500 | 23,941 |
| 30,000 TO 59,999 | 2 | 96.66 | 96.66 | 96.89 | 02.28 | 99.76 | 94.46 | 98.86 | N/A | 40,750 | 39,482 |
| 60,000 TO 99,999 | 6 | 107.48 | 109.10 | 109.47 | 11.35 | 99.66 | 94.12 | 133.04 | 94.12 to 133.04 | 89,167 | 97,614 |
| 100,000 TO 149,999 | 12 | 113.93 | 109.14 | 109.03 | 13.50 | 100.10 | 83.11 | 149.21 | 92.44 to 121.93 | 127,158 | 138,636 |
| 150,000 TO 249,999 | 68 | 96.24 | 98.66 | 98.10 | 09.80 | 100.57 | 58.48 | 236.65 | 93.25 to 97.75 | 196,494 | 192,754 |
| 250,000 TO 499,999 | 60 | 95.87 | 95.89 | 95.88 | 08.17 | 100.01 | 72.97 | 131.45 | 92.16 to 99.29 | 341,638 | 327,560 |
| 500,000 TO 999,999 | 9 | 87.03 | 89.51 | 89.86 | 07.16 | 99.61 | 75.38 | 102.88 | 84.66 to 100.70 | 571,611 | 513,633 |
| 1,000,000 + | | | | | | | | | | | |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 2 | Total | Decrease | 7% |

What IF

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 55 | Median : | 96 | COV : | 19.03 | 95% Median C.I. : | 90.85 to 101.79 |
| Total Sales Price : | 8,826,550 | Wgt. Mean : | 91 | STD : | 18.31 | 95% Wgt. Mean C.I. : | 86.44 to 96.49 |
| Total Adj. Sales Price : | 8,826,550 | Mean : | 96 | Avg. Abs. Dev : | 13.38 | 95% Mean C.I. : | 91.37 to 101.05 |
| Total Assessed Value : | 8,073,098 | | | | | | |
| Avg. Adj. Sales Price : | 160,483 | COD : | 13.90 | MAX Sales Ratio : | 155.41 | | |
| Avg. Assessed Value : | 146,784 | PRD : | 105.19 | MIN Sales Ratio : | 50.60 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2017 To 12/31/2017 | 5 | 104.99 | 114.92 | 109.00 | 17.01 | 105.43 | 85.82 | 155.41 | N/A | 96,200 | 104,857 |
| 01/01/2018 To 03/31/2018 | 9 | 103.60 | 107.84 | 102.55 | 11.24 | 105.16 | 91.05 | 138.97 | 95.75 to 134.82 | 142,322 | 145,946 |
| 04/01/2018 To 06/30/2018 | 7 | 93.84 | 91.15 | 88.14 | 11.09 | 103.42 | 75.70 | 112.14 | 75.70 to 112.14 | 156,786 | 138,186 |
| 07/01/2018 To 09/30/2018 | 8 | 100.88 | 102.40 | 101.64 | 05.97 | 100.75 | 95.28 | 114.05 | 95.28 to 114.05 | 127,813 | 129,911 |
| 10/01/2018 To 12/31/2018 | 7 | 96.28 | 91.17 | 90.97 | 17.54 | 100.22 | 50.60 | 112.68 | 50.60 to 112.68 | 164,714 | 149,843 |
| 01/01/2019 To 03/31/2019 | 6 | 90.61 | 93.26 | 90.67 | 09.07 | 102.86 | 81.45 | 115.85 | 81.45 to 115.85 | 184,500 | 167,282 |
| 04/01/2019 To 06/30/2019 | 9 | 72.04 | 82.28 | 79.83 | 15.64 | 103.07 | 67.54 | 110.42 | 71.94 to 97.25 | 221,194 | 176,570 |
| 07/01/2019 To 09/30/2019 | 4 | 86.96 | 87.79 | 84.59 | 08.03 | 103.78 | 77.71 | 99.52 | N/A | 173,475 | 146,748 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2017 To 09/30/2018 | 29 | 101.79 | 103.53 | 99.03 | 11.77 | 104.54 | 75.70 | 155.41 | 95.42 to 106.98 | 133,859 | 132,565 |
| 10/01/2018 To 09/30/2019 | 26 | 87.57 | 88.05 | 85.52 | 14.56 | 102.96 | 50.60 | 115.85 | 80.59 to 97.25 | 190,179 | 162,643 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2018 To 12/31/2018 | 31 | 97.33 | 98.90 | 95.94 | 11.97 | 103.09 | 50.60 | 138.97 | 95.28 to 106.98 | 146,900 | 140,936 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 3 | 55 | 96.28 | 96.21 | 91.46 | 13.90 | 105.19 | 50.60 | 155.41 | 90.85 to 101.79 | 160,483 | 146,784 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 55 | Median : | 96 | COV : | 19.03 | 95% Median C.I. : | 90.85 to 101.79 |
| Total Sales Price : | 8,826,550 | Wgt. Mean : | 91 | STD : | 18.31 | 95% Wgt. Mean C.I. : | 86.44 to 96.49 |
| Total Adj. Sales Price : | 8,826,550 | Mean : | 96 | Avg. Abs. Dev : | 13.38 | 95% Mean C.I. : | 91.37 to 101.05 |
| Total Assessed Value : | 8,073,098 | | | | | | |
| Avg. Adj. Sales Price : | 160,483 | COD : | 13.90 | MAX Sales Ratio : | 155.41 | | |
| Avg. Assessed Value : | 146,784 | PRD : | 105.19 | MIN Sales Ratio : | 50.60 | | |

What IF

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01 | 55 | 96.28 | 96.21 | 91.46 | 13.90 | 105.19 | 50.60 | 155.41 | 90.85 to 101.79 | 160,483 | 146,784 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | | | | | | | | | | | |
| __ Ranges Excl. Low \$ __ | | | | | | | | | | | |
| Greater Than 4,999 | 55 | 96.28 | 96.21 | 91.46 | 13.90 | 105.19 | 50.60 | 155.41 | 90.85 to 101.79 | 160,483 | 146,784 |
| Greater Than 15,000 | 55 | 96.28 | 96.21 | 91.46 | 13.90 | 105.19 | 50.60 | 155.41 | 90.85 to 101.79 | 160,483 | 146,784 |
| Greater Than 30,000 | 55 | 96.28 | 96.21 | 91.46 | 13.90 | 105.19 | 50.60 | 155.41 | 90.85 to 101.79 | 160,483 | 146,784 |
| __ Incremental Ranges __ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | 4 | 124.29 | 122.45 | 122.19 | 19.91 | 100.21 | 85.82 | 155.41 | N/A | 37,000 | 45,211 |
| 60,000 TO 99,999 | 13 | 107.79 | 106.27 | 106.25 | 10.63 | 100.02 | 80.66 | 134.82 | 96.28 to 115.85 | 79,127 | 84,076 |
| 100,000 TO 149,999 | 13 | 97.04 | 94.06 | 93.97 | 08.25 | 100.10 | 72.01 | 108.69 | 85.13 to 103.95 | 125,038 | 117,500 |
| 150,000 TO 249,999 | 15 | 93.84 | 92.87 | 92.75 | 08.22 | 100.13 | 71.94 | 106.98 | 84.12 to 103.60 | 189,227 | 175,504 |
| 250,000 TO 499,999 | 10 | 76.71 | 80.46 | 82.84 | 16.79 | 97.13 | 50.60 | 112.68 | 67.54 to 97.25 | 318,600 | 263,920 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 3 | Total | Increase | 7% |

What IF

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 92 | Median : | 96 | COV : | 84.08 | 95% Median C.I. : | 90.06 to 101.65 |
| Total Sales Price : | 17,350,317 | Wgt. Mean : | 95 | STD : | 90.60 | 95% Wgt. Mean C.I. : | 89.33 to 100.69 |
| Total Adj. Sales Price : | 17,350,317 | Mean : | 108 | Avg. Abs. Dev : | 25.21 | 95% Mean C.I. : | 89.25 to 126.27 |
| Total Assessed Value : | 16,484,567 | | | | | | |
| Avg. Adj. Sales Price : | 188,590 | COD : | 26.27 | MAX Sales Ratio : | 712.01 | | |
| Avg. Assessed Value : | 179,180 | PRD : | 113.42 | MIN Sales Ratio : | 56.07 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|------------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2017 To 12/31/2017 | 7 | 102.81 | 103.99 | 104.53 | 05.44 | 99.48 | 94.28 | 117.16 | 94.28 to 117.16 | 220,736 | 230,739 |
| 01/01/2018 To 03/31/2018 | 5 | 98.96 | 104.05 | 100.90 | 08.39 | 103.12 | 93.71 | 123.33 | N/A | 152,400 | 153,765 |
| 04/01/2018 To 06/30/2018 | 12 | 105.88 | 108.50 | 106.74 | 06.15 | 101.65 | 96.19 | 136.43 | 102.81 to 110.95 | 172,962 | 184,612 |
| 07/01/2018 To 09/30/2018 | 16 | 103.41 | 174.51 | 129.32 | 79.80 | 134.94 | 68.22 | 712.01 | 90.82 to 110.16 | 108,998 | 140,957 |
| 10/01/2018 To 12/31/2018 | 16 | 88.21 | 88.63 | 91.76 | 07.95 | 96.59 | 74.87 | 109.95 | 80.06 to 95.73 | 206,241 | 189,247 |
| 01/01/2019 To 03/31/2019 | 8 | 88.45 | 91.46 | 84.89 | 16.89 | 107.74 | 58.76 | 117.33 | 58.76 to 117.33 | 209,813 | 178,114 |
| 04/01/2019 To 06/30/2019 | 12 | 84.56 | 86.85 | 86.05 | 11.13 | 100.93 | 68.11 | 107.00 | 79.36 to 101.65 | 190,596 | 164,009 |
| 07/01/2019 To 09/30/2019 | 16 | 84.78 | 86.22 | 81.07 | 13.31 | 106.35 | 56.07 | 126.07 | 77.06 to 92.47 | 247,384 | 200,558 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2017 To 09/30/2018 | 40 | 103.52 | 133.56 | 111.88 | 35.98 | 119.38 | 68.22 | 712.01 | 102.03 to 107.70 | 153,166 | 171,367 |
| 10/01/2018 To 09/30/2019 | 52 | 86.24 | 87.91 | 85.80 | 11.82 | 102.46 | 56.07 | 126.07 | 82.78 to 90.06 | 215,840 | 185,190 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2018 To 12/31/2018 | 49 | 100.70 | 123.11 | 104.90 | 34.27 | 117.36 | 68.22 | 712.01 | 95.73 to 104.36 | 160,844 | 168,723 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 4 | 92 | 95.96 | 107.76 | 95.01 | 26.27 | 113.42 | 56.07 | 712.01 | 90.06 to 101.65 | 188,590 | 179,180 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 92 | Median : | 96 | COV : | 84.08 | 95% Median C.I. : | 90.06 to 101.65 |
| Total Sales Price : | 17,350,317 | Wgt. Mean : | 95 | STD : | 90.60 | 95% Wgt. Mean C.I. : | 89.33 to 100.69 |
| Total Adj. Sales Price : | 17,350,317 | Mean : | 108 | Avg. Abs. Dev : | 25.21 | 95% Mean C.I. : | 89.25 to 126.27 |
| Total Assessed Value : | 16,484,567 | | | | | | |
| Avg. Adj. Sales Price : | 188,590 | COD : | 26.27 | MAX Sales Ratio : | 712.01 | | |
| Avg. Assessed Value : | 179,180 | PRD : | 113.42 | MIN Sales Ratio : | 56.07 | | |

What IF

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 01 | 90 | 95.96 | 108.24 | 95.08 | 26.44 | 113.84 | 56.07 | 712.01 | 90.06 to 101.65 | 191,113 | 181,703 |
| 06 | | | | | | | | | | | |
| 07 | 2 | 86.26 | 86.26 | 87.45 | 21.04 | 98.64 | 68.11 | 104.41 | N/A | 75,075 | 65,655 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------------------------|-------|--------|--------|----------|--------|--------|-------|--------|-----------------|-------------------|---------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | | | | | | | | | | | |
| __Ranges Excl. Low \$__ | | | | | | | | | | | |
| Greater Than 4,999 | 92 | 95.96 | 107.76 | 95.01 | 26.27 | 113.42 | 56.07 | 712.01 | 90.06 to 101.65 | 188,590 | 179,180 |
| Greater Than 15,000 | 92 | 95.96 | 107.76 | 95.01 | 26.27 | 113.42 | 56.07 | 712.01 | 90.06 to 101.65 | 188,590 | 179,180 |
| Greater Than 30,000 | 92 | 95.96 | 107.76 | 95.01 | 26.27 | 113.42 | 56.07 | 712.01 | 90.06 to 101.65 | 188,590 | 179,180 |
| __Incremental Ranges__ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | 11 | 106.32 | 211.55 | 201.36 | 114.72 | 105.06 | 75.31 | 712.01 | 82.85 to 696.04 | 46,927 | 94,493 |
| 60,000 TO 99,999 | 10 | 99.11 | 96.75 | 97.31 | 14.81 | 99.42 | 68.11 | 123.33 | 68.22 to 117.33 | 82,721 | 80,493 |
| 100,000 TO 149,999 | 20 | 94.30 | 93.76 | 93.99 | 12.00 | 99.76 | 74.87 | 110.55 | 83.41 to 105.49 | 127,207 | 119,563 |
| 150,000 TO 249,999 | 28 | 100.04 | 97.92 | 98.45 | 09.07 | 99.46 | 79.59 | 120.29 | 91.92 to 103.45 | 185,345 | 182,479 |
| 250,000 TO 499,999 | 22 | 86.80 | 87.47 | 86.82 | 14.08 | 100.75 | 56.07 | 111.38 | 80.03 to 100.05 | 353,323 | 306,741 |
| 500,000 TO 999,999 | 1 | 78.25 | 78.25 | 78.25 | | 100.00 | 78.25 | 78.25 | N/A | 500,000 | 391,244 |
| 1,000,000 + | | | | | | | | | | | |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 4 | Total | Increase | 10% |

What IF

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 141 | Median : | 96 | COV : | 96.97 | 95% Median C.I. : | 94.02 to 99.31 |
| Total Sales Price : | 41,369,232 | Wgt. Mean : | 97 | STD : | 107.05 | 95% Wgt. Mean C.I. : | 93.10 to 100.41 |
| Total Adj. Sales Price : | 41,369,232 | Mean : | 110 | Avg. Abs. Dev : | 25.24 | 95% Mean C.I. : | 92.72 to 128.06 |
| Total Assessed Value : | 40,026,808 | | | | | | |
| Avg. Adj. Sales Price : | 293,399 | COD : | 26.23 | MAX Sales Ratio : | 929.77 | | |
| Avg. Assessed Value : | 283,878 | PRD : | 114.09 | MIN Sales Ratio : | 60.88 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2017 To 12/31/2017 | 13 | 98.94 | 99.42 | 97.48 | 08.43 | 101.99 | 66.26 | 118.48 | 95.56 to 107.25 | 320,024 | 311,949 |
| 01/01/2018 To 03/31/2018 | 16 | 104.02 | 153.47 | 108.06 | 53.46 | 142.02 | 81.63 | 929.77 | 99.50 to 107.18 | 257,949 | 278,746 |
| 04/01/2018 To 06/30/2018 | 19 | 94.22 | 94.37 | 95.32 | 09.82 | 99.00 | 71.53 | 118.23 | 88.63 to 102.02 | 280,421 | 267,290 |
| 07/01/2018 To 09/30/2018 | 25 | 94.22 | 125.32 | 101.64 | 39.39 | 123.30 | 78.84 | 816.74 | 89.72 to 102.05 | 306,837 | 311,860 |
| 10/01/2018 To 12/31/2018 | 15 | 94.31 | 96.35 | 96.45 | 07.98 | 99.90 | 85.18 | 111.06 | 88.50 to 103.18 | 265,601 | 256,172 |
| 01/01/2019 To 03/31/2019 | 11 | 98.06 | 156.12 | 105.59 | 66.47 | 147.85 | 78.76 | 725.25 | 87.90 to 127.84 | 285,173 | 301,118 |
| 04/01/2019 To 06/30/2019 | 16 | 88.88 | 88.52 | 87.10 | 12.95 | 101.63 | 67.68 | 120.43 | 75.40 to 99.52 | 296,081 | 257,887 |
| 07/01/2019 To 09/30/2019 | 26 | 92.57 | 88.93 | 89.43 | 13.40 | 99.44 | 60.88 | 108.63 | 78.28 to 101.55 | 316,331 | 282,902 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2017 To 09/30/2018 | 73 | 98.60 | 118.82 | 100.49 | 30.01 | 118.24 | 66.26 | 929.77 | 95.22 to 102.02 | 291,595 | 293,018 |
| 10/01/2018 To 09/30/2019 | 68 | 92.78 | 101.34 | 92.80 | 21.74 | 109.20 | 60.88 | 725.25 | 88.85 to 98.06 | 295,335 | 274,067 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2018 To 12/31/2018 | 75 | 97.73 | 117.69 | 100.32 | 29.57 | 117.31 | 71.53 | 929.77 | 94.02 to 101.16 | 281,468 | 282,367 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 6 | 141 | 96.21 | 110.39 | 96.76 | 26.23 | 114.09 | 60.88 | 929.77 | 94.02 to 99.31 | 293,399 | 283,878 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 141 | Median : | 96 | COV : | 96.97 | 95% Median C.I. : | 94.02 to 99.31 |
| Total Sales Price : | 41,369,232 | Wgt. Mean : | 97 | STD : | 107.05 | 95% Wgt. Mean C.I. : | 93.10 to 100.41 |
| Total Adj. Sales Price : | 41,369,232 | Mean : | 110 | Avg. Abs. Dev : | 25.24 | 95% Mean C.I. : | 92.72 to 128.06 |
| Total Assessed Value : | 40,026,808 | | | | | | |
| Avg. Adj. Sales Price : | 293,399 | COD : | 26.23 | MAX Sales Ratio : | 929.77 | | |
| Avg. Assessed Value : | 283,878 | PRD : | 114.09 | MIN Sales Ratio : | 60.88 | | |

