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DEPARTMENT OF REVENUE

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

CHASE 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 Chase 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 Chase 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: Dotty Bartels, Chase 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.

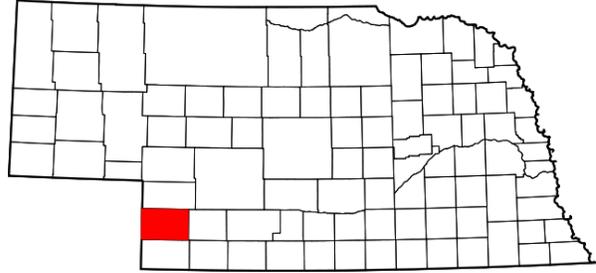
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

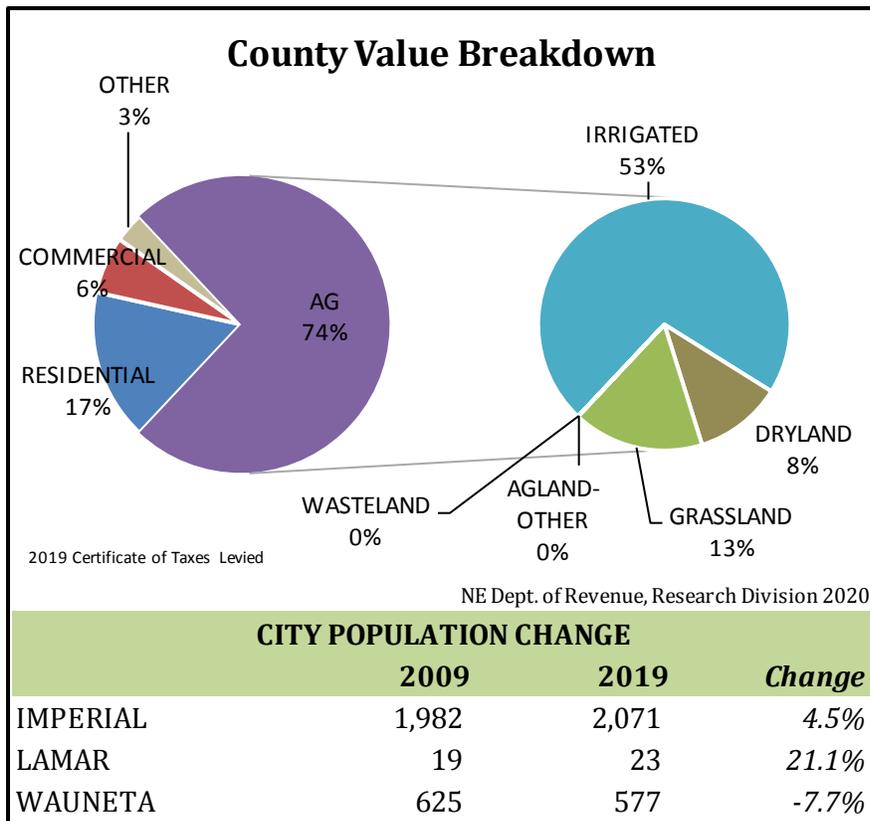
**Further information may be found in Exhibit 94*

County Overview

With a total area of 894 square miles, Chase County had 3,977 residents, per the Census Bureau Quick Facts for 2018, a slight population increase over the 2010 U.S. Census. Reports indicated that 69% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$109,752 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Chase County are located in and around Imperial, the county seat. According to the latest information available from the U.S. Census Bureau, there were 164 employer establishments with total employment of 1,107.



Agricultural land is the main contributor to the county's valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Chase County is included in the Upper Republican Natural Resources Districts (NRD).

2020 Residential Correlation for Chase County

Assessment Actions

For this assessment year, Chase County implemented a new valuation model for Valuation Group 1, Imperial. This model was also applied to the Village of Champion with a 5% economic depreciation. The assessor decreased depreciation for Rural Residential by 12%. Pickup work was completed 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 to ensure that all data submitted to the State sales file is timely and accurately completed. The county has struggled to timely submit sales, ultimately all sales were received for the measurement of real property in the county.

Review of the qualified and nonqualified sales rosters indicates that the county utilizes approximately 55% of the residential sales, which is similar to the statewide average. The review also supported that qualification determinations appear to have been made without bias.

Chase County has three residential valuation groups with differing economic influences. The county is in compliance with the six-year inspection cycle. Review work is conducted onsite by members of the county assessor's staff. Valuation tables are typically updated in conjunction with the physical review. All tables have been updated within the past six years.

The county assessor has completed a Valuation Methodology.

Description of Analysis

Chase County has stratified the residential class of property in three valuation groups based on similar economic characteristics.

Valuation Group	Description
1	Imperial
2	Wauneta, Lamar, Enders, and Champion
3	Rural Residential

Two of the three measures of central tendency, the median and the weighted mean, are within the acceptable range and the mean is slightly high. The qualitative statistics indicate uniformity of the assessments. When stratified into individual valuation groups, only Valuation Groups 1 and 2 have a measurable number of sales. All three valuation groups have a median within the range and the CODs are low enough to support that the statistics are reliable. The PRD is slightly high in

2020 Residential Correlation for Chase County

Valuation Groups 2 and 3. A substat of Valuation Group 2 is found in the addendum of the report, review of the sale price substrata does not indicate a clearly regressive pattern; however, the PRD is influenced by extreme sales prices in the sample. Valuation Group 3 is too small of a sample to draw definitive conclusions regarding appraisal uniformity.

Review of the 2020 County Abstract of Assessment as Compared to the 2019 Certificate of Taxes Levied (CTL) indicate the population of the residential class changed in a similar manner to the statistical sample. The results supports that the reported assessment actions were proportionately implemented.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	69	97.58	100.33	98.47	11.17	101.89
2	32	95.57	102.77	95.89	22.26	107.17
3	7	99.78	105.21	98.92	17.19	106.36
____ALL____	108	97.47	101.37	98.12	14.80	103.31

Level of Value

Based on analysis of all available information, the level of value for the residential property in Chase County is 97%.

2020 Commercial Correlation for Chase County

Assessment Actions

For 2020, only pickup work and sales review was completed for commercial properties in Chase County.

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.

Chase County has one commercial valuation group. There are few commercial sales in the county and no indication that they should be separated based on unique economic factors. The county is in compliance with the six-year inspection cycle. The assessor has a Valuation Methodology at the office.

Sales usability in the commercial class is near the state average; review of nonqualified sales supported that sales were qualified without any apparent bias.

Chase County hires a contract appraiser to assist in the listing and revaluation of the commercial class. This is completed once within the required six-year inspection and review period. The reappraisal was last completed for the 2017 assessment year. The costing and depreciation were also updated as part of the review in 2016.

Description of Analysis

The Chase County Assessor only recognizes one valuation group for the commercial class of property. The majority of the parcels and commercial activity is found in and around the town of Imperial, the county seat.

The statistical sample contains only 14 sales; none of the measures of central tendency correlate. The median and weighted mean are both low, but the weighted mean is within the acceptable range. The date of sales substrata does not support a clearly trending market, and ratios range from 55% to 173% in the sample. Further, the sample of sales does not adequately represent the population. The 2020 County Abstract of Assessment, Form 45, Schedule XII indicates that 70% of the parcels in the commercial class lie within Imperial; however, review of the sales indicates that only 6 of the 14 total sales occurred in Imperial, accounting for only 43% of the sample. Based on the dispersion in the sales file, and the makeup of the sales, the statistics will not be relied upon to determine a level of value for the class.

An analysis was conducted to compare historical changes in value over time between Imperial, and economically similar villages in Southwest Nebraska. The results show that Imperial has

2020 Commercial Correlation for Chase County

changed slightly higher at 4% compared to the roughly 3% change of other villages in the region. This supports that the commercial property in Imperial, which accounts for the majority of the class, is not under assessed and has kept pace with the general movement of the market. The 2020 County Abstract of Assessment as Compared to the 2019 Certificate of Taxes Levied (CTL) parallel the reported assessment actions of routine maintenance.