What IF

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01 | 141 | 96.21 | 110.39 | 96.76 | 26.23 | 114.09 | 60.88 | 929.77 | 94.02 to 99.31 | 293,399 | 283,878 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | | | | | | | | | | | |
| __ Ranges Excl. Low \$ __ | | | | | | | | | | | |
| Greater Than 4,999 | 141 | 96.21 | 110.39 | 96.76 | 26.23 | 114.09 | 60.88 | 929.77 | 94.02 to 99.31 | 293,399 | 283,878 |
| Greater Than 15,000 | 141 | 96.21 | 110.39 | 96.76 | 26.23 | 114.09 | 60.88 | 929.77 | 94.02 to 99.31 | 293,399 | 283,878 |
| Greater Than 30,000 | 141 | 96.21 | 110.39 | 96.76 | 26.23 | 114.09 | 60.88 | 929.77 | 94.02 to 99.31 | 293,399 | 283,878 |
| __ Incremental Ranges __ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | 3 | 725.25 | 585.05 | 493.57 | 38.13 | 118.53 | 100.14 | 929.77 | N/A | 40,500 | 199,896 |
| 60,000 TO 99,999 | 2 | 456.69 | 456.69 | 411.54 | 78.84 | 110.97 | 96.63 | 816.74 | N/A | 77,750 | 319,970 |
| 100,000 TO 149,999 | 4 | 90.03 | 96.51 | 94.55 | 14.48 | 102.07 | 78.16 | 127.84 | N/A | 132,500 | 125,275 |
| 150,000 TO 249,999 | 36 | 95.31 | 96.27 | 95.85 | 09.47 | 100.44 | 70.22 | 137.85 | 92.18 to 103.18 | 216,475 | 207,490 |
| 250,000 TO 499,999 | 92 | 97.52 | 94.52 | 94.43 | 10.27 | 100.10 | 60.88 | 120.43 | 94.02 to 99.52 | 329,497 | 311,153 |
| 500,000 TO 999,999 | 4 | 87.57 | 87.12 | 89.21 | 15.18 | 97.66 | 66.26 | 107.07 | N/A | 613,850 | 547,603 |
| 1,000,000 + | | | | | | | | | | | |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 6 | Total | Increase | 8% |

What IF

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 776 | Median : | 94 | COV : | 59.00 | 95% Median C.I. : | 93.25 to 95.63 |
| Total Sales Price : | 163,790,095 | Wgt. Mean : | 94 | STD : | 58.53 | 95% Wgt. Mean C.I. : | 92.26 to 95.01 |
| Total Adj. Sales Price : | 163,790,095 | Mean : | 99 | Avg. Abs. Dev : | 16.32 | 95% Mean C.I. : | 95.08 to 103.32 |
| Total Assessed Value : | 153,365,347 | | | | | | |
| Avg. Adj. Sales Price : | 211,070 | COD : | 17.28 | MAX Sales Ratio : | 929.77 | | |
| Avg. Assessed Value : | 197,636 | PRD : | 105.94 | MIN Sales Ratio : | 50.60 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2017 To 12/31/2017 | 83 | 98.75 | 101.73 | 98.21 | 11.47 | 103.58 | 66.26 | 155.41 | 96.96 to 103.21 | 213,556 | 209,726 |
| 01/01/2018 To 03/31/2018 | 70 | 103.76 | 120.84 | 105.11 | 23.98 | 114.97 | 78.54 | 929.77 | 99.75 to 107.18 | 180,124 | 189,337 |
| 04/01/2018 To 06/30/2018 | 114 | 96.09 | 98.12 | 96.47 | 10.97 | 101.71 | 64.02 | 236.65 | 93.84 to 97.73 | 215,217 | 207,612 |
| 07/01/2018 To 09/30/2018 | 130 | 95.65 | 112.44 | 99.67 | 25.10 | 112.81 | 67.04 | 816.74 | 93.74 to 98.36 | 195,479 | 194,838 |
| 10/01/2018 To 12/31/2018 | 88 | 93.59 | 94.25 | 93.60 | 09.72 | 100.69 | 50.60 | 132.17 | 90.65 to 96.25 | 208,138 | 194,809 |
| 01/01/2019 To 03/31/2019 | 51 | 94.78 | 107.39 | 94.15 | 26.32 | 114.06 | 58.76 | 725.25 | 88.38 to 98.06 | 211,782 | 199,399 |
| 04/01/2019 To 06/30/2019 | 124 | 85.62 | 86.12 | 85.40 | 12.84 | 100.84 | 53.16 | 120.43 | 83.30 to 88.85 | 212,268 | 181,285 |
| 07/01/2019 To 09/30/2019 | 116 | 83.61 | 84.68 | 85.20 | 13.43 | 99.39 | 56.07 | 126.07 | 80.41 to 87.70 | 241,991 | 206,172 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2017 To 09/30/2018 | 397 | 97.72 | 107.57 | 99.22 | 18.37 | 108.42 | 64.02 | 929.77 | 96.72 to 99.12 | 202,219 | 200,649 |
| 10/01/2018 To 09/30/2019 | 379 | 88.71 | 90.43 | 88.26 | 14.73 | 102.46 | 50.60 | 725.25 | 86.55 to 90.39 | 220,341 | 194,480 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2018 To 12/31/2018 | 402 | 96.58 | 105.86 | 98.17 | 18.09 | 107.83 | 50.60 | 929.77 | 95.70 to 97.75 | 201,174 | 197,496 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 776 | Median : | 94 | COV : | 59.00 | 95% Median C.I. : | 93.25 to 95.63 |
| Total Sales Price : | 163,790,095 | Wgt. Mean : | 94 | STD : | 58.53 | 95% Wgt. Mean C.I. : | 92.26 to 95.01 |
| Total Adj. Sales Price : | 163,790,095 | Mean : | 99 | Avg. Abs. Dev : | 16.32 | 95% Mean C.I. : | 95.08 to 103.32 |
| Total Assessed Value : | 153,365,347 | | | | | | |
| Avg. Adj. Sales Price : | 211,070 | COD : | 17.28 | MAX Sales Ratio : | 929.77 | | |
| Avg. Assessed Value : | 197,636 | PRD : | 105.94 | MIN Sales Ratio : | 50.60 | | |

What IF

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 1 | 211 | 92.16 | 92.81 | 89.99 | 13.63 | 103.13 | 53.16 | 228.22 | 89.59 to 94.99 | 129,477 | 116,513 |
| 2 | 159 | 96.19 | 100.23 | 96.58 | 11.91 | 103.78 | 58.48 | 413.90 | 94.45 to 98.27 | 258,992 | 250,132 |
| 3 | 55 | 96.28 | 96.21 | 91.46 | 13.90 | 105.19 | 50.60 | 155.41 | 90.85 to 101.79 | 160,483 | 146,784 |
| 4 | 92 | 95.96 | 107.76 | 95.01 | 26.27 | 113.42 | 56.07 | 712.01 | 90.06 to 101.65 | 188,590 | 179,180 |
| 5 | 118 | 91.69 | 90.56 | 88.04 | 13.27 | 102.86 | 58.67 | 149.10 | 87.04 to 93.28 | 235,124 | 206,996 |
| 6 | 141 | 96.21 | 110.39 | 96.76 | 26.23 | 114.09 | 60.88 | 929.77 | 94.02 to 99.31 | 293,399 | 283,878 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01 | 768 | 94.25 | 98.80 | 93.60 | 16.94 | 105.56 | 50.60 | 929.77 | 93.11 to 95.59 | 212,654 | 199,055 |
| 06 | | | | | | | | | | | |
| 07 | 8 | 98.97 | 136.85 | 104.14 | 47.56 | 131.41 | 68.11 | 413.90 | 68.11 to 413.90 | 58,956 | 61,400 |

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 776 | Median : | 94 | COV : | 59.00 | 95% Median C.I. : | 93.25 to 95.63 |
| Total Sales Price : | 163,790,095 | Wgt. Mean : | 94 | STD : | 58.53 | 95% Wgt. Mean C.I. : | 92.26 to 95.01 |
| Total Adj. Sales Price : | 163,790,095 | Mean : | 99 | Avg. Abs. Dev : | 16.32 | 95% Mean C.I. : | 95.08 to 103.32 |
| Total Assessed Value : | 153,365,347 | | | | | | |
| Avg. Adj. Sales Price : | 211,070 | COD : | 17.28 | MAX Sales Ratio : | 929.77 | | |
| Avg. Assessed Value : | 197,636 | PRD : | 105.94 | MIN Sales Ratio : | 50.60 | | |

What IF

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|------------------|----------------------|-----------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 3 | 228.22 | 249.87 | 258.17 | 44.76 | 96.79 | 107.48 | 413.90 | N/A | 8,967 | 23,149 |
| Less Than 30,000 | 8 | 113.83 | 164.55 | 140.42 | 55.02 | 117.18 | 97.72 | 413.90 | 97.72 to 413.90 | 17,021 | 23,902 |
| __ Ranges Excl. Low \$ __ | | | | | | | | | | | |
| Greater Than 4,999 | 776 | 94.43 | 99.20 | 93.64 | 17.28 | 105.94 | 50.60 | 929.77 | 93.25 to 95.63 | 211,070 | 197,636 |
| Greater Than 15,000 | 773 | 94.31 | 98.61 | 93.61 | 16.72 | 105.34 | 50.60 | 929.77 | 93.11 to 95.61 | 211,854 | 198,313 |
| Greater Than 30,000 | 768 | 94.22 | 98.52 | 93.60 | 16.72 | 105.26 | 50.60 | 929.77 | 93.05 to 95.42 | 213,091 | 199,445 |
| __ Incremental Ranges __ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 3 | 228.22 | 249.87 | 258.17 | 44.76 | 96.79 | 107.48 | 413.90 | N/A | 8,967 | 23,149 |
| 15,000 TO 29,999 | 5 | 102.50 | 113.36 | 111.44 | 13.43 | 101.72 | 97.72 | 146.41 | N/A | 21,854 | 24,353 |
| 30,000 TO 59,999 | 29 | 110.60 | 199.78 | 185.27 | 93.65 | 107.83 | 75.31 | 929.77 | 100.14 to 127.09 | 43,974 | 81,472 |
| 60,000 TO 99,999 | 76 | 107.66 | 114.26 | 112.41 | 22.51 | 101.65 | 60.19 | 816.74 | 98.02 to 111.96 | 81,417 | 91,519 |
| 100,000 TO 149,999 | 182 | 91.40 | 91.23 | 91.06 | 12.02 | 100.19 | 53.16 | 149.21 | 88.82 to 93.29 | 126,452 | 115,143 |
| 150,000 TO 249,999 | 238 | 93.58 | 93.36 | 93.39 | 10.74 | 99.97 | 58.48 | 236.65 | 91.92 to 95.61 | 195,319 | 182,403 |
| 250,000 TO 499,999 | 225 | 93.99 | 92.33 | 92.13 | 10.65 | 100.22 | 50.60 | 131.45 | 92.14 to 95.84 | 338,648 | 312,009 |
| 500,000 TO 999,999 | 18 | 87.99 | 88.12 | 88.48 | 10.68 | 99.59 | 64.23 | 107.07 | 81.40 to 98.18 | 583,050 | 515,891 |
| 1,000,000 + | | | | | | | | | | | |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 4 | Total | Increase | 10% |
| VALUATION GROUP | 6 | Total | Increase | 8% |
| VALUATION GROUP | 2 | Total | Decrease | 7% |
| VALUATION GROUP | 3 | Total | Increase | 7% |

What IF

13 Cass
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 44
Total Sales Price : 25,136,567
Total Adj. Sales Price : 25,136,567
Total Assessed Value : 21,274,456
Avg. Adj. Sales Price : 571,286
Avg. Assessed Value : 483,510

MEDIAN : 99
WGT. MEAN : 85
MEAN : 103
COD : 17.21
PRD : 121.16

COV : 30.31
STD : 31.08
Avg. Abs. Dev : 17.01
MAX Sales Ratio : 239.68
MIN Sales Ratio : 57.35

95% Median C.I. : 92.98 to 100.00
95% Wgt. Mean C.I. : 69.37 to 99.90
95% Mean C.I. : 93.37 to 111.73

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| DATE OF SALE * | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-16 To 31-DEC-16 | 3 | 99.46 | 99.16 | 100.93 | 04.04 | 98.25 | 92.98 | 105.03 | N/A | 88,133 | 88,956 |
| 01-JAN-17 To 31-MAR-17 | 1 | 101.54 | 101.54 | 101.54 | 00.00 | 100.00 | 101.54 | 101.54 | N/A | 162,500 | 165,000 |
| 01-APR-17 To 30-JUN-17 | 1 | 99.23 | 99.23 | 99.23 | 00.00 | 100.00 | 99.23 | 99.23 | N/A | 140,000 | 138,922 |
| 01-JUL-17 To 30-SEP-17 | 3 | 99.47 | 93.89 | 91.70 | 09.79 | 102.39 | 76.50 | 105.71 | N/A | 178,333 | 163,525 |
| 01-OCT-17 To 31-DEC-17 | 7 | 105.79 | 101.88 | 104.51 | 13.64 | 97.48 | 57.35 | 128.88 | 57.35 to 128.88 | 199,214 | 208,203 |
| 01-JAN-18 To 31-MAR-18 | 2 | 169.69 | 169.69 | 184.82 | 41.25 | 91.81 | 99.70 | 239.68 | N/A | 370,000 | 683,846 |
| 01-APR-18 To 30-JUN-18 | 9 | 94.88 | 101.24 | 94.52 | 12.34 | 107.11 | 81.59 | 131.87 | 89.99 to 115.74 | 530,556 | 501,470 |
| 01-JUL-18 To 30-SEP-18 | 3 | 98.99 | 123.41 | 88.78 | 44.52 | 139.01 | 69.51 | 201.72 | N/A | 704,382 | 625,353 |
| 01-OCT-18 To 31-DEC-18 | 3 | 97.04 | 109.68 | 116.19 | 13.24 | 94.40 | 96.72 | 135.28 | N/A | 158,833 | 184,554 |
| 01-JAN-19 To 31-MAR-19 | 2 | 80.59 | 80.59 | 73.62 | 12.81 | 109.47 | 70.27 | 90.91 | N/A | 507,500 | 373,631 |
| 01-APR-19 To 30-JUN-19 | 4 | 90.42 | 95.94 | 82.85 | 14.61 | 115.80 | 78.43 | 124.49 | N/A | 461,565 | 382,421 |
| 01-JUL-19 To 30-SEP-19 | 6 | 90.34 | 87.40 | 69.97 | 10.94 | 124.91 | 65.85 | 100.00 | 65.85 to 100.00 | 1,945,710 | 1,361,347 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-16 To 30-SEP-17 | 8 | 99.47 | 97.49 | 96.32 | 05.48 | 101.21 | 76.50 | 105.71 | 76.50 to 105.71 | 137,738 | 132,671 |
| 01-OCT-17 To 30-SEP-18 | 21 | 99.70 | 111.14 | 102.13 | 23.41 | 108.82 | 57.35 | 239.68 | 92.24 to 113.50 | 429,650 | 438,781 |
| 01-OCT-18 To 30-SEP-19 | 15 | 93.18 | 93.22 | 73.27 | 13.36 | 127.23 | 65.85 | 135.28 | 79.22 to 98.63 | 1,000,801 | 733,246 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-17 To 31-DEC-17 | 12 | 100.51 | 99.64 | 100.89 | 11.51 | 98.76 | 57.35 | 128.88 | 96.69 to 111.81 | 186,000 | 187,660 |
| 01-JAN-18 To 31-DEC-18 | 17 | 98.99 | 114.69 | 102.54 | 25.17 | 111.85 | 69.51 | 239.68 | 91.61 to 131.87 | 476,744 | 488,861 |
| <u>ALL</u> | 44 | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 | 57.35 | 239.68 | 92.98 to 100.00 | 571,286 | 483,510 |

| VALUATION GROUP | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1 | 26 | 95.79 | 93.95 | 78.18 | 10.63 | 120.17 | 65.85 | 131.87 | 90.91 to 99.46 | 852,198 | 666,241 |
| 2 | 1 | 87.02 | 87.02 | 87.02 | 00.00 | 100.00 | 87.02 | 87.02 | N/A | 56,260 | 48,960 |
| 3 | 6 | 96.49 | 95.94 | 100.15 | 21.07 | 95.80 | 57.35 | 135.28 | 57.35 to 135.28 | 116,293 | 116,463 |
| 4 | 7 | 105.03 | 126.71 | 144.94 | 27.76 | 87.42 | 89.99 | 239.68 | 89.99 to 239.68 | 210,057 | 304,462 |
| 5 | 4 | 110.73 | 129.97 | 142.15 | 25.97 | 91.43 | 96.72 | 201.72 | N/A | 188,750 | 268,305 |
| <u>ALL</u> | 44 | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 | 57.35 | 239.68 | 92.98 to 100.00 | 571,286 | 483,510 |

13 Cass
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 44
Total Sales Price : 25,136,567
Total Adj. Sales Price : 25,136,567
Total Assessed Value : 21,274,456
Avg. Adj. Sales Price : 571,286
Avg. Assessed Value : 483,510

MEDIAN : 99
WGT. MEAN : 85
MEAN : 103
COD : 17.21
PRD : 121.16

COV : 30.31
STD : 31.08
Avg. Abs. Dev : 17.01
MAX Sales Ratio : 239.68
MIN Sales Ratio : 57.35

95% Median C.I. : 92.98 to 100.00
95% Wgt. Mean C.I. : 69.37 to 99.90
95% Mean C.I. : 93.37 to 111.73

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PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 02 | | | | | | | | | | | |
| 03 | 44 | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 | 57.35 | 239.68 | 92.98 to 100.00 | 571,286 | 483,510 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 44 | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 | 57.35 | 239.68 | 92.98 to 100.00 | 571,286 | 483,510 |

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 | 44 | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 | 57.35 | 239.68 | 92.98 to 100.00 | 571,286 | 483,510 |
| Greater Than 14,999 | 44 | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 | 57.35 | 239.68 | 92.98 to 100.00 | 571,286 | 483,510 |
| Greater Than 29,999 | 44 | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 | 57.35 | 239.68 | 92.98 to 100.00 | 571,286 | 483,510 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | 4 | 96.49 | 98.38 | 98.72 | 08.68 | 99.66 | 87.02 | 113.50 | N/A | 51,130 | 50,476 |
| 60,000 TO 99,999 | 5 | 105.79 | 97.37 | 98.27 | 19.50 | 99.08 | 57.35 | 128.88 | N/A | 83,200 | 81,759 |
| 100,000 TO 149,999 | 11 | 99.23 | 104.12 | 103.94 | 06.83 | 100.17 | 93.81 | 131.87 | 96.72 to 124.49 | 123,627 | 128,500 |
| 150,000 TO 249,999 | 9 | 100.00 | 101.53 | 102.12 | 11.42 | 99.42 | 76.50 | 135.28 | 90.91 to 115.74 | 191,444 | 195,497 |
| 250,000 TO 499,999 | 7 | 98.63 | 130.56 | 135.97 | 38.66 | 96.02 | 87.49 | 239.68 | 87.49 to 239.68 | 327,857 | 445,772 |
| 500,000 TO 999,999 | 3 | 91.61 | 91.23 | 89.18 | 15.12 | 102.30 | 70.27 | 111.81 | N/A | 756,667 | 674,797 |
| 1,000,000 + | 5 | 78.43 | 77.05 | 73.19 | 09.21 | 105.27 | 65.85 | 92.24 | N/A | 3,373,629 | 2,469,197 |
| <u>ALL</u> | 44 | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 | 57.35 | 239.68 | 92.98 to 100.00 | 571,286 | 483,510 |

13 Cass
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 44
 Total Sales Price : 25,136,567
 Total Adj. Sales Price : 25,136,567
 Total Assessed Value : 21,274,456
 Avg. Adj. Sales Price : 571,286
 Avg. Assessed Value : 483,510

MEDIAN : 99
 WGT. MEAN : 85
 MEAN : 103
 COD : 17.21
 PRD : 121.16

COV : 30.31
 STD : 31.08
 Avg. Abs. Dev : 17.01
 MAX Sales Ratio : 239.68
 MIN Sales Ratio : 57.35

95% Median C.I. : 92.98 to 100.00
 95% Wgt. Mean C.I. : 69.37 to 99.90
 95% Mean C.I. : 93.37 to 111.73

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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 |
|------------|-----------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 303 | 1 | 92.24 | 92.24 | 92.24 | 00.00 | 100.00 | 92.24 | 92.24 | N/A | 2,908,000 | 2,682,248 |
| 340 | 1 | 90.91 | 90.91 | 90.91 | 00.00 | 100.00 | 90.91 | 90.91 | N/A | 165,000 | 150,000 |
| 342 | 1 | 135.28 | 135.28 | 135.28 | 00.00 | 100.00 | 135.28 | 135.28 | N/A | 239,500 | 323,991 |
| 344 | 4 | 99.85 | 92.64 | 94.25 | 14.13 | 98.29 | 57.35 | 113.50 | N/A | 119,815 | 112,924 |
| 349 | 1 | 69.51 | 69.51 | 69.51 | 00.00 | 100.00 | 69.51 | 69.51 | N/A | 1,690,147 | 1,174,807 |
| 350 | 2 | 80.13 | 80.13 | 74.95 | 12.31 | 106.91 | 70.27 | 89.99 | N/A | 557,500 | 417,869 |
| 352 | 4 | 98.02 | 95.67 | 93.73 | 03.48 | 102.07 | 87.49 | 99.16 | N/A | 183,625 | 172,104 |
| 353 | 7 | 111.81 | 111.17 | 111.54 | 10.42 | 99.67 | 92.98 | 131.87 | 92.98 to 131.87 | 175,000 | 195,189 |
| 406 | 3 | 93.81 | 93.73 | 94.19 | 08.60 | 99.51 | 81.59 | 105.79 | N/A | 90,000 | 84,770 |
| 407 | 1 | 93.18 | 93.18 | 93.18 | 00.00 | 100.00 | 93.18 | 93.18 | N/A | 220,000 | 205,000 |
| 412 | 1 | 78.43 | 78.43 | 78.43 | 00.00 | 100.00 | 78.43 | 78.43 | N/A | 1,550,000 | 1,215,691 |
| 442 | 3 | 105.03 | 106.75 | 108.31 | 05.16 | 98.56 | 99.47 | 115.74 | N/A | 146,800 | 159,003 |
| 444 | 1 | 96.72 | 96.72 | 96.72 | 00.00 | 100.00 | 96.72 | 96.72 | N/A | 100,000 | 96,721 |
| 446 | 1 | 65.85 | 65.85 | 65.85 | 00.00 | 100.00 | 65.85 | 65.85 | N/A | 9,120,000 | 6,005,679 |
| 451 | 1 | 91.61 | 91.61 | 91.61 | 00.00 | 100.00 | 91.61 | 91.61 | N/A | 795,000 | 728,325 |
| 453 | 1 | 101.54 | 101.54 | 101.54 | 00.00 | 100.00 | 101.54 | 101.54 | N/A | 162,500 | 165,000 |
| 458 | 1 | 79.22 | 79.22 | 79.22 | 00.00 | 100.00 | 79.22 | 79.22 | N/A | 1,600,000 | 1,267,558 |
| 470 | 3 | 94.88 | 93.71 | 95.35 | 04.29 | 98.28 | 87.02 | 99.23 | N/A | 119,087 | 113,548 |
| 494 | 3 | 98.63 | 99.87 | 96.25 | 16.22 | 103.76 | 76.50 | 124.49 | N/A | 241,667 | 232,601 |
| 528 | 2 | 149.21 | 149.21 | 144.04 | 35.20 | 103.59 | 96.69 | 201.72 | N/A | 305,000 | 439,327 |
| 852 | 1 | 239.68 | 239.68 | 239.68 | 00.00 | 100.00 | 239.68 | 239.68 | N/A | 450,000 | 1,078,561 |
| 999 | 1 | 105.71 | 105.71 | 105.71 | 00.00 | 100.00 | 105.71 | 105.71 | N/A | 180,000 | 190,284 |
| <u>ALL</u> | <u>44</u> | 98.81 | 102.55 | 84.64 | 17.21 | 121.16 | 57.35 | 239.68 | 92.98 to 100.00 | 571,286 | 483,510 |

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 47 | Median : | 75 | COV : | 19.87 | 95% Median C.I. : | 70.56 to 82.48 |
| Total Sales Price : | 26,710,835 | Wgt. Mean : | 73 | STD : | 15.43 | 95% Wgt. Mean C.I. : | 69.17 to 77.67 |
| Total Adj. Sales Price : | 26,710,835 | Mean : | 78 | Avg. Abs.Dev : | 12.10 | 95% Mean C.I. : | 73.23 to 82.05 |
| Total Assessed Value : | 19,611,597 | | | | | | |
| Avg. Adj. Sales Price : | 568,316 | COD : | 16.23 | MAX Sales Ratio : | 130.89 | | |
| Avg. Assessed Value : | 417,268 | PRD : | 105.75 | MIN Sales Ratio : | 56.30 | | |

Printed : 04/01/2020

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------|---------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2016 To 12/31/2016 | 4 | 75.43 | 77.81 | 76.39 | 14.04 | 101.86 | 63.76 | 96.61 | N/A | 683,487 | 522,150 |
| 01/01/2017 To 03/31/2017 | 4 | 83.08 | 80.61 | 77.20 | 20.44 | 104.42 | 57.68 | 98.61 | N/A | 481,115 | 371,413 |
| 04/01/2017 To 06/30/2017 | 5 | 79.21 | 77.39 | 70.45 | 12.83 | 109.85 | 58.33 | 96.78 | N/A | 508,933 | 358,566 |
| 07/01/2017 To 09/30/2017 | 1 | 130.89 | 130.89 | 130.89 | | 100.00 | 130.89 | 130.89 | N/A | 250,000 | 327,225 |
| 10/01/2017 To 12/31/2017 | 5 | 76.96 | 81.49 | 80.66 | 11.46 | 101.03 | 70.72 | 100.98 | N/A | 338,973 | 273,420 |
| 01/01/2018 To 03/31/2018 | 10 | 77.50 | 79.28 | 76.54 | 11.56 | 103.58 | 66.68 | 99.83 | 70.56 to 87.15 | 599,213 | 458,649 |
| 04/01/2018 To 06/30/2018 | 4 | 74.49 | 75.00 | 70.73 | 14.81 | 106.04 | 59.02 | 92.01 | N/A | 457,575 | 323,638 |
| 07/01/2018 To 09/30/2018 | | | | | | | | | | | |
| 10/01/2018 To 12/31/2018 | 7 | 63.49 | 66.73 | 63.68 | 11.25 | 104.79 | 56.30 | 84.87 | 56.30 to 84.87 | 626,711 | 399,117 |
| 01/01/2019 To 03/31/2019 | 1 | 61.46 | 61.46 | 61.46 | | 100.00 | 61.46 | 61.46 | N/A | 414,000 | 254,454 |
| 04/01/2019 To 06/30/2019 | 3 | 80.45 | 82.07 | 82.09 | 06.84 | 99.98 | 74.63 | 91.12 | N/A | 681,830 | 559,725 |
| 07/01/2019 To 09/30/2019 | 3 | 60.54 | 74.15 | 67.09 | 22.83 | 110.52 | 60.23 | 101.68 | N/A | 964,667 | 647,233 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2016 To 09/30/2017 | 14 | 79.70 | 82.25 | 76.40 | 19.07 | 107.66 | 57.68 | 130.89 | 63.76 to 96.78 | 532,362 | 406,736 |
| 10/01/2017 To 09/30/2018 | 19 | 76.96 | 78.96 | 76.16 | 12.16 | 103.68 | 59.02 | 100.98 | 70.72 to 86.92 | 500,910 | 381,481 |
| 10/01/2018 To 09/30/2019 | 14 | 65.44 | 71.23 | 68.47 | 16.61 | 104.03 | 56.30 | 101.68 | 60.23 to 84.87 | 695,748 | 476,368 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2017 To 12/31/2017 | 15 | 79.21 | 83.18 | 77.53 | 18.24 | 107.29 | 57.68 | 130.89 | 70.14 to 96.78 | 427,599 | 331,520 |
| 01/01/2018 To 12/31/2018 | 21 | 71.44 | 74.28 | 71.05 | 13.40 | 104.55 | 56.30 | 99.83 | 66.68 to 84.33 | 581,400 | 413,089 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 1 | 47 | 74.54 | 77.64 | 73.42 | 16.23 | 105.75 | 56.30 | 130.89 | 70.56 to 82.48 | 568,316 | 417,268 |

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 47 | Median : | 75 | COV : | 19.87 | 95% Median C.I. : | 70.56 to 82.48 |
| Total Sales Price : | 26,710,835 | Wgt. Mean : | 73 | STD : | 15.43 | 95% Wgt. Mean C.I. : | 69.17 to 77.67 |
| Total Adj. Sales Price : | 26,710,835 | Mean : | 78 | Avg. Abs. Dev : | 12.10 | 95% Mean C.I. : | 73.23 to 82.05 |
| Total Assessed Value : | 19,611,597 | | | | | | |
| Avg. Adj. Sales Price : | 568,316 | COD : | 16.23 | MAX Sales Ratio : | 130.89 | | |
| Avg. Assessed Value : | 417,268 | PRD : | 105.75 | MIN Sales Ratio : | 56.30 | | |

Printed : 04/01/2020

95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u> Dry </u> | | | | | | | | | | | |
| County | 18 | 66.68 | 68.05 | 65.99 | 12.43 | 103.12 | 56.30 | 101.68 | 59.02 to 71.44 | 771,357 | 509,026 |
| 1 | 18 | 66.68 | 68.05 | 65.99 | 12.43 | 103.12 | 56.30 | 101.68 | 59.02 to 71.44 | 771,357 | 509,026 |
| <u> Grass </u> | | | | | | | | | | | |
| County | 1 | 80.06 | 80.06 | 80.06 | | 100.00 | 80.06 | 80.06 | N/A | 184,000 | 147,309 |
| 1 | 1 | 80.06 | 80.06 | 80.06 | | 100.00 | 80.06 | 80.06 | N/A | 184,000 | 147,309 |
| <u> ALL </u> | | | | | | | | | | | |
| 10/01/2016 To 09/30/2019 | 47 | 74.54 | 77.64 | 73.42 | 16.23 | 105.75 | 56.30 | 130.89 | 70.56 to 82.48 | 568,316 | 417,268 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u> Dry </u> | | | | | | | | | | | |
| County | 33 | 70.67 | 74.49 | 70.15 | 16.12 | 106.19 | 56.30 | 130.89 | 63.76 to 76.96 | 629,606 | 441,696 |
| 1 | 33 | 70.67 | 74.49 | 70.15 | 16.12 | 106.19 | 56.30 | 130.89 | 63.76 to 76.96 | 629,606 | 441,696 |
| <u> Grass </u> | | | | | | | | | | | |
| County | 1 | 80.06 | 80.06 | 80.06 | | 100.00 | 80.06 | 80.06 | N/A | 184,000 | 147,309 |
| 1 | 1 | 80.06 | 80.06 | 80.06 | | 100.00 | 80.06 | 80.06 | N/A | 184,000 | 147,309 |
| <u> ALL </u> | | | | | | | | | | | |
| 10/01/2016 To 09/30/2019 | 47 | 74.54 | 77.64 | 73.42 | 16.23 | 105.75 | 56.30 | 130.89 | 70.56 to 82.48 | 568,316 | 417,268 |

Cass County 2020 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|-----------|----------|------|------|------|------|------|------|------|------|------------------|
| Cass | 1 | 6275 | 0 | 4764 | 5387 | 4880 | 4850 | 4250 | 4211 | 4864 |
| Sarpy | 1 | 6800 | 6700 | 6500 | 6100 | 5800 | 0 | 4700 | 3800 | 6386 |
| Otoe | 1 | 5500 | n/a | 5400 | 5400 | 4900 | 4900 | 4200 | 4200 | 5162 |
| Saunders | 3 | 6930 | n/a | 6427 | 5901 | n/a | 5373 | 4499 | 4091 | 5807 |
| Lancaster | 1 | 6975 | 6187 | 5770 | 5400 | 4987 | 4787 | 4573 | 4385 | 5302 |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|-----------|----------|------|------|------|------|------|------|-------|------|------------------|
| Cass | 1 | 5252 | 5100 | 4907 | 4600 | 4387 | 4301 | 40009 | 3775 | 4626 |
| Sarpy | 1 | 5600 | 5500 | 5100 | 5100 | 5000 | 3700 | 3600 | 2900 | 4929 |
| Otoe | 1 | 4400 | 4400 | 4099 | 3980 | 3900 | 3850 | 3300 | 3000 | 3957 |
| Saunders | 3 | 5357 | 5176 | 5060 | n/a | 4281 | 3919 | 3711 | 3484 | 4554 |
| Lancaster | 1 | 5400 | 4875 | 4496 | 4199 | 4009 | 3524 | 3299 | 3185 | 4069 |

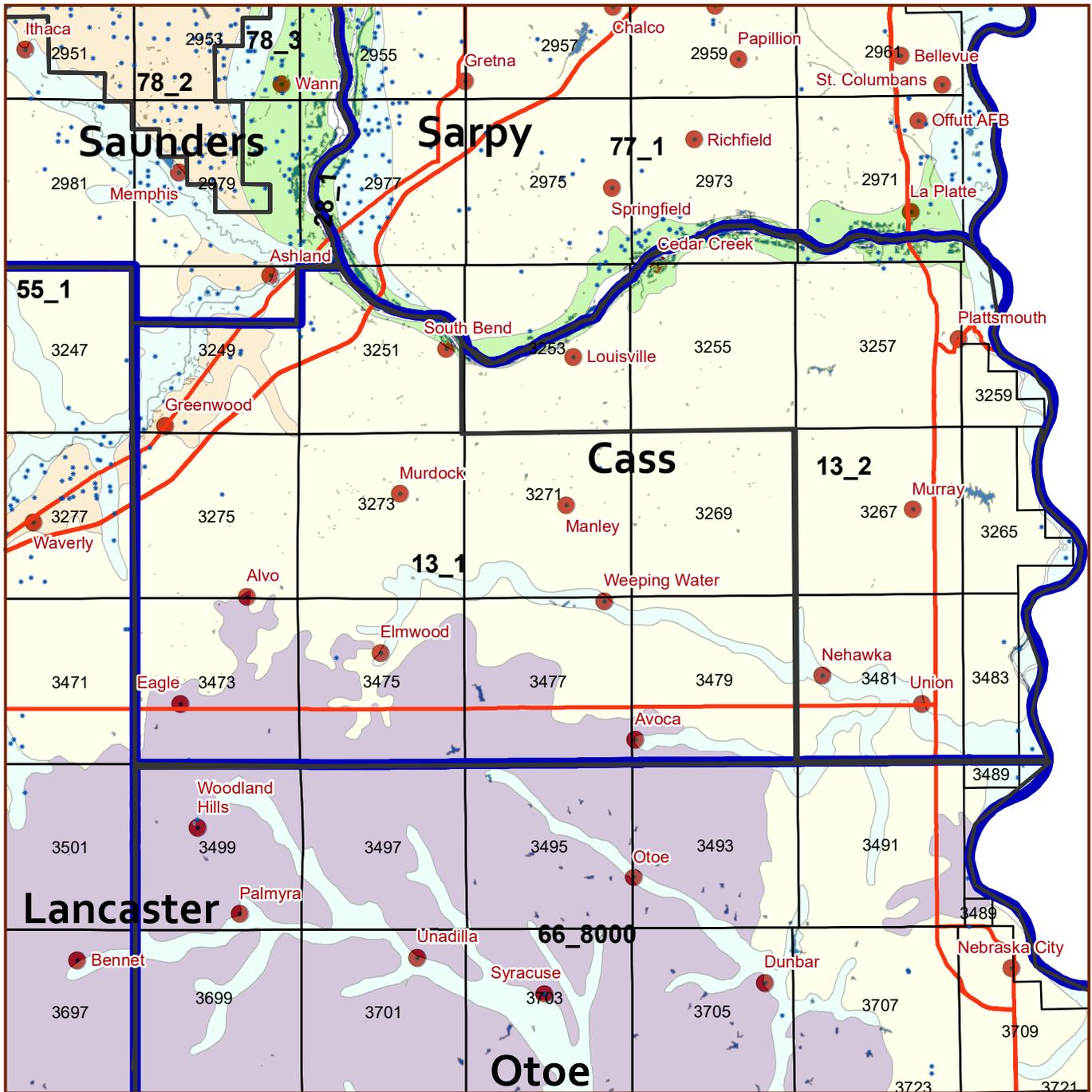
| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|-----------|----------|------|------|------|------|------|------|------|------|--------------------|
| Cass | 1 | 2412 | 2302 | 2270 | 0 | 2123 | 0 | 1887 | 1648 | 2282 |
| Sarpy | 1 | 2405 | 2100 | 2000 | 2000 | 1800 | 1800 | 1700 | 1600 | 1773 |
| Otoe | 1 | 2100 | 2100 | 2080 | 2050 | 2030 | 2000 | 1750 | 1550 | 2093 |
| Saunders | 3 | 2520 | 2531 | 2259 | n/a | n/a | 2000 | n/a | 2015 | 2476 |
| Lancaster | 1 | 2153 | 2145 | 2099 | n/a | 2076 | 1961 | 2110 | 2091 | 2136 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|-----------|----------|------|--------|-------|
| Cass | 1 | 2450 | 2192 | 599 |
| Sarpy | 1 | 2556 | 619 | 100 |
| Otoe | 1 | 3280 | 1110 | 100 |
| Saunders | 3 | 2970 | 642 | 159 |
| Lancaster | 1 | n/a | n/a | 746 |

Source: 2020 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.