Equalization and Quality of Assessment

While the statistical sample size is considered unreliable for measurement purposes, the assessment practices indicate that the commercial class of real property in Chase County complies with generally accepted mass appraisal techniques.

Level of Value

Based on the consideration of all available information, the level of value in Chase County is determined to be at the statutory level of 100% of market value for the commercial class of real property.

2020 Agricultural Correlation for Chase County

Assessment Actions

The Chase County Assessor conducted market analysis and evaluated values in neighboring counties to determine agricultural land values following the Land Capability Group (LCG) conversion. Irrigated, dry and grass values were each decreased by approximately 3% to reflect the current market. Feedlot values were raised from \$720 to \$1,500. The county assessor also completed pick-up work for the agricultural class.

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 qualifies approximately 45% of sales to be used in statistical analysis, which is typical. Chase County has one agricultural market area. The county assessor is in compliance with six-year inspection cycle for improvements and land use review. A completed valuation methodology is located at the county assessor's office.

Agricultural properties were physically inspected between 2014 and 2017. Depreciation tables were updated in 2015 and the cost manual is from 2014. Lot values were studied and adjusted in 2018.

Description of Analysis

All three measures of central tendency are within range. The COD is low enough to suggest that the median is reliable.

The Majority Land Use (MLU) analysis demonstrates that the irrigated and grassland values in the sample are within the acceptable range. The dryland values are slightly high; upon inspection of substats for dryland sales, it is apparent that the sample is not reliable because the range around the midpoint is nearly a 30-point spread. When irrigated, dryland and grassland values were compared to neighboring counties, the Chase County Assessor has set values that appear to be equalized and represent market value.

Equalization and Quality of Assessment

Review of the assessment practices indicate that agricultural improvements are valued in the same manner as rural residential parcels. It is believed that agricultural improvements are valued at the statutory level.

2020 Agricultural Correlation for Chase County

Analysis and comparison with surrounding counties support that the agricultural land values in Chase County are equalized. The quality of assessment complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	20	70.46	73.32	70.35	12.25	104.22
1	20	70.46	73.32	70.35	12.25	104.22
<u>Dry</u>						
County	10	78.69	73.77	65.93	21.90	111.89
1	10	78.69	73.77	65.93	21.90	111.89
<u>Grass</u>						
County	10	73.07	73.70	74.33	13.74	99.15
1	10	73.07	73.70	74.33	13.74	99.15
<u>ALL</u>	47	72.36	74.16	71.23	15.57	104.11

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Chase County is 72%.

2020 Opinions of the Property Tax Administrator for Chase 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	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 Chase County

Residential Real Property - Current

Number of Sales	108	Median	97.47
Total Sales Price	\$13,354,562	Mean	101.37
Total Adj. Sales Price	\$13,354,562	Wgt. Mean	98.12
Total Assessed Value	\$13,103,055	Average Assessed Value of the Base	\$104,206
Avg. Adj. Sales Price	\$123,653	Avg. Assessed Value	\$121,325

Confidence Interval - Current

95% Median C.I	94.09 to 101.51
95% Wgt. Mean C.I	95.34 to 100.89
95% Mean C.I	97.49 to 105.25
% of Value of the Class of all Real Property Value in the County	14.33
% of Records Sold in the Study Period	6.13
% of Value Sold in the Study Period	7.13

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	111	92	92.32
2018	114	93	92.60
2017	110	98	98.00
2016	109	93	93.46

2020 Commission Summary for Chase County

Commercial Real Property - Current

Number of Sales	14	Median	82.67
Total Sales Price	\$2,822,176	Mean	86.43
Total Adj. Sales Price	\$2,822,176	Wgt. Mean	95.11
Total Assessed Value	\$2,684,212	Average Assessed Value of the Base	\$168,488
Avg. Adj. Sales Price	\$201,584	Avg. Assessed Value	\$191,729

Confidence Interval - Current

95% Median C.I	63.44 to 97.95
95% Wgt. Mean C.I	23.49 to 166.73
95% Mean C.I	69.76 to 103.10
% of Value of the Class of all Real Property Value in the County	6.31
% of Records Sold in the Study Period	2.92
% of Value Sold in the Study Period	3.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	10	100	89.06
2018	8	100	93.97
2017	8	100	95.12
2016	13	100	80.59

**15 Chase
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 : 108
 Total Sales Price : 13,354,562
 Total Adj. Sales Price : 13,354,562
 Total Assessed Value : 13,103,055
 Avg. Adj. Sales Price : 123,653
 Avg. Assessed Value : 121,325

MEDIAN : 97
 WGT. MEAN : 98
 MEAN : 101
 COD : 14.80
 PRD : 103.31

COV : 20.28
 STD : 20.56
 Avg. Abs. Dev : 14.43
 MAX Sales Ratio : 176.76
 MIN Sales Ratio : 57.95

95% Median C.I. : 94.09 to 101.51
 95% Wgt. Mean C.I. : 95.34 to 100.89
 95% Mean C.I. : 97.49 to 105.25

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	12	106.62	108.85	102.74	12.59	105.95	86.03	144.37	93.66 to 123.71	94,517	97,105	
01-JAN-18 To 31-MAR-18	7	99.82	104.76	101.33	08.00	103.38	92.29	130.08	92.29 to 130.08	140,643	142,507	
01-APR-18 To 30-JUN-18	17	98.31	101.19	99.31	08.88	101.89	85.20	125.89	92.78 to 112.31	163,206	162,078	
01-JUL-18 To 30-SEP-18	11	104.69	108.63	104.89	16.12	103.57	78.69	150.17	85.31 to 131.68	99,273	104,123	
01-OCT-18 To 31-DEC-18	10	100.82	111.62	104.59	17.40	106.72	91.08	159.97	93.15 to 147.15	96,386	100,807	
01-JAN-19 To 31-MAR-19	16	93.58	92.96	94.96	12.44	97.89	65.86	123.14	81.57 to 106.14	115,656	109,829	
01-APR-19 To 30-JUN-19	22	93.82	100.56	95.58	19.47	105.21	70.27	176.76	80.31 to 102.98	124,295	118,804	
01-JUL-19 To 30-SEP-19	13	89.69	90.55	91.21	11.42	99.28	57.95	119.27	80.59 to 101.90	140,038	127,733	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	47	102.05	105.42	101.31	11.90	104.06	78.69	150.17	98.31 to 108.00	127,345	129,010	
01-OCT-18 To 30-SEP-19	61	93.83	98.25	95.52	16.00	102.86	57.95	176.76	90.28 to 96.74	120,809	115,403	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	45	99.82	105.88	101.57	12.83	104.24	78.69	159.97	97.28 to 108.00	129,219	131,251	
<u>ALL</u>	108	97.47	101.37	98.12	14.80	103.31	57.95	176.76	94.09 to 101.51	123,653	121,325	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	69	97.58	100.33	98.47	11.17	101.89	75.82	172.09	93.88 to 101.90	141,446	139,284	
2	32	95.57	102.77	95.89	22.26	107.17	57.95	176.76	85.79 to 112.41	65,618	62,924	
3	7	99.78	105.21	98.92	17.19	106.36	78.69	145.31	78.69 to 145.31	213,571	211,267	
<u>ALL</u>	108	97.47	101.37	98.12	14.80	103.31	57.95	176.76	94.09 to 101.51	123,653	121,325	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	104	97.32	100.62	97.97	14.21	102.70	57.95	172.09	93.88 to 100.85	126,299	123,739	
06	1	84.16	84.16	84.16	00.00	100.00	84.16	84.16	N/A	100,000	84,161	
07	3	112.41	133.13	125.55	19.73	106.04	110.22	176.76	N/A	39,833	50,011	
<u>ALL</u>	108	97.47	101.37	98.12	14.80	103.31	57.95	176.76	94.09 to 101.51	123,653	121,325	

**15 Chase
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 : 108
 Total Sales Price : 13,354,562
 Total Adj. Sales Price : 13,354,562
 Total Assessed Value : 13,103,055
 Avg. Adj. Sales Price : 123,653
 Avg. Assessed Value : 121,325