CASS COUNTY



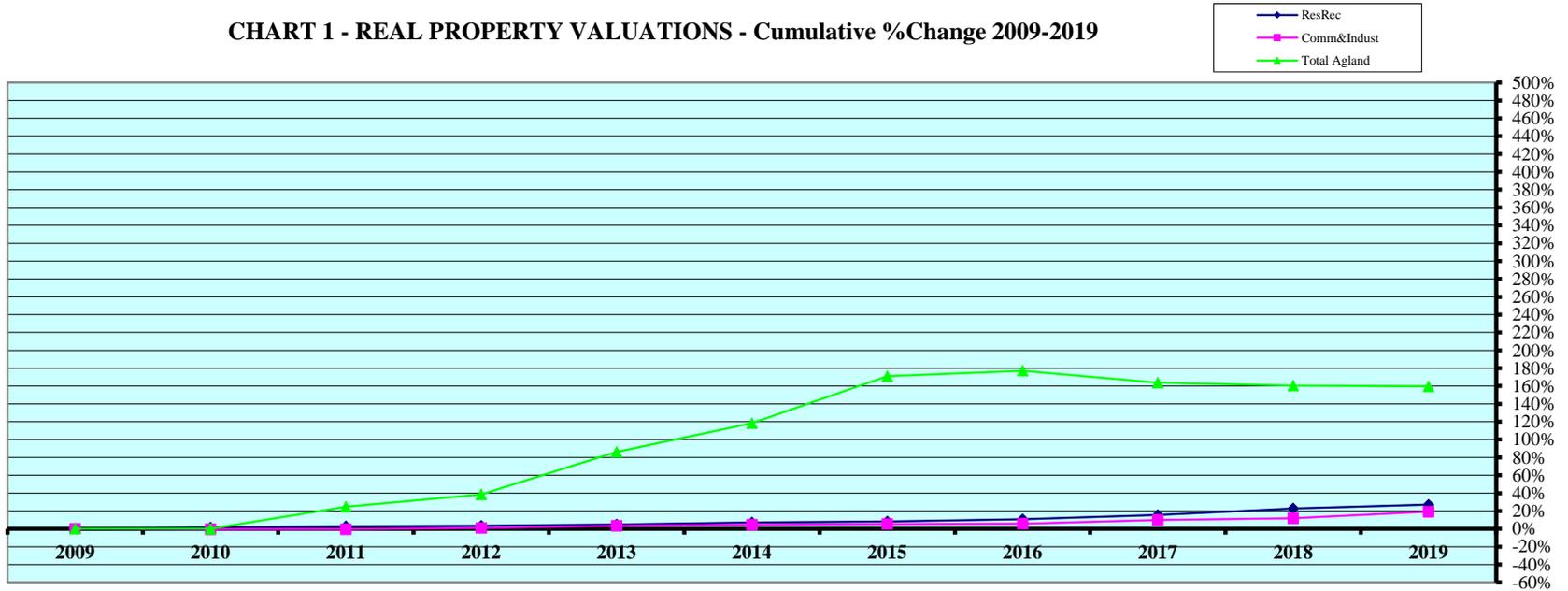
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



| 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 |
| 2009 | 1,384,014,461 | -- | -- | -- | 181,178,588 | -- | -- | -- | 480,411,956 | -- | -- | -- |
| 2010 | 1,404,806,915 | 20,792,454 | 1.50% | 1.50% | 180,437,442 | -741,146 | -0.41% | -0.41% | 481,287,844 | 875,888 | 0.18% | 0.18% |
| 2011 | 1,425,621,221 | 20,814,306 | 1.48% | 3.01% | 180,370,120 | -67,322 | -0.04% | -0.45% | 598,561,530 | 117,273,686 | 24.37% | 24.59% |
| 2012 | 1,433,221,401 | 7,600,180 | 0.53% | 3.56% | 182,985,174 | 2,615,054 | 1.45% | 1.00% | 665,255,645 | 66,694,115 | 11.14% | 38.48% |
| 2013 | 1,451,839,415 | 18,618,014 | 1.30% | 4.90% | 187,462,530 | 4,477,356 | 2.45% | 3.47% | 894,122,545 | 228,866,900 | 34.40% | 86.12% |
| 2014 | 1,481,020,790 | 29,181,375 | 2.01% | 7.01% | 189,508,942 | 2,046,412 | 1.09% | 4.60% | 1,048,810,372 | 154,687,827 | 17.30% | 118.31% |
| 2015 | 1,498,249,500 | 17,228,710 | 1.16% | 8.25% | 190,729,803 | 1,220,861 | 0.64% | 5.27% | 1,302,406,494 | 253,596,122 | 24.18% | 171.10% |
| 2016 | 1,533,519,629 | 35,270,129 | 2.35% | 10.80% | 191,672,464 | 942,661 | 0.49% | 5.79% | 1,331,086,599 | 28,680,105 | 2.20% | 177.07% |
| 2017 | 1,598,662,424 | 65,142,795 | 4.25% | 15.51% | 199,198,238 | 7,525,774 | 3.93% | 9.95% | 1,267,642,145 | -63,444,454 | -4.77% | 163.87% |
| 2018 | 1,698,492,784 | 99,830,360 | 6.24% | 22.72% | 202,459,709 | 3,261,471 | 1.64% | 11.75% | 1,251,438,414 | -16,203,731 | -1.28% | 160.49% |
| 2019 | 1,759,173,892 | 60,681,108 | 3.57% | 27.11% | 216,029,414 | 13,569,705 | 6.70% | 19.24% | 1,246,988,209 | -4,450,205 | -0.36% | 159.57% |

Rate Annual %chg: Residential & Recreational **2.43%** Commercial & Industrial **1.77%** Agricultural Land **10.01%**

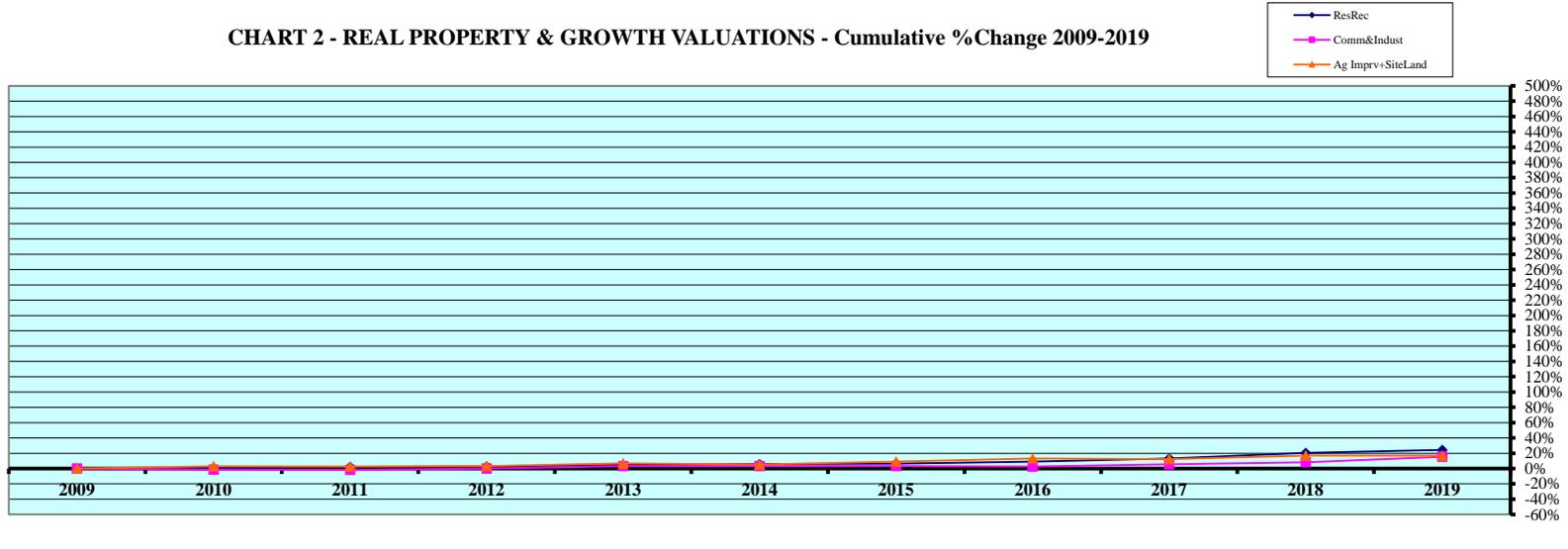
Cnty# **13**
County **CASS**

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: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



| 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 | |
| 2009 | 1,384,014,461 | 22,578,489 | 1.63% | 1,361,435,972 | -- | -- | 181,178,588 | 2,347,910 | 1.30% | 178,830,678 | -- | -- | |
| 2010 | 1,404,806,915 | 14,220,104 | 1.01% | 1,390,586,811 | 0.47% | 0.47% | 180,437,442 | 1,817,525 | 1.01% | 178,619,917 | -1.41% | -1.41% | |
| 2011 | 1,425,621,221 | 13,656,905 | 0.96% | 1,411,964,316 | 0.51% | 2.02% | 180,370,120 | 2,343,368 | 1.30% | 178,026,752 | -1.34% | -1.74% | |
| 2012 | 1,433,221,401 | 13,259,104 | 0.93% | 1,419,962,297 | -0.40% | 2.60% | 182,985,174 | 1,702,867 | 0.93% | 181,282,307 | 0.51% | 0.06% | |
| 2013 | 1,451,839,415 | 2,897,264 | 0.20% | 1,448,942,151 | 1.10% | 4.69% | 187,462,530 | 510,259 | 0.27% | 186,952,271 | 2.17% | 3.19% | |
| 2014 | 1,481,020,790 | 16,103,706 | 1.09% | 1,464,917,084 | 0.90% | 5.85% | 189,508,942 | 2,679,176 | 1.41% | 186,829,766 | -0.34% | 3.12% | |
| 2015 | 1,498,249,500 | 24,855,009 | 1.66% | 1,473,394,491 | -0.51% | 6.46% | 190,729,803 | 3,791,243 | 1.99% | 186,938,560 | -1.36% | 3.18% | |
| 2016 | 1,533,519,629 | 25,501,109 | 1.66% | 1,508,018,520 | 0.65% | 8.96% | 191,672,464 | 5,686,749 | 2.97% | 185,985,715 | -2.49% | 2.65% | |
| 2017 | 1,598,662,424 | 32,745,502 | 2.05% | 1,565,916,922 | 2.11% | 13.14% | 199,198,238 | 7,948,359 | 3.99% | 191,249,879 | -0.22% | 5.56% | |
| 2018 | 1,698,492,784 | 32,719,521 | 1.93% | 1,665,773,263 | 4.20% | 20.36% | 202,459,709 | 6,254,137 | 3.09% | 196,205,572 | -1.50% | 8.29% | |
| 2019 | 1,759,173,892 | 37,366,842 | 2.12% | 1,721,807,050 | 1.37% | 24.41% | 216,029,414 | 6,976,168 | 3.23% | 209,053,246 | 3.26% | 15.39% | |
| Rate Ann%chg | 2.43% | | | 1.04% | | | 1.77% | | | C & I w/o growth | | | -0.27% |

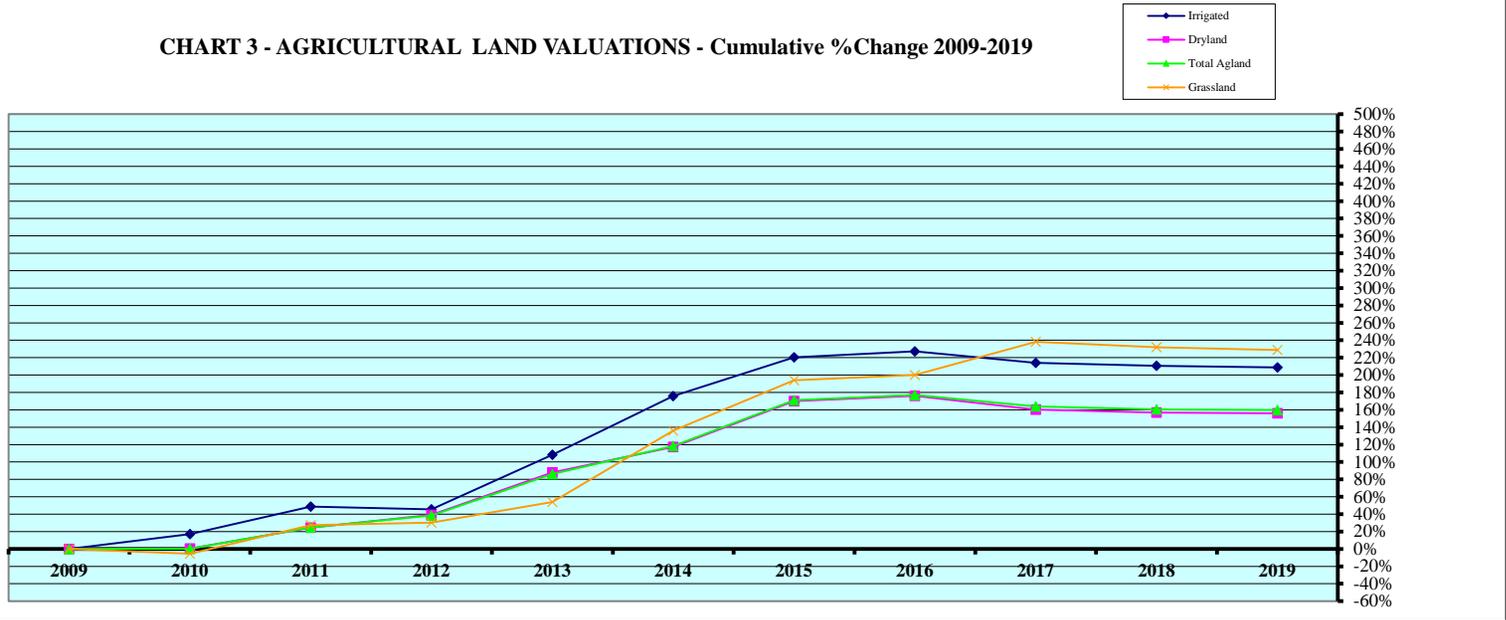
| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
|--------------|--|----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
| | Agric. Dwelling & Homesite Value | Agoutbldg & Farmsite Value | Ag Imprv&Site Total Value | | | | | |
| 2009 | 121,047,497 | 39,305,088 | 160,352,585 | 2,490,194 | 1.55% | 157,862,391 | -- | -- |
| 2010 | 123,648,922 | 43,473,058 | 167,121,980 | 2,037,510 | 1.22% | 165,084,470 | 2.95% | 2.95% |
| 2011 | 122,268,860 | 44,407,217 | 166,676,077 | 1,927,098 | 1.16% | 164,748,979 | -1.42% | 2.74% |
| 2012 | 122,969,900 | 44,830,903 | 167,800,803 | 2,159,414 | 1.29% | 165,641,389 | -0.62% | 3.30% |
| 2013 | 125,318,798 | 46,211,850 | 171,530,648 | 372,050 | 0.22% | 171,158,598 | 2.00% | 6.74% |
| 2014 | 125,331,153 | 46,820,009 | 172,151,162 | 3,237,555 | 1.88% | 168,913,607 | -1.53% | 5.34% |
| 2015 | 130,568,718 | 46,869,292 | 177,438,010 | 2,677,657 | 1.51% | 174,760,353 | 1.52% | 8.99% |
| 2016 | 134,141,149 | 47,890,887 | 182,032,036 | 384,013 | 0.21% | 181,648,023 | 2.37% | 13.28% |
| 2017 | 133,542,500 | 48,740,587 | 182,283,087 | 2,150,356 | 1.18% | 180,132,731 | -1.04% | 12.34% |
| 2018 | 139,378,178 | 49,978,764 | 189,356,942 | 2,037,030 | 1.08% | 187,319,912 | 2.76% | 16.82% |
| 2019 | 141,768,133 | 50,485,112 | 192,253,245 | 4,817,980 | 2.51% | 187,435,265 | -1.01% | 16.89% |
| Rate Ann%chg | 1.59% | 2.53% | 1.83% | Ag Imprv+Site w/o growth | | | 0.60% | |

(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; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 13
County CASS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



| 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 |
| 2009 | 5,063,529 | -- | -- | -- | 450,681,473 | -- | -- | -- | 23,237,064 | -- | -- | -- |
| 2010 | 5,931,094 | 867,565 | 17.13% | 17.13% | 452,627,321 | 1,945,848 | 0.43% | 0.43% | 21,953,099 | -1,283,965 | -5.53% | -5.53% |
| 2011 | 7,525,836 | 1,594,742 | 26.89% | 48.63% | 560,798,175 | 108,170,854 | 23.90% | 24.43% | 29,579,757 | 7,626,658 | 34.74% | 27.30% |
| 2012 | 7,374,409 | -151,427 | -2.01% | 45.64% | 626,975,030 | 66,176,855 | 11.80% | 39.12% | 30,237,469 | 657,712 | 2.22% | 30.13% |
| 2013 | 10,543,104 | 3,168,695 | 42.97% | 108.22% | 847,113,083 | 220,138,053 | 35.11% | 87.96% | 35,758,306 | 5,520,837 | 18.26% | 53.88% |
| 2014 | 13,969,325 | 3,426,221 | 32.50% | 175.88% | 979,301,095 | 132,188,012 | 15.60% | 117.29% | 54,801,972 | 19,043,666 | 53.26% | 135.84% |
| 2015 | 16,213,861 | 2,244,536 | 16.07% | 220.21% | 1,217,062,034 | 237,760,939 | 24.28% | 170.05% | 68,331,028 | 13,529,056 | 24.69% | 194.06% |
| 2016 | 16,569,510 | 355,649 | 2.19% | 227.23% | 1,244,029,509 | 26,967,475 | 2.22% | 176.03% | 69,716,325 | 1,385,297 | 2.03% | 200.02% |
| 2017 | 15,895,764 | -673,746 | -4.07% | 213.93% | 1,172,247,405 | -71,782,104 | -5.77% | 160.11% | 78,586,131 | 8,869,806 | 12.72% | 238.19% |
| 2018 | 15,728,272 | -167,492 | -1.05% | 210.62% | 1,157,680,525 | -14,566,880 | -1.24% | 156.87% | 77,105,417 | -1,480,714 | -1.88% | 231.82% |
| 2019 | 15,631,338 | -96,934 | -0.62% | 208.70% | 1,154,011,650 | -3,668,875 | -0.32% | 156.06% | 76,403,257 | -702,160 | -0.91% | 228.80% |

| | | | | | | |
|----------------|-----------|--------|---------|-------|-----------|--------|
| Rate Ann.%chg: | Irrigated | 11.93% | Dryland | 9.86% | Grassland | 12.64% |
|----------------|-----------|--------|---------|-------|-----------|--------|

| 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 |
| 2009 | 320,249 | -- | -- | -- | 1,109,641 | -- | -- | -- | 480,411,956 | -- | -- | -- |
| 2010 | 592,572 | 272,323 | 85.03% | 85.03% | 183,758 | -925,883 | -83.44% | -83.44% | 481,287,844 | 875,888 | 0.18% | 0.18% |
| 2011 | 497,152 | -95,420 | -16.10% | 55.24% | 160,610 | -23,148 | -12.60% | -85.53% | 598,561,530 | 117,273,686 | 24.37% | 24.59% |
| 2012 | 498,559 | 1,407 | 0.28% | 55.68% | 170,178 | 9,568 | 5.96% | -84.66% | 665,255,645 | 66,694,115 | 11.14% | 38.48% |
| 2013 | 536,232 | 37,673 | 7.56% | 67.44% | 171,820 | 1,642 | 0.96% | -84.52% | 894,122,545 | 228,866,900 | 34.40% | 86.12% |
| 2014 | 557,656 | 21,424 | 4.00% | 74.13% | 180,324 | 8,504 | 4.95% | -83.75% | 1,048,810,372 | 154,687,827 | 17.30% | 118.31% |
| 2015 | 597,289 | 39,633 | 7.11% | 86.51% | 202,282 | 21,958 | 12.18% | -81.77% | 1,302,406,494 | 253,596,122 | 24.18% | 171.10% |
| 2016 | 582,084 | -15,205 | -2.55% | 81.76% | 189,171 | -13,111 | -6.48% | -82.95% | 1,331,086,599 | 28,680,105 | 2.20% | 177.07% |
| 2017 | 664,639 | 82,555 | 14.18% | 107.54% | 248,206 | 59,035 | 31.21% | -77.63% | 1,267,642,145 | -63,444,454 | -4.77% | 163.87% |
| 2018 | 670,134 | 5,495 | 0.83% | 109.25% | 254,066 | 5,860 | 2.36% | -77.10% | 1,251,438,414 | -16,203,731 | -1.28% | 160.49% |
| 2019 | 697,468 | 27,334 | 4.08% | 117.79% | 244,496 | -9,570 | -3.77% | -77.97% | 1,246,988,209 | -4,450,205 | -0.36% | 159.57% |

| | |
|--------|------|
| Cnty# | 13 |
| County | CASS |

| | | |
|----------------|------------------|--------|
| Rate Ann.%chg: | Total Agric Land | 10.01% |
|----------------|------------------|--------|