MEDIAN : 97
 WGT. MEAN : 98
 MEAN : 101
 COD : 14.80
 PRD : 103.31

COV : 20.28
 STD : 20.56
 Avg. Abs. Dev : 14.43
 MAX Sales Ratio : 176.76
 MIN Sales Ratio : 57.95

95% Median C.I. : 94.09 to 101.51
 95% Wgt. Mean C.I. : 95.34 to 100.89
 95% Mean C.I. : 97.49 to 105.25

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	65.86	65.86	65.86	00.00	100.00	65.86	65.86	N/A	3,500	2,305
Less Than 15,000	2	80.57	80.57	88.74	18.26	90.79	65.86	95.27	N/A	7,881	6,994
Less Than 30,000	8	105.00	115.97	125.00	27.29	92.78	65.86	176.76	65.86 to 176.76	17,283	21,604
Ranges Excl. Low \$											
Greater Than 4,999	107	97.58	101.70	98.13	14.62	103.64	57.95	176.76	94.09 to 101.90	124,776	122,437
Greater Than 14,999	106	97.78	101.76	98.13	14.71	103.70	57.95	176.76	94.09 to 101.90	125,838	123,482
Greater Than 29,999	100	97.32	100.20	97.84	13.60	102.41	57.95	172.09	93.83 to 101.51	132,163	129,302
Incremental Ranges											
0 TO 4,999	1	65.86	65.86	65.86	00.00	100.00	65.86	65.86	N/A	3,500	2,305
5,000 TO 14,999	1	95.27	95.27	95.27	00.00	100.00	95.27	95.27	N/A	12,262	11,682
15,000 TO 29,999	6	127.30	127.78	129.67	22.25	98.54	88.39	176.76	88.39 to 176.76	20,417	26,474
30,000 TO 59,999	15	119.27	115.20	115.17	12.52	100.03	75.11	159.97	103.39 to 125.89	40,633	46,798
60,000 TO 99,999	27	97.36	102.48	103.41	17.81	99.10	57.95	172.09	86.03 to 112.41	76,189	78,787
100,000 TO 149,999	22	91.92	92.65	92.14	11.55	100.55	70.27	131.68	84.16 to 99.82	118,418	109,110
150,000 TO 249,999	29	94.77	96.25	96.08	06.67	100.18	78.69	111.69	92.78 to 101.51	188,328	180,943
250,000 TO 499,999	7	99.78	99.37	98.80	07.50	100.58	80.59	109.95	80.59 to 109.95	354,714	350,464
500,000 TO 999,999											
1,000,000 +											
ALL	108	97.47	101.37	98.12	14.80	103.31	57.95	176.76	94.09 to 101.51	123,653	121,325

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	32	Median :	96	COV :	27.19	95% Median C.I. :	85.79 to 112.41
Total Sales Price :	2,099,762	Wgt. Mean :	96	STD :	27.94	95% Wgt. Mean C.I. :	88.56 to 103.23
Total Adj. Sales Price :	2,099,762	Mean :	103	Avg. Abs. Dev :	21.27	95% Mean C.I. :	93.09 to 112.45
Total Assessed Value :	2,013,559						
Avg. Adj. Sales Price :	65,618	COD :	22.26	MAX Sales Ratio :	176.76		
Avg. Assessed Value :	62,924	PRD :	107.17	MIN Sales Ratio :	57.95		

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	3	107.95	112.78	102.28	18.02	110.27	86.03	144.37	N/A	41,000	41,937
01/01/2018 To 03/31/2018	2	111.19	111.19	99.92	17.00	111.28	92.29	130.08	N/A	111,500	111,407
04/01/2018 To 06/30/2018	4	108.30	106.92	103.77	11.66	103.04	85.20	125.89	N/A	50,750	52,666
07/01/2018 To 09/30/2018	3	108.00	112.74	113.30	09.47	99.51	99.77	130.46	N/A	41,667	47,209
10/01/2018 To 12/31/2018	5	123.16	124.07	120.84	19.01	102.67	94.79	159.97	N/A	38,452	46,465
01/01/2019 To 03/31/2019	7	84.16	83.86	90.42	09.80	92.74	65.86	106.14	65.86 to 106.14	76,071	68,784
04/01/2019 To 06/30/2019	5	80.31	102.20	86.43	36.77	118.25	70.27	176.76	N/A	84,900	73,379
07/01/2019 To 09/30/2019	3	89.69	81.17	83.88	14.09	96.77	57.95	95.86	N/A	92,167	77,313
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	12	107.98	110.55	103.99	13.69	106.31	85.20	144.37	92.29 to 130.08	56,167	58,410
10/01/2018 To 09/30/2019	20	89.04	98.09	92.07	24.74	106.54	57.95	176.76	80.31 to 106.14	71,288	65,632
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	14	110.61	114.90	108.63	16.22	105.77	85.20	159.97	94.79 to 130.46	53,090	57,673

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	32	95.57	102.77	95.89	22.26	107.17	57.95	176.76	85.79 to 112.41	65,618	62,924

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	32	Median :	96	COV :	27.19	95% Median C.I. :	85.79 to 112.41
Total Sales Price :	2,099,762	Wgt. Mean :	96	STD :	27.94	95% Wgt. Mean C.I. :	88.56 to 103.23
Total Adj. Sales Price :	2,099,762	Mean :	103	Avg. Abs. Dev :	21.27	95% Mean C.I. :	93.09 to 112.45
Total Assessed Value :	2,013,559						
Avg. Adj. Sales Price :	65,618	COD :	22.26	MAX Sales Ratio :	176.76		
Avg. Assessed Value :	62,924	PRD :	107.17	MIN Sales Ratio :	57.95		

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	29	95.27	100.52	94.78	20.67	106.06	57.95	159.97	85.79 to 108.00	65,440	62,023
06	1	84.16	84.16	84.16		100.00	84.16	84.16	N/A	100,000	84,161
07	2	144.59	144.59	128.18	22.26	112.80	112.41	176.76	N/A	51,000	65,372

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	1	65.86	65.86	65.86		100.00	65.86	65.86	N/A	3,500	2,305
Less Than 15,000	2	80.57	80.57	88.74	18.26	90.79	65.86	95.27	N/A	7,881	6,994
Less Than 30,000	7	99.77	116.80	127.15	31.32	91.86	65.86	176.76	65.86 to 176.76	17,252	21,935
__ Ranges Excl. Low \$ __											
Greater Than 4,999	31	95.86	103.96	95.94	21.90	108.36	57.95	176.76	86.03 to 112.41	67,621	64,879
Greater Than 15,000	30	97.82	104.25	95.95	22.15	108.65	57.95	176.76	86.03 to 112.41	69,467	66,652
Greater Than 30,000	25	94.79	98.84	93.99	19.28	105.16	57.95	159.97	85.20 to 108.00	79,160	74,401
__ Incremental Ranges __											
0 TO 4,999	1	65.86	65.86	65.86		100.00	65.86	65.86	N/A	3,500	2,305
5,000 TO 14,999	1	95.27	95.27	95.27		100.00	95.27	95.27	N/A	12,262	11,682
15,000 TO 29,999	5	144.37	131.29	132.91	18.81	98.78	88.39	176.76	N/A	21,000	27,911
30,000 TO 59,999	8	124.53	119.50	121.26	13.73	98.55	75.11	159.97	75.11 to 159.97	38,063	46,153
60,000 TO 99,999	10	90.41	91.96	91.90	14.27	100.07	57.95	113.21	80.31 to 112.41	74,950	68,877
100,000 TO 149,999	5	81.57	79.39	79.30	07.93	100.11	70.27	89.69	N/A	115,600	91,674
150,000 TO 249,999	2	99.22	99.22	99.04	06.98	100.18	92.29	106.14	N/A	173,500	171,827
250,000 TO 499,999											
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	2	Total	Increase	0%

What IF

15 Chase
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 : 14
Total Sales Price : 2,822,176
Total Adj. Sales Price : 2,822,176
Total Assessed Value : 2,684,212
Avg. Adj. Sales Price : 201,584
Avg. Assessed Value : 191,729

MEDIAN : 83
WGT. MEAN : 95
MEAN : 86
COD : 21.79
PRD : 90.87

COV : 33.41
STD : 28.88
Avg. Abs. Dev : 18.01
MAX Sales Ratio : 172.72
MIN Sales Ratio : 55.03

95% Median C.I. : 63.44 to 97.95
95% Wgt. Mean C.I. : 23.49 to 166.73
95% Mean C.I. : 69.76 to 103.10

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	1	97.95	97.95	97.95	00.00	100.00	97.95	97.95	N/A	200,000	195,906
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	1	68.82	68.82	68.82	00.00	100.00	68.82	68.82	N/A	53,500	36,821
01-JUL-17 To 30-SEP-17	2	75.68	75.68	73.80	27.29	102.55	55.03	96.32	N/A	55,000	40,588
01-OCT-17 To 31-DEC-17	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	1,800,000	1,811,129
01-JAN-18 To 31-MAR-18	1	83.45	83.45	83.45	00.00	100.00	83.45	83.45	N/A	68,000	56,744
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	3	81.88	85.00	90.44	06.61	93.98	78.45	94.67	N/A	70,667	63,914
01-OCT-18 To 31-DEC-18	1	73.25	73.25	73.25	00.00	100.00	73.25	73.25	N/A	152,676	111,837
01-JAN-19 To 31-MAR-19	2	71.70	71.70	73.17	19.04	97.99	58.05	85.35	N/A	60,500	44,266
01-APR-19 To 30-JUN-19	1	172.72	172.72	172.72	00.00	100.00	172.72	172.72	N/A	40,000	69,088
01-JUL-19 To 30-SEP-19	1	63.44	63.44	63.44	00.00	100.00	63.44	63.44	N/A	65,000	41,237
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	4	82.57	79.53	86.36	21.33	92.09	55.03	97.95	N/A	90,875	78,476
01-OCT-17 To 30-SEP-18	5	83.45	87.81	99.02	08.38	88.68	78.45	100.62	N/A	416,000	411,923
01-OCT-18 To 30-SEP-19	5	73.25	90.56	82.05	37.30	110.37	58.05	172.72	N/A	75,735	62,139
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	4	82.57	80.20	98.25	22.13	81.63	55.03	100.62	N/A	490,875	482,282
01-JAN-18 To 31-DEC-18	5	81.88	82.34	83.28	06.45	98.87	73.25	94.67	N/A	86,535	72,065
<u>ALL</u>	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729
<u>ALL</u>	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729
04											
<u>ALL</u>	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729

**15 Chase
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 : 14
 Total Sales Price : 2,822,176
 Total Adj. Sales Price : 2,822,176
 Total Assessed Value : 2,684,212
 Avg. Adj. Sales Price : 201,584
 Avg. Assessed Value : 191,729

MEDIAN : 83
 WGT. MEAN : 95
 MEAN : 86
 COD : 21.79
 PRD : 90.87

COV : 33.41
 STD : 28.88
 Avg. Abs. Dev : 18.01
 MAX Sales Ratio : 172.72
 MIN Sales Ratio : 55.03

95% Median C.I. : 63.44 to 97.95
 95% Wgt. Mean C.I. : 23.49 to 166.73
 95% Mean C.I. : 69.76 to 103.10

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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												
Less Than 30,000												
___Ranges Excl. Low \$___												
Greater Than 4,999	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729	
Greater Than 14,999	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729	
Greater Than 29,999	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	6	80.17	92.71	90.62	30.27	102.31	58.05	172.72	58.05 to 172.72	43,250	39,192	
60,000 TO 99,999	4	73.45	71.82	72.38	17.13	99.23	55.03	85.35	N/A	65,000	47,045	
100,000 TO 149,999												
150,000 TO 249,999	3	94.67	88.62	89.47	08.69	99.05	73.25	97.95	N/A	167,559	149,916	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	1,800,000	1,811,129	
___ALL___	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729	

15 Chase
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 : 14
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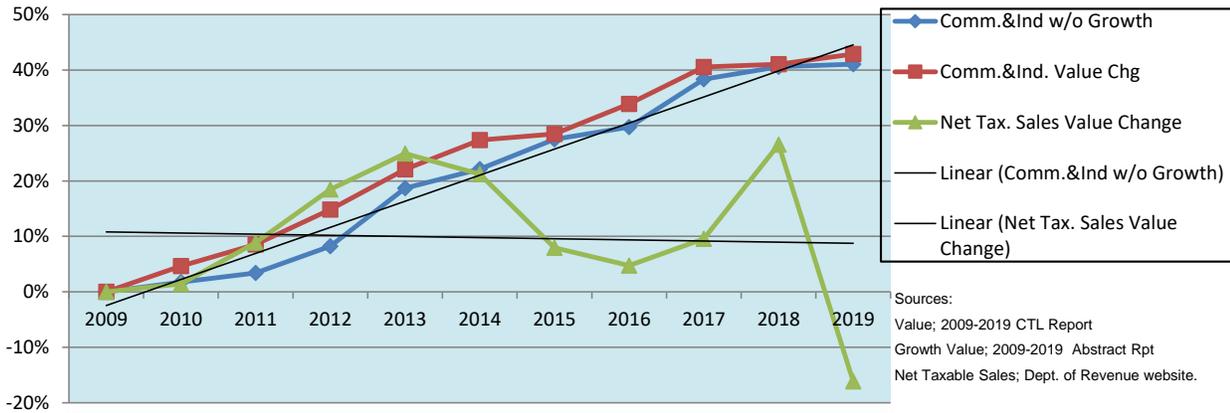
95% Median C.I. : 63.44 to 97.95
95% Wgt. Mean C.I. : 23.49 to 166.73
95% Mean C.I. : 69.76 to 103.10

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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
141	1	83.45	83.45	83.45	00.00	100.00	83.45	83.45	N/A	68,000	56,744
304	1	73.25	73.25	73.25	00.00	100.00	73.25	73.25	N/A	152,676	111,837
326	2	80.70	80.70	89.49	21.39	90.18	63.44	97.95	N/A	132,500	118,572
344	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	1,800,000	1,811,129
346	1	78.45	78.45	78.45	00.00	100.00	78.45	78.45	N/A	30,000	23,536
353	2	95.50	95.50	95.08	00.87	100.44	94.67	96.32	N/A	100,000	95,084
386	1	81.88	81.88	81.88	00.00	100.00	81.88	81.88	N/A	32,000	26,201
406	1	85.35	85.35	85.35	00.00	100.00	85.35	85.35	N/A	67,000	57,185
442	2	120.77	120.77	113.27	43.02	106.62	68.82	172.72	N/A	46,750	52,955
444	1	55.03	55.03	55.03	00.00	100.00	55.03	55.03	N/A	60,000	33,015
528	1	58.05	58.05	58.05	00.00	100.00	58.05	58.05	N/A	54,000	31,346
<u>ALL</u>	14	82.67	86.43	95.11	21.79	90.87	55.03	172.72	63.44 to 97.95	201,584	191,729