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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 |
| 2009 | 5,132,018 | 2,429 | 2,113 | | | 449,731,251 | 257,889 | 1,744 | | | 22,803,225 | 37,060 | 615 | | |
| 2010 | 6,024,386 | 2,891 | 2,084 | -1.37% | -1.37% | 453,112,632 | 257,455 | 1,760 | 0.92% | 0.92% | 21,742,233 | 39,161 | 555 | -9.77% | -9.77% |
| 2011 | 7,535,232 | 2,830 | 2,663 | 27.76% | 26.02% | 561,444,459 | 256,943 | 2,185 | 24.15% | 25.30% | 29,532,744 | 38,339 | 770 | 38.74% | 25.19% |
| 2012 | 7,374,409 | 2,860 | 2,578 | -3.17% | 22.03% | 627,488,396 | 256,887 | 2,443 | 11.79% | 40.07% | 30,105,434 | 38,370 | 785 | 1.86% | 27.51% |
| 2013 | 10,760,471 | 2,860 | 3,762 | 45.93% | 78.07% | 848,719,405 | 256,519 | 3,309 | 35.45% | 89.72% | 35,590,852 | 38,324 | 929 | 18.36% | 50.93% |
| 2014 | 13,621,559 | 3,004 | 4,535 | 20.53% | 114.64% | 980,547,694 | 256,070 | 3,829 | 15.74% | 119.58% | 54,663,553 | 38,273 | 1,428 | 53.79% | 132.12% |
| 2015 | 16,210,362 | 3,116 | 5,202 | 14.70% | 146.19% | 1,219,008,111 | 255,941 | 4,763 | 24.38% | 173.12% | 67,639,755 | 38,363 | 1,763 | 23.45% | 186.55% |
| 2016 | 16,569,510 | 3,117 | 5,316 | 2.19% | 151.58% | 1,244,901,643 | 255,500 | 4,872 | 2.30% | 179.40% | 69,747,563 | 38,691 | 1,803 | 2.24% | 192.97% |
| 2017 | 15,899,161 | 3,117 | 5,100 | -4.05% | 141.40% | 1,176,749,622 | 255,221 | 4,611 | -5.37% | 164.39% | 74,348,922 | 38,417 | 1,935 | 7.36% | 214.52% |
| 2018 | 15,640,074 | 3,115 | 5,021 | -1.57% | 137.62% | 1,158,274,927 | 253,687 | 4,566 | -0.97% | 161.81% | 77,010,444 | 40,043 | 1,923 | -0.62% | 212.56% |
| 2019 | 15,728,272 | 3,115 | 5,049 | 0.56% | 138.96% | 1,157,219,239 | 253,501 | 4,565 | -0.02% | 161.77% | 77,074,069 | 40,072 | 1,923 | 0.01% | 212.59% |

Rate Annual %chg Average Value/Acre: 9.10%

10.10%

12.07%

| 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 |
| 2009 | 396,622 | 3,632 | 109 | | | 1,238,653 | 2,431 | 510 | | | 479,301,769 | 303,441 | 1,580 | | |
| 2010 | 608,870 | 991 | 614 | 462.37% | 462.37% | 216,400 | 1,719 | 126 | -75.29% | -75.29% | 481,704,521 | 302,216 | 1,594 | 0.91% | 0.91% |
| 2011 | 497,152 | 943 | 527 | -14.19% | 382.59% | 162,307 | 1,613 | 101 | -20.10% | -80.26% | 599,171,894 | 300,669 | 1,993 | 25.03% | 26.16% |
| 2012 | 495,952 | 941 | 527 | -0.03% | 382.45% | 161,368 | 1,604 | 101 | 0.00% | -80.26% | 665,625,559 | 300,663 | 2,214 | 11.09% | 40.16% |
| 2013 | 518,250 | 965 | 537 | 1.98% | 392.02% | 171,068 | 1,701 | 101 | -0.03% | -80.26% | 895,760,046 | 300,368 | 2,982 | 34.71% | 88.80% |
| 2014 | 536,212 | 981 | 546 | 1.68% | 400.31% | 177,935 | 1,702 | 105 | 3.94% | -79.48% | 1,049,546,953 | 300,030 | 3,498 | 17.30% | 121.46% |
| 2015 | 596,071 | 1,075 | 554 | 1.48% | 407.72% | 177,913 | 1,702 | 105 | 0.00% | -79.48% | 1,303,632,212 | 300,198 | 4,343 | 24.14% | 174.92% |
| 2016 | 580,319 | 1,070 | 542 | -2.21% | 396.52% | 186,035 | 1,783 | 104 | -0.20% | -79.52% | 1,331,985,070 | 300,161 | 4,438 | 2.19% | 180.94% |
| 2017 | 610,779 | 1,089 | 561 | 3.47% | 413.75% | 237,643 | 1,825 | 130 | 24.78% | -74.45% | 1,267,846,127 | 299,670 | 4,231 | -4.66% | 167.85% |
| 2018 | 670,109 | 1,130 | 593 | 5.72% | 443.14% | 252,902 | 1,947 | 130 | -0.25% | -74.51% | 1,251,848,456 | 299,922 | 4,174 | -1.34% | 164.25% |
| 2019 | 670,134 | 1,130 | 593 | -0.01% | 443.07% | 245,724 | 1,957 | 126 | -3.34% | -75.36% | 1,250,937,438 | 299,775 | 4,173 | -0.02% | 164.18% |

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CASS

Rate Annual %chg Average Value/Acre: 10.20%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

| Pop. | County: | Personal Prop | StateAsd PP | StateAsdReal | Residential | Commercial | Industrial | Recreation | Agland | Agdwel&HS | AgImprv&FS | Minerals | Total Value |
|------------------------------------|------------------------------|---------------|-------------|---------------|---------------|-------------|------------|------------|---------------|-------------|------------|----------|---------------|
| 25,241 | CASS | 121,399,391 | 42,151,469 | 77,410,167 | 1,738,652,417 | 162,451,115 | 53,578,299 | 20,521,475 | 1,246,988,209 | 141,768,133 | 50,485,112 | 616,480 | 3,656,022,267 |
| cnty sectorvalue % of total value: | | 3.32% | 1.15% | 2.12% | 47.56% | 4.44% | 1.47% | 0.56% | 34.11% | 3.88% | 1.38% | 0.02% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwel&HS | AgImprv&FS | Minerals | Total Value |
| 132 | ALVO | 12,174 | 12,010 | 1,389 | 5,041,809 | 779,029 | 0 | 0 | 0 | 0 | 0 | 0 | 5,846,411 |
| 0.52% | %sector of county sector | 0.01% | 0.03% | 0.00% | 0.29% | 0.48% | | | | | | | 0.16% |
| | %sector of municipality | 0.21% | 0.02% | 0.02% | 86.24% | 13.32% | | | | | | | 100.00% |
| 242 | AVOCA | 184,927 | 131,316 | 8,713 | 5,879,203 | 557,671 | 0 | 0 | 0 | 0 | 0 | 0 | 6,761,830 |
| 0.96% | %sector of county sector | 0.15% | 0.31% | 0.01% | 0.34% | 0.34% | | | | | | | 0.18% |
| | %sector of municipality | 2.73% | 1.94% | 0.13% | 86.95% | 8.25% | | | | | | | 100.00% |
| 390 | CEDAR CREEK | 324,025 | 201,929 | 550,063 | 67,786,903 | 1,308,421 | 0 | 134,984 | 0 | 0 | 0 | 0 | 70,306,325 |
| 1.55% | %sector of county sector | 0.27% | 0.48% | 0.71% | 3.90% | 0.81% | | 0.66% | | | | | 1.92% |
| | %sector of municipality | 0.46% | 0.29% | 0.78% | 96.42% | 1.86% | | 0.19% | | | | | 100.00% |
| 1,024 | EAGLE | 792,861 | 338,552 | 23,167 | 46,296,499 | 7,507,562 | 0 | 0 | 0 | 0 | 0 | 0 | 54,958,641 |
| 4.06% | %sector of county sector | 0.65% | 0.80% | 0.03% | 2.66% | 4.62% | | | | | | | 1.50% |
| | %sector of municipality | 1.44% | 0.62% | 0.04% | 84.24% | 13.66% | | | | | | | 100.00% |
| 634 | ELMWOOD | 3,677,155 | 277,937 | 19,791 | 27,987,624 | 5,136,993 | 0 | 0 | 0 | 0 | 0 | 0 | 37,099,500 |
| 2.51% | %sector of county sector | 3.03% | 0.66% | 0.03% | 1.61% | 3.16% | | | | | | | 1.01% |
| | %sector of municipality | 9.91% | 0.75% | 0.05% | 75.44% | 13.85% | | | | | | | 100.00% |
| 568 | GREENWOOD | 430,722 | 444,381 | 842,407 | 20,782,398 | 4,260,490 | 0 | 0 | 0 | 0 | 0 | 0 | 26,760,398 |
| 2.25% | %sector of county sector | 0.35% | 1.05% | 1.09% | 1.20% | 2.62% | | | | | | | 0.73% |
| | %sector of municipality | 1.61% | 1.66% | 3.15% | 77.66% | 15.92% | | | | | | | 100.00% |
| 1,106 | LOUISVILLE | 1,247,434 | 665,171 | 1,306,420 | 60,991,437 | 8,058,583 | 0 | 0 | 0 | 0 | 0 | 0 | 72,269,045 |
| 4.38% | %sector of county sector | 1.03% | 1.58% | 1.69% | 3.51% | 4.96% | | | | | | | 1.98% |
| | %sector of municipality | 1.73% | 0.92% | 1.81% | 84.39% | 11.15% | | | | | | | 100.00% |
| 178 | MANLEY | 70,170 | 71,081 | 140,515 | 6,327,807 | 559,669 | 0 | 0 | 0 | 0 | 0 | 0 | 7,169,242 |
| 0.71% | %sector of county sector | 0.06% | 0.17% | 0.18% | 0.36% | 0.34% | | | | | | | 0.20% |
| | %sector of municipality | 0.98% | 0.99% | 1.96% | 88.26% | 7.81% | | | | | | | 100.00% |
| 236 | MURDOCK | 71,018 | 123,951 | 9,589 | 13,107,863 | 818,649 | 0 | 0 | 0 | 0 | 0 | 0 | 14,131,070 |
| 0.93% | %sector of county sector | 0.06% | 0.29% | 0.01% | 0.75% | 0.50% | | | | | | | 0.39% |
| | %sector of municipality | 0.50% | 0.88% | 0.07% | 92.76% | 5.79% | | | | | | | 100.00% |
| 463 | MURRAY | 66,172 | 217,736 | 291,651 | 21,121,728 | 2,035,585 | 0 | 0 | 4,942 | 0 | 0 | 0 | 23,737,814 |
| 1.83% | %sector of county sector | 0.05% | 0.52% | 0.38% | 1.21% | 1.25% | | | 0.00% | | | | 0.65% |
| | %sector of municipality | 0.28% | 0.92% | 1.23% | 88.98% | 8.58% | | 0.02% | | | | | 100.00% |
| 204 | NEHAWKA | 41,840 | 142,513 | 406,760 | 6,661,528 | 560,393 | 0 | 0 | 0 | 0 | 0 | 0 | 7,813,034 |
| 0.81% | %sector of county sector | 0.03% | 0.34% | 0.53% | 0.38% | 0.34% | | | | | | | 0.21% |
| | %sector of municipality | 0.54% | 1.82% | 5.21% | 85.26% | 7.17% | | | | | | | 100.00% |
| 6505 | PLATTSMOUTH | 6,348,152 | 3,088,112 | 3,111,327 | 224,386,424 | 68,632,113 | 5,017,262 | 103,566 | 0 | 0 | 0 | 0 | 310,686,956 |
| 25.77% | %sector of county sector | 5.23% | 7.33% | 4.02% | 12.91% | 42.25% | 9.36% | 0.50% | | | | | 8.50% |
| | %sector of municipality | 2.04% | 0.99% | 1.00% | 72.22% | 22.09% | 1.61% | 0.03% | | | | | 100.00% |
| 99 | SOUTH BEND | 6,035 | 251,411 | 1,039,585 | 3,213,926 | 687,718 | 0 | 0 | 0 | 0 | 0 | 0 | 5,198,675 |
| 0.39% | %sector of county sector | 0.00% | 0.60% | 1.34% | 0.18% | 0.42% | | | | | | | 0.14% |
| | %sector of municipality | 0.12% | 4.84% | 20.00% | 61.82% | 13.23% | | | | | | | 100.00% |
| 233 | UNION | 268,259 | 256,657 | 456,821 | 6,945,075 | 747,816 | 0 | 0 | 0 | 0 | 0 | 0 | 8,674,628 |
| 0.92% | %sector of county sector | 0.22% | 0.61% | 0.59% | 0.40% | 0.46% | | | | | | | 0.24% |
| | %sector of municipality | 3.09% | 2.96% | 5.27% | 80.06% | 8.62% | | | | | | | 100.00% |
| 1050 | WEeping WATER | 8,702,591 | 583,864 | 399,854 | 50,758,344 | 4,652,455 | 1,149,658 | 0 | 0 | 0 | 0 | 0 | 66,246,766 |
| 4.16% | %sector of county sector | 7.17% | 1.39% | 0.52% | 2.92% | 2.86% | 2.15% | | | | | | 1.81% |
| | %sector of municipality | 13.14% | 0.88% | 0.60% | 76.62% | 7.02% | 1.74% | | | | | | 100.00% |
| 13,064 | Total Municipalities | 22,243,535 | 6,806,621 | 8,608,052 | 567,288,568 | 106,303,147 | 6,166,920 | 238,550 | 4,942 | 0 | 0 | 0 | 717,660,335 |
| 51.76% | %all municip.sectors of cnty | 18.32% | 16.15% | 11.12% | 32.63% | 65.44% | 11.51% | 1.16% | 0.00% | | | | 19.63% |

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Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 5

| | | | | |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 19,252 | Value : 3,557,385,572 | Growth 25,499,608 | Sum Lines 17, 25, & 41 |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-------------|----------|-------------|---------|-------------|---------|---------------|------------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 851 | 9,251,171 | 434 | 11,663,506 | 1,014 | 18,898,574 | 2,299 | 39,813,251 | |
| 02. Res Improve Land | 5,003 | 95,624,678 | 1,419 | 65,107,293 | 3,633 | 193,160,957 | 10,055 | 353,892,928 | |
| 03. Res Improvements | 5,341 | 468,239,255 | 1,453 | 293,064,120 | 3,666 | 685,470,051 | 10,460 | 1,446,773,426 | |
| 04. Res Total | 6,192 | 573,115,104 | 1,887 | 369,834,919 | 4,680 | 897,529,582 | 12,759 | 1,840,479,605 | 19,317,741 |
| % of Res Total | 48.53 | 31.14 | 14.79 | 20.09 | 36.68 | 48.77 | 66.27 | 51.74 | 75.76 |
| 05. Com UnImp Land | 127 | 2,276,639 | 20 | 1,211,216 | 36 | 2,346,395 | 183 | 5,834,250 | |
| 06. Com Improve Land | 541 | 17,789,395 | 32 | 2,636,504 | 114 | 14,269,829 | 687 | 34,695,728 | |
| 07. Com Improvements | 552 | 85,893,773 | 36 | 5,380,544 | 127 | 35,564,607 | 715 | 126,838,924 | |
| 08. Com Total | 679 | 105,959,807 | 56 | 9,228,264 | 163 | 52,180,831 | 898 | 167,368,902 | 1,028,680 |
| % of Com Total | 75.61 | 63.31 | 6.24 | 5.51 | 18.15 | 31.18 | 4.66 | 4.70 | 4.03 |
| 09. Ind UnImp Land | 6 | 696,742 | 14 | 691,723 | 20 | 2,310,094 | 40 | 3,698,559 | |
| 10. Ind Improve Land | 7 | 503,416 | 12 | 3,883,468 | 10 | 2,768,273 | 29 | 7,155,157 | |
| 11. Ind Improvements | 7 | 2,347,650 | 12 | 32,161,682 | 11 | 8,634,721 | 30 | 43,144,053 | |
| 12. Ind Total | 13 | 3,547,808 | 26 | 36,736,873 | 31 | 13,713,088 | 70 | 53,997,769 | 301,255 |
| % of Ind Total | 18.57 | 6.57 | 37.14 | 68.03 | 44.29 | 25.40 | 0.36 | 1.52 | 1.18 |
| 13. Rec UnImp Land | 70 | 222,730 | 51 | 4,045,497 | 142 | 7,761,506 | 263 | 12,029,733 | |
| 14. Rec Improve Land | 2 | 13,500 | 3 | 188,313 | 37 | 5,092,411 | 42 | 5,294,224 | |
| 15. Rec Improvements | 2 | 2,320 | 4 | 29,752 | 46 | 4,233,245 | 52 | 4,265,317 | |
| 16. Rec Total | 72 | 238,550 | 55 | 4,263,562 | 188 | 17,087,162 | 315 | 21,589,274 | 0 |
| % of Rec Total | 22.86 | 1.10 | 17.46 | 19.75 | 59.68 | 79.15 | 1.64 | 0.61 | 0.00 |
| Res & Rec Total | 6,264 | 573,353,654 | 1,942 | 374,098,481 | 4,868 | 914,616,744 | 13,074 | 1,862,068,879 | 19,317,741 |
| % of Res & Rec Total | 47.91 | 30.79 | 14.85 | 20.09 | 37.23 | 49.12 | 67.91 | 52.34 | 75.76 |
| Com & Ind Total | 692 | 109,507,615 | 82 | 45,965,137 | 194 | 65,893,919 | 968 | 221,366,671 | 1,329,935 |
| % of Com & Ind Total | 71.49 | 49.47 | 8.47 | 20.76 | 20.04 | 29.77 | 5.03 | 6.22 | 5.22 |
| 17. Taxable Total | 6,956 | 682,861,269 | 2,024 | 420,063,618 | 5,062 | 980,510,663 | 14,042 | 2,083,435,550 | 20,647,676 |
| % of Taxable Total | 49.54 | 32.78 | 14.41 | 20.16 | 36.05 | 47.06 | 72.94 | 58.57 | 80.97 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 349 | 21,092,632 | 12,644,896 | 13 | 21,163 | 3,019,969 |
| 19. Commercial | 59 | 5,215,792 | 19,980,328 | 1 | 135,000 | 2,013,143 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 61 | 103,566 | 108,020 | 0 | 0 | 0 |
| | Rural | | | Total | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 362 | 21,113,795 | 15,664,865 |
| 19. Commercial | 0 | 0 | 0 | 60 | 5,350,792 | 21,993,471 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 61 | 103,566 | 108,020 |
| 22. Total Sch II | | | | 483 | 26,568,153 | 37,766,356 |