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 54,296,011	\$ 915,735		\$ 53,380,276	--	\$ 46,003,020	--
2009	\$ 56,452,017	\$ 57,325	0.10%	\$ 56,394,692	--	\$ 43,642,197	--
2010	\$ 59,078,830	\$ 1,630,098	2.76%	\$ 57,448,732	1.77%	\$ 44,266,683	1.43%
2011	\$ 61,275,013	\$ 2,897,786	4.73%	\$ 58,377,227	-1.19%	\$ 47,504,337	7.31%
2012	\$ 64,817,879	\$ 3,732,884	5.76%	\$ 61,084,995	-0.31%	\$ 51,702,077	8.84%
2013	\$ 68,931,302	\$ 1,928,755	2.80%	\$ 67,002,547	3.37%	\$ 54,534,234	5.48%
2014	\$ 71,909,127	\$ 2,971,128	4.13%	\$ 68,937,999	0.01%	\$ 52,908,609	-2.98%
2015	\$ 72,524,646	\$ 532,357	0.73%	\$ 71,992,289	0.12%	\$ 47,120,295	-10.94%
2016	\$ 75,590,358	\$ 2,361,174	3.12%	\$ 73,229,184	0.97%	\$ 45,708,731	-3.00%
2017	\$ 79,349,679	\$ 1,253,546	1.58%	\$ 78,096,133	3.31%	\$ 47,812,239	4.60%
2018	\$ 79,613,194	\$ 260,046	0.33%	\$ 79,353,148	0.00%	\$ 55,232,557	15.52%
2019	\$ 80,658,178	\$ 1,029,315	1.28%	\$ 79,628,863	0.02%	\$ 36,590,334	-33.75%
Ann %chg	3.63%			Average	0.81%	-1.75%	-0.75%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	1.77%	4.65%	1.43%
2011	3.41%	8.54%	8.85%
2012	8.21%	14.82%	18.47%
2013	18.69%	22.11%	24.96%
2014	22.12%	27.38%	21.23%
2015	27.53%	28.47%	7.97%
2016	29.72%	33.90%	4.74%
2017	38.34%	40.56%	9.56%
2018	40.57%	41.03%	26.56%
2019	41.06%	42.88%	-16.16%

County Number	15
County Name	Chase

15 Chase
AGRICULTURAL LAND

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 : 47
 Total Sales Price : 36,849,794
 Total Adj. Sales Price : 36,849,794
 Total Assessed Value : 26,246,543
 Avg. Adj. Sales Price : 784,038
 Avg. Assessed Value : 558,437

MEDIAN : 72
 WGT. MEAN : 71
 MEAN : 74
 COD : 15.57
 PRD : 104.11

COV : 22.56
 STD : 16.73
 Avg. Abs. Dev : 11.27
 MAX Sales Ratio : 130.11
 MIN Sales Ratio : 46.20

95% Median C.I. : 70.25 to 76.34
 95% Wgt. Mean C.I. : 66.05 to 76.40
 95% Mean C.I. : 69.38 to 78.94

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	4	73.31	77.05	78.43	09.04	98.24	68.48	93.10	N/A	1,730,000	1,356,791
01-JAN-17 To 31-MAR-17	5	75.43	74.60	74.50	03.35	100.13	69.37	78.77	N/A	784,020	584,094
01-APR-17 To 30-JUN-17	5	79.20	74.48	60.49	10.10	123.13	53.83	84.11	N/A	840,154	508,228
01-JUL-17 To 30-SEP-17	1	53.37	53.37	53.37	00.00	100.00	53.37	53.37	N/A	1,790,000	955,393
01-OCT-17 To 31-DEC-17	2	80.00	80.00	65.10	42.25	122.89	46.20	113.80	N/A	248,540	161,805
01-JAN-18 To 31-MAR-18	6	72.20	74.74	66.09	12.15	113.09	59.19	95.38	59.19 to 95.38	653,000	431,595
01-APR-18 To 30-JUN-18	7	72.00	82.00	79.57	23.39	103.05	51.03	130.11	51.03 to 130.11	930,000	740,016
01-JUL-18 To 30-SEP-18	2	82.54	82.54	83.08	05.29	99.35	78.17	86.90	N/A	111,000	92,224
01-OCT-18 To 31-DEC-18	2	52.74	52.74	52.44	01.71	100.57	51.84	53.64	N/A	238,500	125,059
01-JAN-19 To 31-MAR-19	5	68.18	75.75	69.09	21.40	109.64	55.42	113.78	N/A	948,669	655,458
01-APR-19 To 30-JUN-19	7	70.65	70.33	71.48	04.39	98.39	59.66	78.29	59.66 to 78.29	510,929	365,208
01-JUL-19 To 30-SEP-19	1	54.36	54.36	54.36	00.00	100.00	54.36	54.36	N/A	75,000	40,768
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	15	74.25	73.80	70.37	09.54	104.87	53.37	93.10	69.37 to 79.20	1,122,058	789,611
01-OCT-17 To 30-SEP-18	17	74.14	79.27	74.26	20.39	106.75	46.20	130.11	68.47 to 95.38	655,711	486,926
01-OCT-18 To 30-SEP-19	15	70.08	68.73	69.03	14.07	99.57	51.84	113.78	55.42 to 72.36	591,456	408,309
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	13	75.43	73.75	64.76	14.90	113.88	46.20	113.80	53.83 to 82.51	800,612	518,509
01-JAN-18 To 31-DEC-18	17	72.00	76.06	73.73	18.79	103.16	51.03	130.11	59.19 to 86.90	654,529	482,603
<u>ALL</u>	47	72.36	74.16	71.23	15.57	104.11	46.20	130.11	70.25 to 76.34	784,038	558,437

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	47	72.36	74.16	71.23	15.57	104.11	46.20	130.11	70.25 to 76.34	784,038	558,437
<u>ALL</u>	47	72.36	74.16	71.23	15.57	104.11	46.20	130.11	70.25 to 76.34	784,038	558,437

15 Chase
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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COV : 22.56
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Avg. Abs. Dev : 11.27
MAX Sales Ratio : 130.11
MIN Sales Ratio : 46.20

95% Median C.I. : 70.25 to 76.34
95% Wgt. Mean C.I. : 66.05 to 76.40
95% Mean C.I. : 69.38 to 78.94

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	91.97	91.97	60.76	41.47	151.37	53.83	130.11	N/A	1,650,000	1,002,603
1	2	91.97	91.97	60.76	41.47	151.37	53.83	130.11	N/A	1,650,000	1,002,603
_____Dry_____											
County	10	78.69	73.77	65.93	21.90	111.89	46.20	113.80	51.03 to 95.38	215,142	141,839
1	10	78.69	73.77	65.93	21.90	111.89	46.20	113.80	51.03 to 95.38	215,142	141,839
_____Grass_____											
County	8	71.04	70.31	69.22	12.32	101.57	53.64	86.90	53.64 to 86.90	450,856	312,082
1	8	71.04	70.31	69.22	12.32	101.57	53.64	86.90	53.64 to 86.90	450,856	312,082
_____ALL_____	47	72.36	74.16	71.23	15.57	104.11	46.20	130.11	70.25 to 76.34	784,038	558,437

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	20	70.46	73.32	70.35	12.25	104.22	53.37	130.11	68.48 to 73.08	1,288,604	906,544
1	20	70.46	73.32	70.35	12.25	104.22	53.37	130.11	68.48 to 73.08	1,288,604	906,544
_____Dry_____											
County	10	78.69	73.77	65.93	21.90	111.89	46.20	113.80	51.03 to 95.38	215,142	141,839
1	10	78.69	73.77	65.93	21.90	111.89	46.20	113.80	51.03 to 95.38	215,142	141,839
_____Grass_____											
County	10	73.07	73.70	74.33	13.74	99.15	53.64	100.30	54.36 to 86.90	440,485	327,405
1	10	73.07	73.70	74.33	13.74	99.15	53.64	100.30	54.36 to 86.90	440,485	327,405
_____ALL_____	47	72.36	74.16	71.23	15.57	104.11	46.20	130.11	70.25 to 76.34	784,038	558,437

Chase County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Chase	1	3650	3650	3550	3550	3445	3445	3445	3445	3566
Perkins	1	3624	3645	3066	3535	3493	3142	3415	3397	3551
Hayes	1	2305	2305	2165	2165	2020	2020	1920	1920	2175
Dundy	1	3175	3035	2422	3174	3151	2946	3162	3143	3146

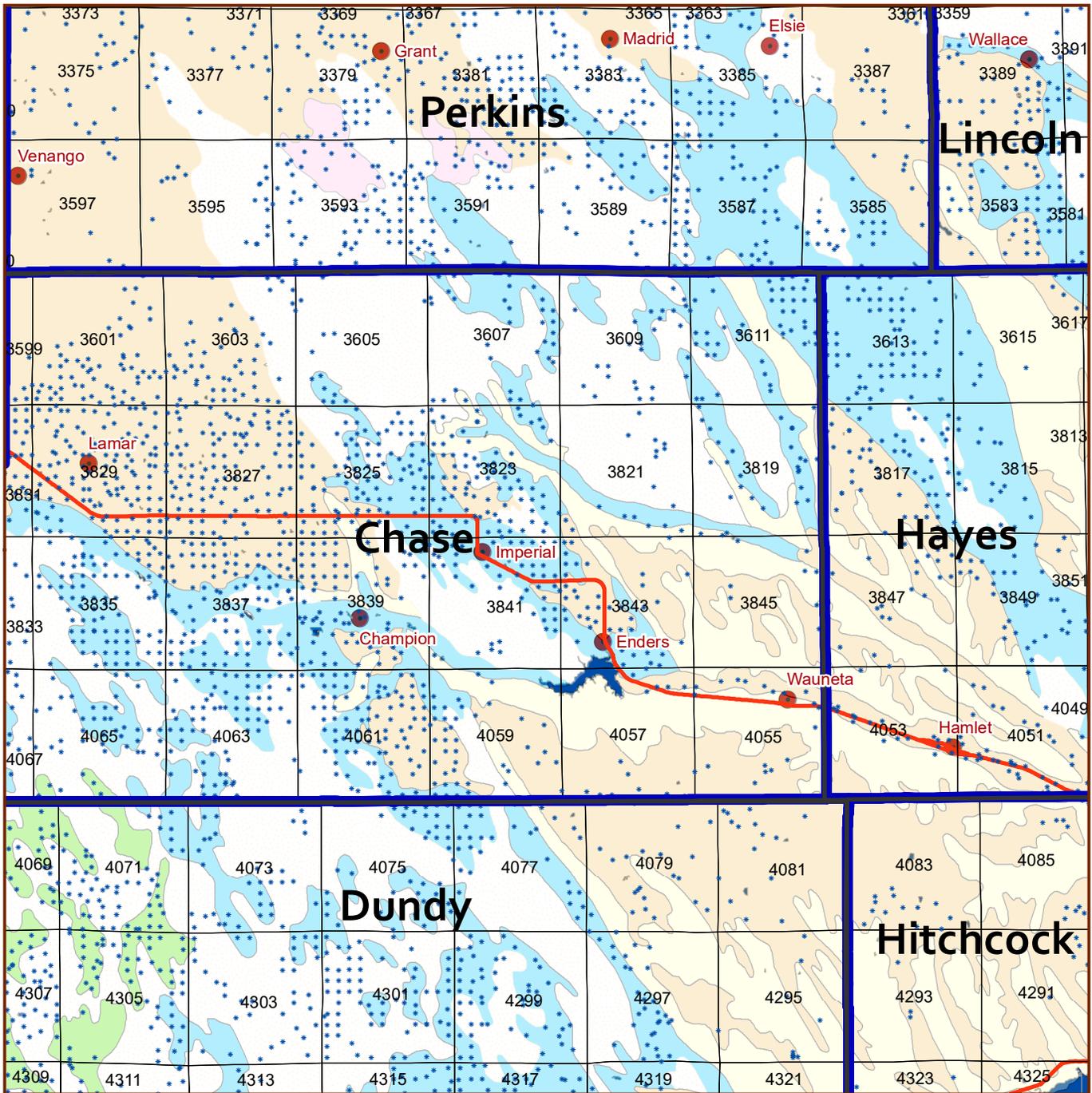
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Chase	1	n/a	1050	1000	1000	970	n/a	920	920	1023
Perkins	1	n/a	975	975	910	910	n/a	855	855	942
Hayes	1	n/a	895	805	805	780	780	735	735	862
Dundy	1	n/a	1280	n/a	855	855	855	855	855	1091

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Chase	1	820	2655	1324	1616	2655	560	586	673	600
Perkins	1	585	n/a	n/a	585	n/a	585	585	585	585
Hayes	1	515	515	n/a	515	515	515	515	515	515
Dundy	1	525	525	n/a	525	n/a	525	525	525	525

County	Mkt Area	CRP	TIMBER	WASTE
Chase	1	699	n/a	20
Perkins	1	576	n/a	80
Hayes	1	683	n/a	25
Dundy	1	n/a	n/a	50

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.