Schedule III : Mineral Interest Records

| Mineral Interest | Urban | | SubUrban | | Rural | | Total | | Growth |
|-------------------|---------|-------|----------|-------|---------|---------|---------|---------|--------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 23. Producing | 0 | 0 | 0 | 0 | 2 | 616,480 | 2 | 616,480 | 0 |
| 24. Non-Producing | 0 | 0 | 4 | 0 | 10 | 0 | 14 | 0 | 0 |
| 25. Total | 0 | 0 | 4 | 0 | 12 | 616,480 | 16 | 616,480 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 579 | 222 | 1,113 | 1,914 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|---------|----------|-------------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 5 | 100,111 | 536 | 101,894,090 | 3,316 | 850,433,532 | 3,857 | 952,427,733 |
| 28. Ag-Improved Land | 0 | 0 | 161 | 33,539,546 | 1,143 | 328,683,528 | 1,304 | 362,223,074 |
| 29. Ag Improvements | 0 | 0 | 162 | 21,888,342 | 1,175 | 136,794,393 | 1,337 | 158,682,735 |

| | | | | | | |
|--------------|--|--|--|--|-------|---------------|
| 30. Ag Total | | | | | 5,194 | 1,473,333,542 |
|--------------|--|--|--|--|-------|---------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|-------------|--------------|-----------------|--------------------|------------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 2 | 2.00 | 37,500 | |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 102 | 104.77 | 1,908,500 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 110 | 100.77 | 18,308,412 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 20 | 70.87 | 357,579 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 139 | 353.22 | 2,691,339 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 146 | 0.00 | 3,579,930 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 1.12 | 0 | 0 | 526.76 | 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 | 8 | 8.00 | 142,500 | 10 | 10.00 | 180,000 | |
| 32. HomeSite Improv Land | 744 | 757.72 | 13,898,000 | 846 | 862.49 | 15,806,500 | |
| 33. HomeSite Improvements | 779 | 739.72 | 110,248,815 | 889 | 840.49 | 128,557,227 | 4,851,932 |
| 34. HomeSite Total | | | | 899 | 872.49 | 144,543,727 | |
| 35. FarmSite UnImp Land | 171 | 493.92 | 2,316,464 | 191 | 564.79 | 2,674,043 | |
| 36. FarmSite Improv Land | 1,032 | 2,429.06 | 16,184,322 | 1,171 | 2,782.28 | 18,875,661 | |
| 37. FarmSite Improvements | 1,084 | 0.00 | 26,545,578 | 1,230 | 0.00 | 30,125,508 | 0 |
| 38. FarmSite Total | | | | 1,421 | 3,347.07 | 51,675,212 | |
| 39. Road & Ditches | 0 | 5,149.48 | 0 | 0 | 5,677.36 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 2,320 | 9,896.92 | 196,218,939 | 4,851,932 |

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

| | Urban | | | SubUrban | | |
|------------------|---------|-------|---------|----------|-------|---------|
| | Records | Acres | Value | Records | Acres | Value |
| 42. Game & Parks | 0 | 0.00 | 0 | 4 | 0.00 | 328,071 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 42. Game & Parks | 7 | 0.00 | 268,708 | 11 | 0.00 | 596,779 |

Schedule VIII : Agricultural Records : Special Value

| | Urban | | | SubUrban | | |
|-------------------|---------|------------|---------------|----------|------------|---------------|
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 3 | 26.25 | 88,693 | 667 | 31,063.36 | 127,986,521 |
| 44. Market Value | 3 | 26.25 | 90,167 | 667 | 31,063.36 | 128,271,694 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 4,369 | 271,053.52 | 1,135,934,005 | 5,039 | 302,143.13 | 1,264,009,219 |
| 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 | 135.19 | 4.18% | 848,320 | 5.40% | 6,275.02 |
| 46. 1A | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 47. 2A1 | 1,347.76 | 41.71% | 6,420,573 | 40.86% | 4,763.88 |
| 48. 2A | 863.76 | 26.73% | 4,652,812 | 29.61% | 5,386.70 |
| 49. 3A1 | 51.51 | 1.59% | 251,368 | 1.60% | 4,879.98 |
| 50. 3A | 9.08 | 0.28% | 44,039 | 0.28% | 4,850.11 |
| 51. 4A1 | 741.20 | 22.94% | 3,150,111 | 20.04% | 4,250.01 |
| 52. 4A | 82.65 | 2.56% | 348,055 | 2.21% | 4,211.19 |
| 53. Total | 3,231.15 | 100.00% | 15,715,278 | 100.00% | 4,863.68 |
| Dry | | | | | |
| 54. 1D1 | 9,874.80 | 3.90% | 51,862,394 | 4.42% | 5,251.99 |
| 55. 1D | 84,338.39 | 33.28% | 430,097,439 | 36.69% | 5,099.66 |
| 56. 2D1 | 18,269.30 | 7.21% | 89,653,435 | 7.65% | 4,907.33 |
| 57. 2D | 13,332.20 | 5.26% | 61,328,106 | 5.23% | 4,600.00 |
| 58. 3D1 | 8,634.11 | 3.41% | 37,873,864 | 3.23% | 4,386.54 |
| 59. 3D | 92,579.72 | 36.54% | 398,221,793 | 33.98% | 4,301.39 |
| 60. 4D1 | 15,240.84 | 6.01% | 61,100,565 | 5.21% | 4,009.00 |
| 61. 4D | 11,115.97 | 4.39% | 41,958,802 | 3.58% | 3,774.64 |
| 62. Total | 253,385.33 | 100.00% | 1,172,096,398 | 100.00% | 4,625.75 |
| Grass | | | | | |
| 63. 1G1 | 21,748.11 | 55.00% | 52,505,322 | 59.46% | 2,414.25 |
| 64. 1G | 1,160.42 | 2.93% | 2,724,740 | 3.09% | 2,348.06 |
| 65. 2G1 | 522.00 | 1.32% | 1,185,302 | 1.34% | 2,270.69 |
| 66. 2G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 67. 3G1 | 8,717.74 | 22.05% | 18,505,660 | 20.96% | 2,122.76 |
| 68. 3G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 69. 4G1 | 5,033.65 | 12.73% | 9,498,515 | 10.76% | 1,887.00 |
| 70. 4G | 2,358.13 | 5.96% | 3,877,119 | 4.39% | 1,644.15 |
| 71. Total | 39,540.05 | 100.00% | 88,296,658 | 100.00% | 2,233.09 |
| Irrigated Total | | | | | |
| Irrigated Total | 3,231.15 | 1.08% | 15,715,278 | 1.23% | 4,863.68 |
| Dry Total | | | | | |
| Dry Total | 253,385.33 | 84.52% | 1,172,096,398 | 91.78% | 4,625.75 |
| Grass Total | | | | | |
| Grass Total | 39,540.05 | 13.19% | 88,296,658 | 6.91% | 2,233.09 |
| 72. Waste | 1,165.21 | 0.39% | 697,468 | 0.05% | 598.58 |
| 73. Other | 2,455.88 | 0.82% | 308,801 | 0.02% | 125.74 |
| 74. Exempt | 893.62 | 0.30% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 299,777.62 | 100.00% | 1,277,114,603 | 100.00% | 4,260.21 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|--------------|----------------|------------------|--------------------|-------------------|----------------------|-------------------|----------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 260.86 | 1,370,241 | 2,970.29 | 14,345,037 | 3,231.15 | 15,715,278 |
| 77. Dry Land | 17.09 | 77,716 | 25,421.19 | 117,377,651 | 227,947.05 | 1,054,641,031 | 253,385.33 | 1,172,096,398 |
| 78. Grass | 9.81 | 22,231 | 5,163.70 | 11,658,359 | 34,366.54 | 76,616,068 | 39,540.05 | 88,296,658 |
| 79. Waste | 0.00 | 0 | 23.80 | 2,976 | 1,141.41 | 694,492 | 1,165.21 | 697,468 |
| 80. Other | 1.31 | 164 | 235.81 | 29,491 | 2,218.76 | 279,146 | 2,455.88 | 308,801 |
| 81. Exempt | 0.03 | 0 | 128.67 | 0 | 764.92 | 0 | 893.62 | 0 |
| 82. Total | 28.21 | 100,111 | 31,105.36 | 130,438,718 | 268,644.05 | 1,146,575,774 | 299,777.62 | 1,277,114,603 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|----------------------|----------------|-------------------------|
| Irrigated | 3,231.15 | 1.08% | 15,715,278 | 1.23% | 4,863.68 |
| Dry Land | 253,385.33 | 84.52% | 1,172,096,398 | 91.78% | 4,625.75 |
| Grass | 39,540.05 | 13.19% | 88,296,658 | 6.91% | 2,233.09 |
| Waste | 1,165.21 | 0.39% | 697,468 | 0.05% | 598.58 |
| Other | 2,455.88 | 0.82% | 308,801 | 0.02% | 125.74 |
| Exempt | 893.62 | 0.30% | 0 | 0.00% | 0.00 |
| Total | 299,777.62 | 100.00% | 1,277,114,603 | 100.00% | 4,260.21 |

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 Ashland Exch | 0 | 0 | 1 | 149,600 | 2 | 92,975 | 2 | 242,575 | 0 |
| 83.2 Beaver Lake | 501 | 6,881,850 | 1,092 | 79,488,334 | 1,094 | 220,780,266 | 1,595 | 307,150,450 | 4,242,654 |
| 83.3 Buccaneer Bay | 216 | 3,039,543 | 547 | 16,440,300 | 548 | 108,047,890 | 764 | 127,527,733 | 2,329,192 |
| 83.4 Cent Agland | 11 | 1,123,974 | 15 | 1,042,680 | 15 | 2,324,148 | 26 | 4,490,802 | 0 |
| 83.5 Com-elmwood | 1 | 2,550 | 0 | 0 | 0 | 0 | 1 | 2,550 | 0 |
| 83.6 Com-louisville | 1 | 106,814 | 0 | 0 | 0 | 0 | 1 | 106,814 | 0 |
| 83.7 Com-murray | 0 | 0 | 1 | 14,014 | 1 | 9,285 | 1 | 23,299 | 0 |
| 83.8 Com-plattsmouth | 61 | 103,566 | 1 | 24,099 | 1 | 1,200 | 62 | 128,865 | 0 |
| 83.9 Com-weeping Water | 0 | 0 | 1 | 4,950 | 1 | 33,783 | 1 | 38,733 | 0 |
| 83.10 Exempt | 3 | 20,392 | 2 | 19,160 | 2 | 166,030 | 5 | 205,582 | 0 |
| 83.11 Iron Horse | 55 | 2,282,347 | 114 | 8,306,481 | 114 | 38,136,847 | 169 | 48,725,675 | 889,063 |
| 83.12 Lake Waconda | 4 | 155,771 | 217 | 20,397,247 | 218 | 29,224,355 | 222 | 49,777,373 | 334,049 |
| 83.13 Mh5 | 0 | 0 | 0 | 0 | 1 | 27,615 | 1 | 27,615 | 0 |
| 83.14 Mhp Eagle | 1 | 0 | 0 | 0 | 31 | 322,036 | 32 | 322,036 | 0 |
| 83.15 Mhp Greenwood | 0 | 0 | 0 | 0 | 10 | 51,664 | 10 | 51,664 | 0 |
| 83.16 Mhp Louisville | 0 | 0 | 0 | 0 | 9 | 100,224 | 9 | 100,224 | 0 |
| 83.17 Mhp Murray | 0 | 0 | 0 | 0 | 2 | 4,502 | 2 | 4,502 | 0 |
| 83.18 Mhp Nehawka | 0 | 0 | 0 | 0 | 1 | 5,751 | 1 | 5,751 | 0 |
| 83.19 Mhp Plattsmouth | 4 | 0 | 0 | 0 | 275 | 4,177,152 | 279 | 4,177,152 | 704,284 |
| 83.20 Mhp Rural | 0 | 0 | 0 | 0 | 2 | 15,179 | 2 | 15,179 | 255 |
| 83.21 Mhp Wpg Wtr | 0 | 0 | 0 | 0 | 2 | 4,967 | 2 | 4,967 | 0 |
| 83.22 Ne Agland | 25 | 2,230,085 | 13 | 696,316 | 13 | 2,385,036 | 38 | 5,311,437 | 0 |
| 83.23 Ne Comm | 67 | 1,165,391 | 16 | 2,173,358 | 16 | 1,755,741 | 83 | 5,094,490 | 0 |
| 83.24 Ne Subds | 0 | 0 | 1 | 21,708 | 1 | 78,181 | 1 | 99,889 | 0 |
| 83.25 Nw Agland | 2 | 111,043 | 11 | 499,389 | 11 | 2,812,035 | 13 | 3,422,467 | 143,953 |
| 83.26 Nw Comm | 1 | 5,001 | 0 | 0 | 0 | 0 | 1 | 5,001 | 0 |
| 83.27 Nw Rec Lakes | 8 | 65,500 | 230 | 6,759,817 | 231 | 26,829,903 | 239 | 33,655,220 | 49,550 |
| 83.28 Res-alvo | 13 | 124,857 | 63 | 843,062 | 63 | 3,743,657 | 76 | 4,711,576 | 0 |
| 83.29 Res-avoca | 18 | 84,051 | 99 | 693,571 | 99 | 5,181,036 | 117 | 5,958,658 | 0 |
| 83.30 Res-cedar Creek | 48 | 1,665,929 | 343 | 22,837,418 | 343 | 43,619,003 | 391 | 68,122,350 | 94,859 |
| 83.31 Res-eagle | 54 | 1,463,381 | 394 | 8,090,216 | 394 | 38,720,060 | 448 | 48,273,657 | 573,659 |
| 83.32 Res-elmwood | 29 | 339,945 | 256 | 4,987,198 | 256 | 22,081,866 | 285 | 27,409,009 | -4,175 |
| 83.33 Res-greenwood | 61 | 859,881 | 223 | 4,965,535 | 223 | 14,905,318 | 284 | 20,730,734 | 0 |
| 83.34 Res-louisville | 119 | 1,009,906 | 463 | 8,212,328 | 464 | 52,754,575 | 583 | 61,976,809 | 202,271 |
| 83.35 Res-manley | 5 | 30,999 | 71 | 650,763 | 71 | 5,648,560 | 76 | 6,330,322 | 1,705 |
| 83.36 Res-murdock | 13 | 150,594 | 121 | 1,715,259 | 121 | 11,271,311 | 134 | 13,137,164 | -37,201 |
| 83.37 Res-murray | 44 | 384,399 | 204 | 3,238,181 | 206 | 22,367,721 | 250 | 25,990,301 | 150,161 |

Schedule XI : Residential Records - Assessor Location Detail

| Line# | Assessor Location | Unimproved Land | | Improved Land | | Improvements | | Total | | Growth |
|-------|-------------------|-----------------|------------|---------------|-------------|--------------|---------------|---------|---------------|------------|
| | | Records | Value | Records | Value | Records | Value | Records | Value | |
| 83.38 | Res-nehawka | 28 | 135,982 | 105 | 668,205 | 106 | 5,746,702 | 134 | 6,550,889 | 0 |
| 83.39 | Res-plattsmouth | 315 | 2,781,787 | 2,083 | 31,534,239 | 2,083 | 188,080,787 | 2,398 | 222,396,813 | 767,018 |
| 83.40 | Res-south Bend | 11 | 118,087 | 51 | 716,766 | 51 | 2,384,800 | 62 | 3,219,653 | 5,727 |
| 83.41 | Res-union | 16 | 101,295 | 96 | 755,679 | 97 | 5,986,491 | 113 | 6,843,465 | 0 |
| 83.42 | Res-weeping Water | 116 | 1,236,230 | 445 | 6,238,074 | 445 | 44,404,629 | 561 | 51,878,933 | 256,242 |
| 83.43 | Rures | 0 | 0 | 0 | 0 | 1 | 23,188 | 1 | 23,188 | 0 |
| 83.44 | Rurres 3249 | 23 | 411,734 | 83 | 3,322,070 | 84 | 15,141,050 | 107 | 18,874,854 | 11,111 |
| 83.45 | Rurres 3251 | 114 | 4,673,860 | 128 | 8,118,908 | 130 | 31,553,463 | 244 | 44,346,231 | 1,842,480 |
| 83.46 | Rurres 3253 | 62 | 1,876,361 | 264 | 12,943,094 | 276 | 57,619,915 | 338 | 72,439,370 | 769,326 |
| 83.47 | Rurres 3255/2973 | 35 | 2,081,714 | 170 | 9,601,976 | 190 | 39,213,541 | 225 | 50,897,231 | 581,797 |
| 83.48 | Rurres 3257/2971 | 139 | 4,230,880 | 595 | 26,010,890 | 612 | 118,018,874 | 751 | 148,260,644 | 1,849,080 |
| 83.49 | Rurres 3259 | 55 | 1,257,395 | 210 | 8,096,108 | 210 | 36,648,494 | 265 | 46,001,997 | 108,992 |
| 83.50 | Rurres 3265 | 81 | 1,580,556 | 172 | 8,544,185 | 174 | 35,110,404 | 255 | 45,235,145 | 1,245,083 |
| 83.51 | Rurres 3267 | 17 | 427,786 | 157 | 6,158,969 | 157 | 32,378,650 | 174 | 38,965,405 | 948,958 |
| 83.52 | Rurres 3269 | 2 | 109,060 | 50 | 2,289,472 | 51 | 8,965,466 | 53 | 11,363,998 | 169,073 |
| 83.53 | Rurres 3271 | 9 | 304,207 | 97 | 3,376,654 | 99 | 16,537,778 | 108 | 20,218,639 | 0 |
| 83.54 | Rurres 3273 | 22 | 391,389 | 103 | 3,229,181 | 107 | 15,605,740 | 129 | 19,226,310 | 458,474 |
| 83.55 | Rurres 3275 | 5 | 150,583 | 96 | 4,000,637 | 97 | 16,666,051 | 102 | 20,817,271 | 44,746 |
| 83.56 | Rurres 3473 | 21 | 629,809 | 343 | 15,441,450 | 344 | 69,441,432 | 365 | 85,512,691 | 210,116 |
| 83.57 | Rurres 3475 | 5 | 101,390 | 61 | 2,387,796 | 62 | 10,579,643 | 67 | 13,068,829 | 0 |
| 83.58 | Rurres 3477 | 11 | 291,098 | 60 | 2,324,083 | 61 | 8,367,350 | 72 | 10,982,531 | 0 |
| 83.59 | Rurres 3479 | 14 | 403,507 | 67 | 2,748,006 | 69 | 8,591,659 | 83 | 11,743,172 | 5,384 |
| 83.60 | Rurres 3481 | 17 | 264,735 | 79 | 3,241,980 | 81 | 11,034,076 | 98 | 14,540,791 | 0 |
| 83.61 | Rurres 3483 | 26 | 2,671,203 | 36 | 2,683,717 | 36 | 6,222,455 | 62 | 11,577,375 | 172,880 |
| 83.62 | Se Agland | 25 | 1,666,557 | 24 | 1,488,283 | 24 | 4,133,636 | 49 | 7,288,476 | 71,792 |
| 83.63 | Se Comm | 1 | 15,360 | 1 | 40,500 | 1 | 14,084 | 2 | 69,944 | 0 |
| 83.64 | Sw Agland | 25 | 510,995 | 21 | 936,426 | 22 | 4,623,989 | 47 | 6,071,410 | 125,183 |
| 83.65 | Sw Comm | 2 | 11,655 | 1 | 18,820 | 1 | 264,524 | 3 | 294,999 | 0 |
| 84 | Residential Total | 2,562 | 51,842,984 | 10,097 | 359,187,152 | 10,512 | 1,451,038,743 | 13,074 | 1,862,068,879 | 19,317,741 |