CHASE COUNTY



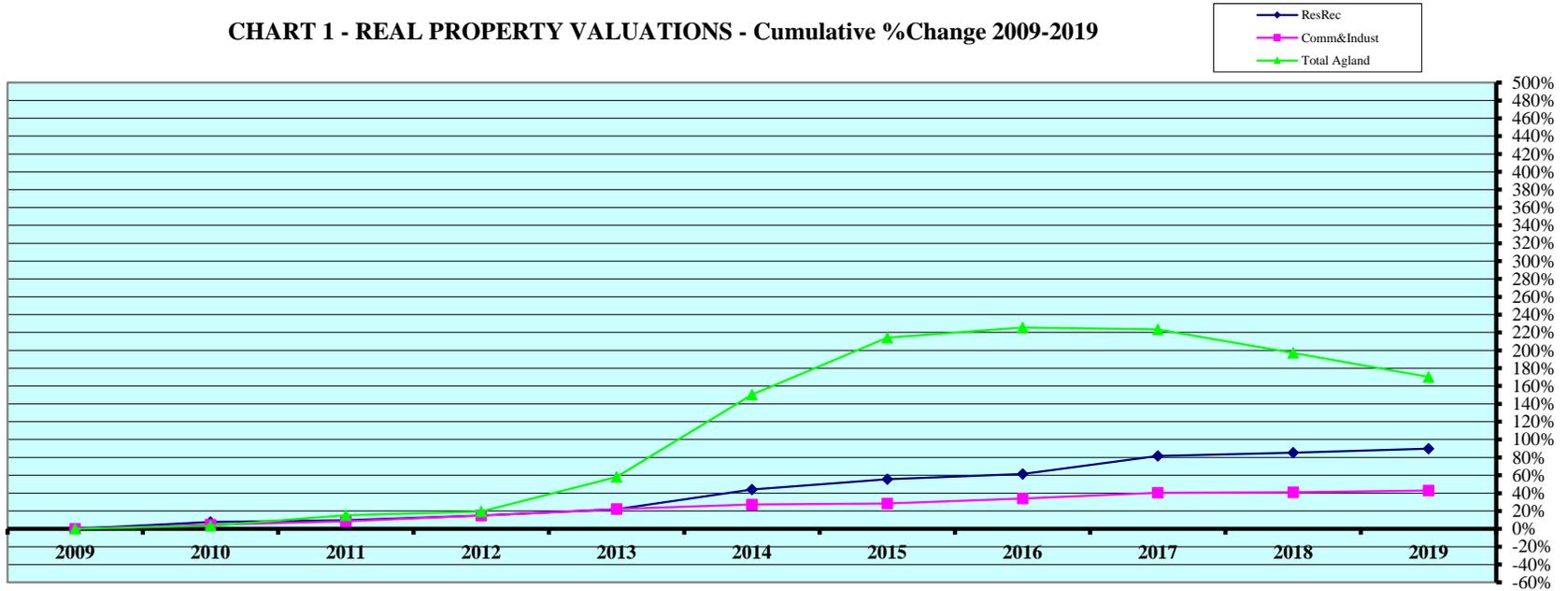
Legend

- 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	90,571,997	--	--	--	56,452,017	--	--	--	354,471,954	--	--	--
2010	97,359,787	6,787,790	7.49%	7.49%	59,078,830	2,626,813	4.65%	4.65%	366,883,231	12,411,277	3.50%	3.50%
2011	99,293,990	1,934,203	1.99%	9.63%	61,275,013	2,196,183	3.72%	8.54%	408,377,859	41,494,628	11.31%	15.21%
2012	104,175,471	4,881,481	4.92%	15.02%	64,817,879	3,542,866	5.78%	14.82%	422,905,646	14,527,787	3.56%	19.31%
2013	110,373,242	6,197,771	5.95%	21.86%	68,931,302	4,113,423	6.35%	22.11%	559,953,254	137,047,608	32.41%	57.97%
2014	130,590,257	20,217,015	18.32%	44.18%	71,909,127	2,977,825	4.32%	27.38%	887,347,091	327,393,837	58.47%	150.33%
2015	140,837,993	10,247,736	7.85%	55.50%	72,524,646	615,519	0.86%	28.47%	1,113,914,369	226,567,278	25.53%	214.25%
2016	146,226,343	5,388,350	3.83%	61.45%	75,590,358	3,065,712	4.23%	33.90%	1,154,093,816	40,179,447	3.61%	225.58%
2017	164,506,632	18,280,289	12.50%	81.63%	79,349,679	3,759,321	4.97%	40.56%	1,146,945,954	-7,147,862	-0.62%	223.56%
2018	167,794,361	3,287,729	2.00%	85.26%	79,613,194	263,515	0.33%	41.03%	1,053,147,662	-93,798,292	-8.18%	197.10%
2019	171,903,055	4,108,694	2.45%	89.80%	80,658,178	1,044,984	1.31%	42.88%	957,791,534	-95,356,128	-9.05%	170.20%

Rate Annual %chg: Residential & Recreational **6.62%** Commercial & Industrial **3.63%** Agricultural Land **10.45%**

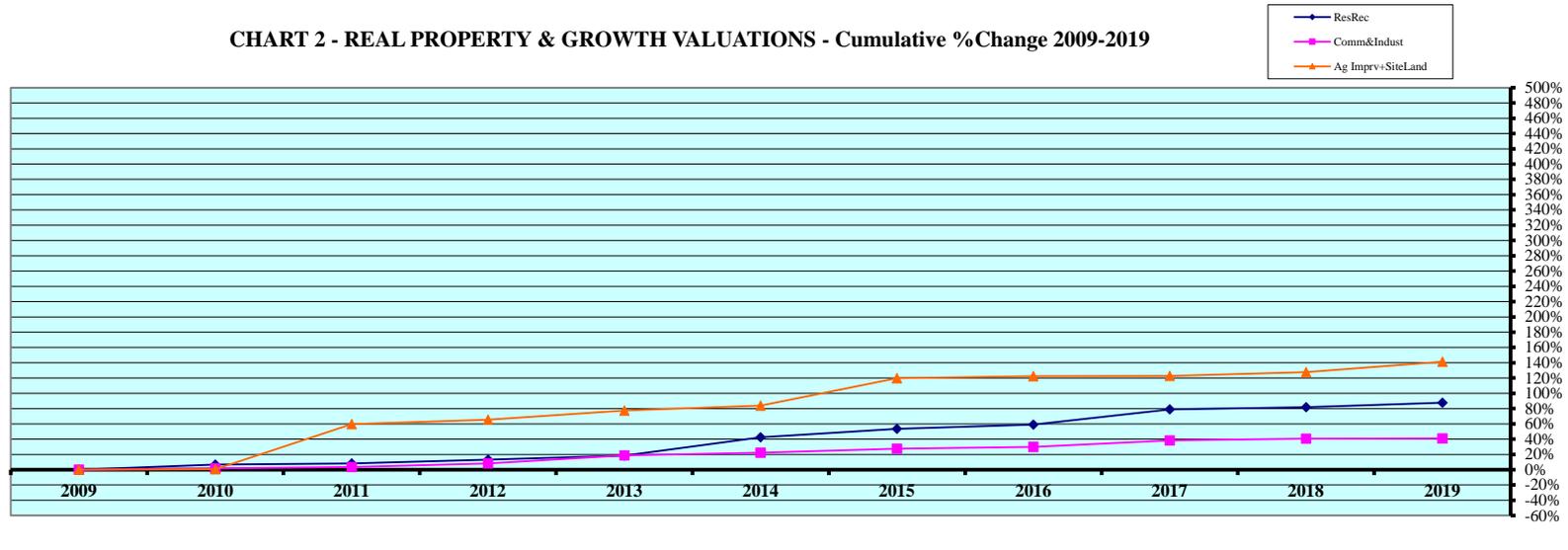
Cnty# **15**
County **CHASE**

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	90,571,997	753,902	0.83%	89,818,095	--	--	56,452,017	57,325	0.10%	56,394,692	--	--			
2010	97,359,787	735,803	0.76%	96,623,984	6.68%	6.68%	59,078,830	1,630,098	2.76%	57,448,732	1.77%	1.77%			
2011	99,293,990	1,416,076	1.43%	97,877,914	0.53%	8.07%	61,275,013	2,897,786	4.73%	58,377,227	-1.19%	3.41%			
2012	104,175,471	1,720,885	1.65%	102,454,586	3.18%	13.12%	64,817,879	3,732,884	5.76%	61,084,995	-0.31%	8.21%			
2013	110,373,242	3,213,783	2.91%	107,159,459	2.86%	18.31%	68,931,302	1,928,755	2.80%	67,002,547	3.37%	18.69%			
2014	130,590,257	1,632,434	1.25%	128,957,823	16.84%	42.38%	71,909,127	2,971,128	4.13%	68,937,999	0.01%	22.12%			
2015	140,837,993	1,823,229	1.29%	139,014,764	6.45%	53.49%	72,524,646	532,357	0.73%	71,992,289	0.12%	27.53%			
2016	146,226,343	2,088,116	1.43%	144,138,227	2.34%	59.14%	75,590,358	2,361,174	3.12%	73,229,184	0.97%	29.72%			
2017	164,506,632	2,499,046	1.52%	162,007,586	10.79%	78.87%	79,349,679	1,253,546	1.58%	78,096,133	3.31%	38.34%			
2018	167,794,361	3,124,766	1.86%	164,669,595	0.10%	81.81%	79,613,194	260,046	0.33%	79,353,148	0.00%	40.57%			
2019	171,903,055	1,906,020	1.11%	169,997,035	1.31%	87.69%	80,658,178	1,029,315	1.28%	79,628,863	0.02%	41.06%			
Rate Ann%chg	6.62%						5.11%						3.63%	C & I w/o growth	0.81%