Schedule XII : Commercial Records - Assessor Location Detail

| Line# | Assessor Location | Unimproved Land | | Improved Land | | Improvements | | Total | | Growth |
|-------|-------------------|-----------------|-----------|---------------|------------|--------------|------------|---------|------------|---------|
| | | Records | Value | Records | Value | Records | Value | Records | Value | |
| 85.1 | Ashland Exch | 10 | 3,042,711 | 19 | 5,960,663 | 19 | 10,983,368 | 29 | 19,986,742 | 76,663 |
| 85.2 | Cent Agland | 0 | 0 | 1 | 96,250 | 1 | 294,487 | 1 | 390,737 | 0 |
| 85.3 | Com-alvo | 1 | 11,381 | 7 | 44,885 | 7 | 286,899 | 8 | 343,165 | 0 |
| 85.4 | Com-cedar Creek | 1 | 11,760 | 8 | 153,098 | 8 | 992,975 | 9 | 1,157,833 | 0 |
| 85.5 | Com-eagle | 3 | 25,415 | 25 | 999,584 | 25 | 2,588,530 | 28 | 3,613,529 | 0 |
| 85.6 | Com-elmwood | 4 | 17,600 | 37 | 403,744 | 37 | 2,419,026 | 41 | 2,840,370 | 0 |
| 85.7 | Com-greenwood | 14 | 142,492 | 12 | 390,593 | 12 | 1,356,459 | 26 | 1,889,544 | 0 |
| 85.8 | Com-louisville | 22 | 533,339 | 46 | 1,244,279 | 47 | 5,679,203 | 69 | 7,456,821 | 0 |
| 85.9 | Com-manley | 0 | 0 | 4 | 24,826 | 4 | 72,749 | 4 | 97,575 | 0 |
| 85.10 | Com-murdock | 0 | 0 | 16 | 85,569 | 16 | 527,230 | 16 | 612,799 | 0 |
| 85.11 | Com-murray | 2 | 27,181 | 20 | 489,568 | 20 | 1,486,572 | 22 | 2,003,321 | 0 |
| 85.12 | Com-nehawka | 10 | 19,077 | 10 | 79,441 | 10 | 455,295 | 20 | 553,813 | 0 |
| 85.13 | Com-plattsmouth | 48 | 2,102,618 | 229 | 12,889,632 | 233 | 55,079,664 | 281 | 70,071,914 | 6,684 |
| 85.14 | Com-south Bend | 2 | 26,461 | 5 | 55,129 | 5 | 592,022 | 7 | 673,612 | 0 |
| 85.15 | Com-union | 5 | 16,717 | 22 | 50,053 | 22 | 566,120 | 27 | 632,890 | 0 |
| 85.16 | Com-weeping Water | 10 | 57,273 | 69 | 846,430 | 70 | 4,934,380 | 80 | 5,838,083 | 0 |
| 85.17 | Exempt | 1 | 2,354 | 8 | 205,186 | 8 | 444,320 | 9 | 651,860 | 83,991 |
| 85.18 | Golf Courses | 4 | 160,811 | 18 | 3,980,654 | 18 | 4,653,746 | 22 | 8,795,211 | 0 |
| 85.19 | Gr Elevators | 5 | 90,491 | 15 | 628,622 | 23 | 7,415,232 | 28 | 8,134,345 | 0 |
| 85.20 | Ind | 2 | 1,764 | 0 | 0 | 0 | 0 | 2 | 1,764 | 0 |
| 85.21 | Ne Agland | 1 | 124,260 | 4 | 793,760 | 4 | 2,657,791 | 5 | 3,575,811 | 253,707 |
| 85.22 | Ne Comm | 26 | 1,171,887 | 61 | 3,914,734 | 64 | 15,338,594 | 90 | 20,425,215 | 0 |
| 85.23 | Ne Subds | 2 | 63,885 | 3 | 194,163 | 4 | 279,990 | 6 | 538,038 | 0 |
| 85.24 | Nw Agland | 0 | 0 | 1 | 130,959 | 1 | 611,474 | 1 | 742,433 | 607,635 |
| 85.25 | Nw Comm | 10 | 247,753 | 11 | 3,320,432 | 17 | 30,066,153 | 27 | 33,634,338 | 301,255 |
| 85.26 | Post Offices | 0 | 0 | 13 | 163,808 | 13 | 1,311,743 | 13 | 1,475,551 | 0 |
| 85.27 | Res-avoca | 1 | 3,058 | 1 | 8,294 | 1 | 32,246 | 2 | 43,598 | 0 |
| 85.28 | Res-cedar Creek | 0 | 0 | 1 | 11,748 | 1 | 94,560 | 1 | 106,308 | 0 |
| 85.29 | Res-greenwood | 2 | 31,674 | 0 | 0 | 0 | 0 | 2 | 31,674 | 0 |
| 85.30 | Res-louisville | 2 | 44,637 | 0 | 0 | 0 | 0 | 2 | 44,637 | 0 |
| 85.31 | Res-murdock | 1 | 4,497 | 1 | 5,110 | 1 | 83,031 | 2 | 92,638 | 0 |
| 85.32 | Res-nehawka | 1 | 4,838 | 0 | 0 | 0 | 0 | 1 | 4,838 | 0 |
| 85.33 | Res-plattsmouth | 0 | 0 | 2 | 57,960 | 2 | 339,515 | 2 | 397,475 | 0 |
| 85.34 | Rurres 3251 | 0 | 0 | 2 | 172,200 | 2 | 448,676 | 2 | 620,876 | 0 |
| 85.35 | Rurres 3265 | 0 | 0 | 1 | 37,130 | 1 | 105,446 | 1 | 142,576 | 0 |
| 85.36 | Rurres 3267 | 1 | 35,000 | 0 | 0 | 0 | 0 | 1 | 35,000 | 0 |
| 85.37 | Rurres 3473 | 0 | 0 | 2 | 131,705 | 2 | 60,873 | 2 | 192,578 | 0 |

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> | |
| 85.38 | Rurres 3483 | 0 | 0 | 1 | 73,833 | 1 | 123,049 | 1 | 196,882 | 0 |
| 85.39 | Se Comm | 3 | 140,845 | 12 | 560,463 | 14 | 764,297 | 17 | 1,465,605 | 0 |
| 85.40 | Sw Agland | 1 | 16,120 | 0 | 0 | 0 | 0 | 1 | 16,120 | 0 |
| 85.41 | Sw Comm | 28 | 1,354,910 | 29 | 3,646,380 | 32 | 16,837,262 | 60 | 21,838,552 | 0 |
| 86 | Commercial Total | 223 | 9,532,809 | 716 | 41,850,885 | 745 | 169,982,977 | 968 | 221,366,671 | 1,329,935 |

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 | 10,172.54 | 67.95% | 24,554,463 | 71.89% | 2,413.80 |
| 88. 1G | 329.04 | 2.20% | 757,568 | 2.22% | 2,302.36 |
| 89. 2G1 | 260.80 | 1.74% | 591,998 | 1.73% | 2,269.93 |
| 90. 2G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 91. 3G1 | 1,597.67 | 10.67% | 3,391,866 | 9.93% | 2,123.01 |
| 92. 3G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 93. 4G1 | 2,337.55 | 15.61% | 4,410,954 | 12.91% | 1,887.00 |
| 94. 4G | 272.33 | 1.82% | 448,684 | 1.31% | 1,647.57 |
| 95. Total | 14,969.93 | 100.00% | 34,155,533 | 100.00% | 2,281.61 |
| CRP | | | | | |
| 96. 1C1 | 1,439.71 | 80.56% | 3,481,217 | 82.90% | 2,418.00 |
| 97. 1C | 24.90 | 1.39% | 58,964 | 1.40% | 2,368.03 |
| 98. 2C1 | 45.95 | 2.57% | 104,628 | 2.49% | 2,277.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 142.19 | 7.96% | 301,866 | 7.19% | 2,122.98 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 130.94 | 7.33% | 247,085 | 5.88% | 1,887.01 |
| 103. 4C | 3.49 | 0.20% | 5,753 | 0.14% | 1,648.42 |
| 104. Total | 1,787.18 | 100.00% | 4,199,513 | 100.00% | 2,349.80 |
| Timber | | | | | |
| 105. 1T1 | 10,135.86 | 44.49% | 24,469,642 | 49.00% | 2,414.17 |
| 106. 1T | 806.48 | 3.54% | 1,908,208 | 3.82% | 2,366.09 |
| 107. 2T1 | 215.25 | 0.94% | 488,676 | 0.98% | 2,270.27 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 6,977.88 | 30.63% | 14,811,928 | 29.66% | 2,122.70 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 2,565.16 | 11.26% | 4,840,476 | 9.69% | 1,887.01 |
| 112. 4T | 2,082.31 | 9.14% | 3,422,682 | 6.85% | 1,643.69 |
| 113. Total | 22,782.94 | 100.00% | 49,941,612 | 100.00% | 2,192.06 |
| <hr/> | | | | | |
| Grass Total | 14,969.93 | 37.86% | 34,155,533 | 38.68% | 2,281.61 |
| CRP Total | 1,787.18 | 4.52% | 4,199,513 | 4.76% | 2,349.80 |
| Timber Total | 22,782.94 | 57.62% | 49,941,612 | 56.56% | 2,192.06 |
| <hr/> | | | | | |
| 114. Market Area Total | 39,540.05 | 100.00% | 88,296,658 | 100.00% | 2,233.09 |

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

13 Cass

| | 2019 CTL County Total | 2020 Form 45 County Total | Value Difference (2020 form 45 - 2019 CTL) | Percent Change | 2020 Growth (New Construction Value) | Percent Change excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential | 1,738,652,417 | 1,840,479,605 | 101,827,188 | 5.86% | 19,317,741 | 4.75% |
| 02. Recreational | 20,521,475 | 21,589,274 | 1,067,799 | 5.20% | 0 | 5.20% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 141,768,133 | 144,543,727 | 2,775,594 | 1.96% | 4,851,932 | -1.46% |
| 04. Total Residential (sum lines 1-3) | 1,900,942,025 | 2,006,612,606 | 105,670,581 | 5.56% | 24,169,673 | 4.29% |
| 05. Commercial | 162,451,115 | 167,368,902 | 4,917,787 | 3.03% | 1,028,680 | 2.39% |
| 06. Industrial | 53,578,299 | 53,997,769 | 419,470 | 0.78% | 301,255 | 0.22% |
| 07. Total Commercial (sum lines 5-6) | 216,029,414 | 221,366,671 | 5,337,257 | 2.47% | 1,329,935 | 1.85% |
| 08. Ag-Farmsite Land, Outbuildings | 50,485,112 | 51,675,212 | 1,190,100 | 2.36% | 0 | 2.36% |
| 09. Minerals | 616,480 | 616,480 | 0 | 0.00 | 0 | 0.00% |
| 10. Non Ag Use Land | 0 | 0 | 0 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 51,101,592 | 52,291,692 | 1,190,100 | 2.33% | 0 | 2.33% |
| 12. Irrigated | 15,631,338 | 15,715,278 | 83,940 | 0.54% | | |
| 13. Dryland | 1,154,011,650 | 1,172,096,398 | 18,084,748 | 1.57% | | |
| 14. Grassland | 76,403,257 | 88,296,658 | 11,893,401 | 15.57% | | |
| 15. Wasteland | 697,468 | 697,468 | 0 | 0.00% | | |
| 16. Other Agland | 244,496 | 308,801 | 64,305 | 26.30% | | |
| 17. Total Agricultural Land | 1,246,988,209 | 1,277,114,603 | 30,126,394 | 2.42% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 3,415,061,240 | 3,557,385,572 | 142,324,332 | 4.17% | 25,499,608 | 3.42% |

2020 Assessment Survey for Cass County

A. Staffing and Funding Information

| | |
|------------|---|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | 4 |
| 3. | Other full-time employees: |
| | 3 |
| 4. | Other part-time employees: |
| | 2 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$764,767 |
| 7. | Adopted budget, or granted budget if different from above: |
| | N/A |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$371,092 |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | N/A |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | This is budgeted all out of County General budget. \$3,000 for data processing equipment and \$72,000 for software. |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$27,000 from the assessor's budget. |
| 12. | Other miscellaneous funds: |
| | \$70,000 for contracted appraisal services if needed. |
| 13. | Amount of last year's assessor's budget not used: |
| | \$0 |

B. Computer, Automation Information and GIS

| | |
|-----|--|
| 1. | Administrative software: |
| | Terra Scan |
| 2. | CAMA software: |
| | Terra Scan |
| 3. | Are cadastral maps currently being used? |
| | No |
| 4. | If so, who maintains the Cadastral Maps? |
| | N/A |
| 5. | Does the county have GIS software? |
| | Yes |
| 6. | Is GIS available to the public? If so, what is the web address? |
| | Yes, http://cass.gworks.com/CassIMSPublic/map.jsp |
| 7. | Who maintains the GIS software and maps? |
| | gWorks maintains the software and the GIS office maintains the maps. The GIS maps are available on the county's website. But the GIS system is not integrated with any of the county software so it must be upgraded separately with GIS only serving the website. |
| 8. | What type of aerial imagery is used in the cyclical review of properties? |
| | oblique imagery through Pictometry to verify property use |
| 9. | When was the aerial imagery last updated? |
| | 2016 |
| 10. | Personal Property software: |
| | Terra Scan |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | |

| | |
|-----------|---|
| | Yes |
| 3. | What municipalities in the county are zoned? |
| | Cedar Creek, Eagle, Elmwood, Greenwood, Louisville, Murray, Plattsmouth, South Bend, Union, Weeping Water |
| 4. | When was zoning implemented? |
| | The county was zoned in 1999 with the other communities comprehensive zoning being implemented at various times. The comprehensive zoning is updated as needed. |

D. Contracted Services

| | |
|-----------|----------------------------|
| 1. | Appraisal Services: |
| | N/A |
| 2. | GIS Services: |
| | gWorks |
| 3. | Other services: |
| | N/A |

E. Appraisal /Listing Services

| | |
|-----------|--|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | No |
| 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 |

2020 Residential Assessment Survey for Cass County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | |
|------------------------|--|------------------------|--|---|---|---|---|---|--|---|---|---|---|---|--|
| | Appraisal staff and Tax Valuation, Inc. was contracted for residential pick-up work this year. | | | | | | | | | | | | | | |
| 2. | List the valuation group recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Plattsmouth- Plattsmouth is the County seat. Major trade center</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Weeping Water, Avoca, Manley, Nehawka, Union, rural geo codes of 3269, 3271, 3477, 3479, 3481.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259, 2971, 2973, 2969.</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Plattsmouth- Plattsmouth is the County seat. Major trade center | 2 | Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483 | 3 | Weeping Water, Avoca, Manley, Nehawka, Union, rural geo codes of 3269, 3271, 3477, 3479, 3481. | 4 | Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475. | 5 | Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253. | 6 | Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259, 2971, 2973, 2969. |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | |
| 1 | Plattsmouth- Plattsmouth is the County seat. Major trade center | | | | | | | | | | | | | | |
| 2 | Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483 | | | | | | | | | | | | | | |
| 3 | Weeping Water, Avoca, Manley, Nehawka, Union, rural geo codes of 3269, 3271, 3477, 3479, 3481. | | | | | | | | | | | | | | |
| 4 | Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475. | | | | | | | | | | | | | | |
| 5 | Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253. | | | | | | | | | | | | | | |
| 6 | Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259, 2971, 2973, 2969. | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | |
| | The cost approach with market based depreciation(RCNLD) | | | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | | |
| | Yes, The assessor's office develops depreciation tables that align with the dates of the costing for the different areas as they were appraised. | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation group? | | | | | | | | | | | | | | |
| | Yes | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | |
| | The county uses vacant lot sales and also allocates the land portion of the improved sales to see if the vacant sales are a reliable indicator of the market. | | | | | | | | | | | | | | |
| 7. | How are rural residential site values developed? | | | | | | | | | | | | | | |
| | The county reviews vacant lot sales in rural areas and considers the cost of adding the septic, well and electrical amenities. | | | | | | | | | | | | | | |
| 8. | Are there form 191 applications on file? | | | | | | | | | | | | | | |
| | Yes, a book full | | | | | | | | | | | | | | |
| 9. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

The county utilizes a discounted cash flow analysis to arrive at market value for these parcels.

10.

| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 1 | 2018 | 2019 | 2018 | 2018 |
| 2 | 2019 | 2019 | 2019 | 2019 |
| 3 | 2014 | 2019 | 2014 | 2014 |
| 4 | 2015 | 2019 | 2014 | 2015 |
| 5 | 2015 | 2019 | 2014 | 2015 |
| 6 | 2012 | 2019 | 2017 | 2017 |

The groupings represent the appraisal cycle the county uses for their review. Each grouping consists of assessor locations that are in the same geographic area. The county has adjusted the review of the residential class to better utilize appraisal resources, the current groups displayed have not always been grouped together. During the transition there are multiple years for costing and depreciation tables as well as inspection dates. Ag improvements are updated along with the residential improvements in the rural area.

2020 Commercial Assessment Survey for Cass County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | |
|------------------------|---|------------------------|--|---|---|---|---|---|--|---|--|---|--|---|---|
| | Appraisal staff. | | | | | | | | | | | | | | |
| 2. | List the valuation group recognized in the County and describe the unique characteristics of each: | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Plattsmouth-County seat and predominate trade center in the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Weeping Water, Avoca, Manley, Nehawka, union, rural geo codes of 3269, 3271,, 3477, 3479, 3481</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259, 2969, 2971, 2973</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Plattsmouth-County seat and predominate trade center in the county. | 2 | Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483 | 3 | Weeping Water, Avoca, Manley, Nehawka, union, rural geo codes of 3269, 3271,, 3477, 3479, 3481 | 4 | Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475 | 5 | Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253 | 6 | Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259, 2969, 2971, 2973 |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | |
| 1 | Plattsmouth-County seat and predominate trade center in the county. | | | | | | | | | | | | | | |
| 2 | Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483 | | | | | | | | | | | | | | |
| 3 | Weeping Water, Avoca, Manley, Nehawka, union, rural geo codes of 3269, 3271,, 3477, 3479, 3481 | | | | | | | | | | | | | | |
| 4 | Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475 | | | | | | | | | | | | | | |
| 5 | Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253 | | | | | | | | | | | | | | |
| 6 | Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259, 2969, 2971, 2973 | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | | | | | | | | | | | |
| | The county uses a mix of income and cost, the preferred method is the income but it is only used when market rents can be established. | | | | | | | | | | | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | | | | | | | | | | | |
| | The county uses a market approach based on similar sales from across the state if comparable properties have not sold within the County. The County considers sales in the state sales file as provided by the Property Assessment Division. The county analyzes comparable properties and then makes adjustments for the local market. | | | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | | |
| | The county develops their own depreciation schedules based on market information and also utilizes Core Logic(Marshall & Swift) depreciation tables. | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | |
| | Yes | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | | | | | | | | | | | |
| | The county uses vacant lot sales if available and also abstracts the lot values from improved sales. | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

| | | | | | |
|----|------------------------|-----------------------------|------------------------|--------------------------------|--------------------------------|
| 7. | <u>Valuation Group</u> | <u>Date of Depreciation</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
| | 1 | 2018 | 2019 | 2018 | 2018 |
| | 2 | 2018 | 2019 | 2014 | 2019 |
| | 3 | 2018 | 2019 | 2014 | 2014 |
| | 4 | 2018 | 2019 | 2014 | 2015 |
| | 5 | 2018 | 2019 | 2015 | 2016 |
| | 6 | 2018 | 2019 | 2017 | 2017 |

The valuation groups are as much appraisal groupings tied to the sequence of reviewing and updating the various locations throughout the counties. Each valuation group consists of assessor locations that are in the same general geographic area of the county.

2020 Agricultural Assessment Survey for Cass County

| 1. | Valuation data collection done by: | | | | | | | | | | |
|--------------------|---|--------------------------------|--------------------|--|--------------------------------|---|--|------|---|---|------|
| | Assessor and staff | | | | | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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>Comprised of the south and west portions of the county. This area is considered to be an area where the market is not generally influenced by factors other than agricultural. Comprised of neighborhoods 1, 2, 3. Neighborhood 1 consists of Geo Codes 3249, 3251, and the top half of 3275, and 3273. Neighborhood 2 consists of Geo Codes 3269, 3271, 3477 and 3479. Neighborhood 3 consists of 3473, 3475 and the bottom half of 3273 and 3275. The market is similar to that of the northern tier of Otoe county.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Comprised of the northeast and easterly portion of the county. This area is influenced by other than agricultural uses, namely the Highway 75 corridor and residential areas surrounding the lakes in the county create a strong commercial and residential influence not seen in the other portion of the county. Comprised of neighborhoods 4, 5. Neighborhood 4 consists of Geo codes 3253, 3255, 3257 3259. Neighborhood 5 is a combination of Geo codes 3265, 3267,3481, 3483.</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 | Comprised of the south and west portions of the county. This area is considered to be an area where the market is not generally influenced by factors other than agricultural. Comprised of neighborhoods 1, 2, 3. Neighborhood 1 consists of Geo Codes 3249, 3251, and the top half of 3275, and 3273. Neighborhood 2 consists of Geo Codes 3269, 3271, 3477 and 3479. Neighborhood 3 consists of 3473, 3475 and the bottom half of 3273 and 3275. The market is similar to that of the northern tier of Otoe county. | 2016 | 2 | Comprised of the northeast and easterly portion of the county. This area is influenced by other than agricultural uses, namely the Highway 75 corridor and residential areas surrounding the lakes in the county create a strong commercial and residential influence not seen in the other portion of the county. Comprised of neighborhoods 4, 5. Neighborhood 4 consists of Geo codes 3253, 3255, 3257 3259. Neighborhood 5 is a combination of Geo codes 3265, 3267,3481, 3483. | 2016 |
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| | Land use is updated through physical inspections and sales verification as well as updated information received from property owners generally through FSA maps. Ag improvements and costing tables used are 2017. | | | | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | | | | |
| | Sale prices and land use are used to aid in determining market areas. Topography and location are also analyzed. The county analyzes whether location is a factor when comparing sales assessment ratios. By using values established in non-influenced areas and applying those throughout the county on the agricultural sales and analyzing the sales/assessment ratio the county does a comparison of the various areas in the county. The county also compares sales with Otoe County primarily as well as other counties in the same general market area to further determine if sale prices in the county reflect the general agricultural market. | | | | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | | | | |
| | It is determined by the present use of the parcel. The county reviews this by utilizing their GIS system in conjunction with physical inspections and updates submitted by property owners. The county also reviews zoning permits for changes and anticipated changes. The county also reviews the land use during sales verifications. | | | | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? | | | | | | | | | | |
| | They are treated the same for assessment purposes. | | | | | | | | | | |
| | | | | | | | | | | | |

| | |
|-----|--|
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? |
| | The county currently does not have any land identified as intensive use. |
| 7. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. |
| | For parcels enrolled in the program, the county uses recreational sales for the basis of the valuation and adjusts for the restrictions imposed on the parcel. Currently there are 15 parcels enrolled in the county with 5 parcels associated with land owned by the U.S. Corp of Engineers. |
| | <i>If your county has special value applications, please answer the following</i> |
| 8a. | How many parcels have a special valuation application on file? |
| | The county has approximately 5,043 records on file. |
| 8b. | What process was used to determine if non-agricultural influences exist in the county? |
| | The County reviews land use from sales and analyzes new residential development in the county. |
| | <i>If your county recognizes a special value, please answer the following</i> |
| 8c. | Describe the non-agricultural influences recognized within the county. |
| | Mining, recreational use and residential development. The residential development is influenced by the proximity to both Omaha, and Lincoln. Plus the recreational lakes and subdivisions, some residential is occurring around Eagle close to the Lincoln area of influence. |
| 8d. | Where is the influenced area located within the county? |
| | Generally the influenced area of the county is market area 2, as described above in the market area description. Highway 75 and Interstate 80 as well as recreational areas along the Platte and Missouri rivers. There are numerous lakes with residential developments. |
| 8e. | Describe in detail how the special values were arrived at in the influenced area(s). |
| | The county analyzes sales from comparable counties in the same general location within the state and with generally the same agricultural attributes. These sales are determined as to not being influenced by other than agricultural uses for the properties. Sales are gathered from the PAD sales file and analyzed to arrive at a level of value that is consistent with values for agricultural land. The counties compare these results with the agricultural sales from within the county and the values derived from their own income analysis and any difference is attributed to the enhanced values attributed to the other available uses for the land. |

2019 3-YEAR PLAN OF ASSESSMENT CASS COUNTY, NEBRASKA

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural land and horticultural land; and
3. 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009)

Statutes currently require the level of assessment for residential, commercial and industrial real property be 92-100% of market value, with agricultural land values at 69-75% of market value.

Cass County Statistics for Assessment year 2019:

Residential--95% Commercial & Industrial--99% Ag/Special Value--70%

Cass County Real and Personal Property

Cass County has approximately 21,385 parcels of real estate of which about 19,221 are taxable real estate consisting of some 10,633 residential parcels, 891 commercial parcels, 84 industrial parcels, 312 recreational parcels, 1,821 acreages, and 5,180 agricultural parcels. Agricultural land in the county is assessed using special valuation which requires a separate valuation process to determine a sales approach

to value. Some agricultural land sales are borrowed as needed. The assessor's office processes approximately 1699 sales (qualified and non-qualified), 2000 permits and up to 210 new parcels each year.

In addition to real property, the office processes Personal Property schedules, Homestead Exemption applications, Permissive Exemption applications and numerous requests for help from appraisers, real estate agents, title companies, other county offices, state and local agencies, and the general public. The office processes information packets for protests to the County Board of Equalization and appraisal referee who reviews all protests. The Assessor also supports the County Board of Equalization for both informal Single-Commissioner and the full Tax Equalization and Review Commission (TERC) hearings.

Procedures and Policies:

Market studies are ongoing, sales are verified and documented. Market, cost and income approaches can be considered for reappraisals, the goal is to determine the market value for that type of property. Costs are provided from the Marshall and Swift manual. All building permits, any property changes reported by the owners and any deletions or changes to the property record are valued using the last reappraisal date for that area.

The Cass County Assessor follows the rules, regulations and orders set forth by law. Nebraska Constitution, Nebraska Legislative Statutes, Nebraska Assessor Manual, Nebraska Agricultural Land Manual, Department of Assessment and Taxation Directives and Rules and Regulations, Tax Equalization and Review Commission Rules and Regulations, Cass County Board Resolutions, and Cass County Zoning Regulations and other required processes are followed by the assessor and staff. The assessor relies on the Property Assessment and Taxation Calendar issued annually by the NE Department of Revenue, Property Assessment Division, as a reliable source for filing dates and important assessment events. The assessor's office complies with the required six year cycle of all real property inspections. The assessor maintains an appraisal plan to insure uniform and equal treatment for all property in Cass County.

Assessment Actions Planned for Assessment Year 2020--Approximately 3650 parcels

- Residential:** Murray (land and improvements)
Beaver Lake (land and improvements)
Lake WaConDa (land and improvements)
- Rural:** East Rock Bluff, West Rock Bluff, and Liberty Townships (farm, acreage & subdivisions)
- Commercial:** Overall review and update throughout county with emphasis on above areas
- Agricultural:** Land market value and special value analysis (countywide)

It is anticipated a higher number of permits for this year from the Form 425 Destroyed Property filings due to much flooding in the county along the Platte and Missouri Rivers. Some of these permits may carry over to the following year depending on allowable rebuilding progress.

Assessment Actions Planned for Assessment Year 2021--Approximately 2850 parcels

- Residential:** Weeping Water, Avoca, Manley, Nehawka, Union-land and improvements.
Rural: Avoca/Nehawka (3479), Weeping Water (3477), Nehawka/Liberty(3481), Center (3271), Mt. Pleasant (3269) Townships-farm, acreages and subdivisions.
Commercial: Overall review and update throughout county with emphasis on above areas
Agricultural: Land market value and special value analysis (countywide)

Assessment Actions Planned for Assessment Year 2022--Approximately 3680 parcels

- Residential:** Alvo, Eagle, Murdock, Elmwood (land and improvements)
Rural: 3275 Greenwood, 3475 Tipton, 3273 Elmwood, 3475 Stove Creek (farm, acreages and subdivisions)
Commercial: Overall review and update throughout county with emphasis on above areas
Agricultural: Land market value and special value analysis (countywide)

Each year additional locations may be added as statistics indicate and time and resources allow. It is also necessary to run statistics and market analysis on the remainder of the county each year and make any necessary adjustments to comply with state requirements for level of value and quality of assessment.

Current Resources

Staff

1 Assessor, 1 Administrative Officer, 2 full time and 1 part time Administrative Assistants. 1 Deputy Assessor, 4 full time and 1 part time appraisers. 11 total employees.

Budget

The 2019-2020 total budget for the assessor's office is \$764,767.51. The computer software for the assessor was previously funded by the county general budget and included the treasurers' functions, however, for the past four years the assessor has funded their own. The budget includes funds for assessment software replacement. The county board had previously approved using a company for the Request for Information (RFI) to help in comparing and determining the best fit for the assessor's office. As of current this process has not yet been done.

Cadastral Maps

Hardcopy cadastral maps have been replaced with a county GIS system parcel layer. Maintenance for the assessor's tab has been contracted out. The GIS maps and current sales information is available to the public on the county website.

Property Record Cards

Physical and electronic property record cards are maintained for all real property parcels in the county. Property records are printed from the CAMA and filed in a protective jacket. This electronic system is backed up nightly as well as GIS. Oblique imagery, available through Pictometry Imagery, is useful for verification of property use and characteristics. The property records comply with statutory regulations and requirements.

Computers/Software/Copiers/IT

Board of commissioners has recommended a new software system. It is hoped that the process will also run smoother and faster. However our research from other counties has shown that conversion of data from an older program to a newer different program normally causes data issues. Working with the software company will also need to be done in the coming year to address any foreseen issues as time allows. Unforeseen or unaddressed issues will also need to be resolved after the conversion is complete. Tablets in the field have been implemented for appraisers to reduce desk time and errors. Printers are leased.

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

- Annually prepare and file Assessor's Administrative reports required by law/regulation
- Maintain all records, paper and electronic
- File abstract with Department of Revenue Property Assessment Division
- Complete an Assessor Survey
- Sales information to PAD including rosters & annual Assessed Value Update w/ Abstract
- Personal Property Abstract
- Review and prepare for all Protests
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Certificate of Taxes Levied Report
- Homestead Exemption Tax Loss Report
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report
- Send filed TIF projects to the Department of Revenue
- Process new TIF projects
- 521's Filed with Department of Revenue
- Annual Level of Value Certification

Personal Property: administer annual filing of approximately 1317 schedules; prepare subsequent notices for a change in value, incomplete filings, failure to file and/or penalties applied. Review and implement Beginning Farmer Exemptions Form 1027 and apply 259 exemption Personal Property where applicable.

Permissive Exemptions: administer annual filings of approximately 210 applications for new or continued exempt properties, review and make recommendations to county board of equalization.

Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax.

Homestead Exemptions: administer approximately 800 annual filings of applications, approval/denial process, taxpayer notifications, and provide taxpayer assistance.

Centrally Assessed Property: review valuations as certified by PAD for railroads and public service entities. Establish assessment records and tax billing for tax list.

Tax Increment Financing (TIF): management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 18 TIF projects for tax year 2019.

Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

County Board of Equalization: attend county board of equalization meetings for valuation protests, assemble and provide information. Prepare tax list correction documents for county board of equalization approval.

TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor attends southeast district assessor's meetings once a month, workshops sponsored by NACO or PAD, and educational classes to obtain required hours for continued education in order to maintain assessor/deputy assessor certification. Have each staff member attends at least one 15 or 30-hour course each year, depending on budget constraints.

Conclusion

From the end of 2018 there were vacancies in the assessor's office which have now been filled. Training and education continues for staff as needed, when available and as budget allows.

The CAMA system needs continued emphasis on efficient use and improved capability to enhance both customer support and office performance. Research for new assessment software needs to be done to find a program that best fits the needs of the office.

On June 4, 2013, the board passed a resolution removing valuations from all mineral interest parcels from 2008 through 2012. Mineral interest valuations will continue to be an issue in Cass County and the rest of Nebraska for the foreseeable future. Future work will need to be done to educate ourselves

in the mineral field and to collaborate with other counties to eventually resolve the issues pertaining to mineral interests.

I feel our office is accomplishing much work and we strive for efficiency and accuracy. Our office will continue to do the best job we can.

Respectfully submitted,

Teresa Salinger
Cass County Assessor



CASS COUNTY ASSESSOR'S OFFICE

145 N 4th St
Plattsmouth, NE 68048-1964

Phone: 402-296-9310

FAX: 402-296-9319

Email: assessor@cassne.org

County website: www.cassne.org

Teresa Salinger, Assessor
Dana Long, Deputy Assessor

February 28, 2020

Property Assessment Division
301 Centennial Mall South
PO Box 98919
Lincoln, NE 68509-8919

2020 Cass County Agricultural Special and Actual Valuation Report
Submitted as per REG 11-005.04.

Cass County focused on using generally accepted appraisal practices in establishing its special valuations on agricultural land. For the 2020 ag land values, the county analyzed sales using statistical studies and market analysis of the sales with predominately the same general classification to determine a value for the four productivity levels (1D1, 2D, 3G1, etc.) in each of the three major land uses, Irrigated, Dry and Grass. A review and comparison was done using sales supplied by Property Assessment Division of the Department of Revenue of comparable counties with the primary county being Otoe.

Highest and best use is determined by applying standard appraisal techniques and utilizing the county GIS, available FSA reports and field inspections when practical. For parcels failing to meet the standards of agricultural use but found to best fit the characteristics of recreational use, a value slightly higher than grass/tree is used. Most remaining parcels have associated FSA reports to support the agricultural use classification.

The sales comparison approach for market value is a simple spreadsheet application which guides appropriate adjustments to the assessed values. While the actual purchase and use of the parcel was not likely broken down based on Land Classification Groupings, it is by regulation the basis for assigning value.

Market areas were originally defined using like sales. Market area borders were made to reflect market values as discussed above to include 5 areas.

Area 1 borders Lancaster County on the west and on the north side borders Saunders County and has few ag sales. This area contains recreation lakes along the Platte River, also a state park and 2 golf courses. Having I-80 cut diagonally across the northwest corner of the county gives easy commute to Lincoln and Omaha.

Area 2 is located in the south central part of the county and borders Otoe County.

Area 3, the southwest corner of the county has influence from bordering Lancaster County. This area has the most dry acre sales from the study period. One township will need the number of ag sales monitored for possible changes to this area's boundary lines.

Area 4, on the south side of the Platte River in the northeast corner has recreation lakes and influence from Sarpy County. In farthest northeast corner is where the Platte River and the Missouri River meet. The western portion of this area is unique in that new rural subdivisions have recently been created.

Area 5 is the southeast corner of the county borders the west side of the Missouri River which occasionally floods and has very few ag sales.

In 2019 there were farms under water from the flooding of the Platte and Missouri Rivers. It is unknown how the sandy deposits will affect future crop production in market areas 1, 4 and 5.

Sincerely,

Teresa Salinger
Cass County Assessor

2020

Ag Market Areas