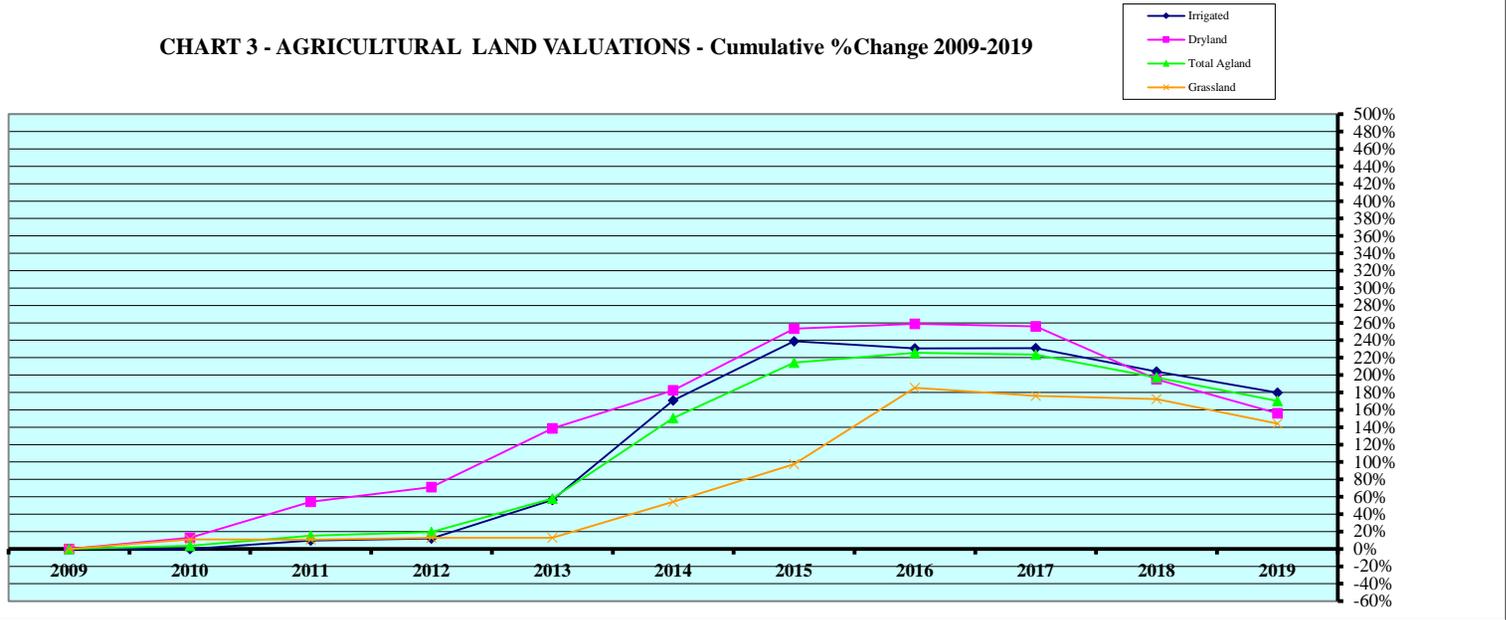
Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2009	21,407,080	11,694,687	33,101,767	1,440,420	4.35%	--	--
2010	20,876,769	13,035,100	33,911,869	600,375	1.77%	0.63%	0.63%
2011	31,153,402	23,636,357	54,789,759	1,992,435	3.64%	55.69%	59.50%
2012	31,659,832	25,892,584	57,552,416	2,746,873	4.77%	0.03%	65.57%
2013	32,256,066	28,884,786	61,140,852	2,440,675	3.99%	1.99%	77.33%
2014	32,942,219	32,670,451	65,612,670	4,749,506	7.24%	-0.45%	83.87%
2015	38,726,382	35,173,157	73,899,539	1,137,278	1.54%	10.90%	119.81%
2016	38,811,306	35,783,542	74,594,848	968,918	1.30%	-0.37%	122.42%
2017	39,137,703	36,660,742	75,798,445	2,034,464	2.68%	-1.11%	122.84%
2018	38,823,832	37,068,391	75,892,223	511,180	0.67%	-0.55%	127.73%
2019	41,812,378	39,161,866	80,974,244	1,089,672	1.35%	5.26%	141.33%
Rate Ann%chg	6.92%	12.85%	9.36%	Ag Imprv+Site w/o growth		7.20%	

(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# 15
County CHASE

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	246,265,126	--	--	--	42,173,427	--	--	--	66,011,386	--	--	--
2010	246,032,484	-232,642	-0.09%	-0.09%	47,637,707	5,464,280	12.96%	12.96%	73,190,566	7,179,180	10.88%	10.88%
2011	270,203,014	24,170,530	9.82%	9.72%	65,016,132	17,378,425	36.48%	54.16%	73,130,774	-59,792	-0.08%	10.79%
2012	276,225,613	6,022,599	2.23%	12.17%	72,195,685	7,179,553	11.04%	71.19%	74,456,424	1,325,650	1.81%	12.79%
2013	384,833,340	108,607,727	39.32%	56.27%	100,596,196	28,400,511	39.34%	138.53%	74,486,211	29,787	0.04%	12.84%
2014	666,469,903	281,636,563	73.18%	170.63%	119,039,542	18,443,346	18.33%	182.26%	101,800,036	27,313,825	36.67%	54.22%
2015	834,531,384	168,061,481	25.22%	238.88%	148,956,123	29,916,581	25.13%	253.20%	130,388,562	28,588,526	28.08%	97.52%
2016	814,388,372	-20,143,012	-2.41%	230.70%	151,339,326	2,383,203	1.60%	258.85%	188,328,903	57,940,341	44.44%	185.30%
2017	814,579,610	191,238	0.02%	230.77%	150,080,349	-1,258,977	-0.83%	255.86%	182,243,064	-6,085,839	-3.23%	176.08%
2018	748,902,447	-65,677,163	-8.06%	204.10%	124,435,498	-25,644,851	-17.09%	195.06%	179,762,310	-2,480,754	-1.36%	172.32%
2019	688,687,727	-60,214,720	-8.04%	179.65%	107,954,381	-16,481,117	-13.24%	155.98%	161,101,209	-18,661,101	-10.38%	144.05%

Rate Ann.%chg: Irrigated **10.83%** Dryland **9.86%** Grassland **9.33%**

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	15,402	--	--	--	6,613	--	--	--	354,471,954	--	--	--
2010	15,392	-10	-0.06%	-0.06%	7,082	469	7.09%	7.09%	366,883,231	12,411,277	3.50%	3.50%
2011	15,739	347	2.25%	2.19%	12,200	5,118	72.27%	84.49%	408,377,859	41,494,628	11.31%	15.21%
2012	15,724	-15	-0.10%	2.09%	12,200	0	0.00%	84.49%	422,905,646	14,527,787	3.56%	19.31%
2013	21,183	5,459	34.72%	37.53%	16,324	4,124	33.80%	146.85%	559,953,254	137,047,608	32.41%	57.97%
2014	21,222	39	0.18%	37.79%	16,388	64	0.39%	147.81%	887,347,091	327,393,837	58.47%	150.33%
2015	21,063	-159	-0.75%	36.75%	17,237	849	5.18%	160.65%	1,113,914,369	226,567,278	25.53%	214.25%
2016	19,859	-1,204	-5.72%	28.94%	17,356	119	0.69%	162.45%	1,154,093,816	40,179,447	3.61%	225.58%
2017	20,516	657	3.31%	33.20%	22,415	5,059	29.15%	238.95%	1,146,945,954	-7,147,862	-0.62%	223.56%
2018	20,359	-157	-0.77%	32.18%	27,048	4,633	20.67%	309.01%	1,053,147,662	-93,798,292	-8.18%	197.10%
2019	20,046	-313	-1.54%	30.15%	28,171	1,123	4.15%	325.99%	957,791,534	-95,356,128	-9.05%	170.20%

Cnty# **15**
County **CHASE**

Rate Ann.%chg: Total Agric Land **10.45%**

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	245,919,534	196,205	1,253			42,374,306	107,424	394			66,083,277	248,469	266		
2010	246,103,198	196,456	1,253	-0.05%	-0.05%	47,616,348	106,984	445	12.83%	12.83%	73,190,564	248,103	295	10.92%	10.92%
2011	270,382,278	196,226	1,378	9.99%	9.94%	65,037,124	106,972	608	36.60%	54.13%	73,098,357	247,791	295	0.00%	10.92%
2012	276,228,850	195,508	1,413	2.54%	12.73%	72,261,545	107,283	674	10.79%	70.76%	74,423,868	248,080	300	1.69%	12.80%
2013	385,268,241	195,199	1,974	39.70%	57.47%	100,491,968	107,411	936	38.90%	137.18%	74,478,396	248,261	300	0.00%	12.80%
2014	666,498,703	195,237	3,414	72.96%	172.37%	119,133,882	107,297	1,110	18.68%	181.48%	101,763,061	248,202	410	36.67%	54.16%
2015	834,934,414	195,161	4,278	25.32%	241.33%	149,267,645	107,426	1,389	25.14%	252.25%	130,218,422	248,034	525	28.05%	97.40%
2016	815,415,005	189,098	4,312	0.79%	244.04%	152,381,467	102,885	1,481	6.59%	275.47%	187,155,298	258,676	724	37.81%	172.04%
2017	814,861,003	188,968	4,312	0.00%	244.04%	150,494,216	101,596	1,481	0.01%	275.53%	181,832,281	259,602	700	-3.19%	163.36%
2018	748,905,946	188,756	3,968	-7.99%	216.55%	124,561,653	101,403	1,228	-17.07%	211.41%	179,665,490	259,776	692	-1.26%	160.04%
2019	688,687,726	188,534	3,653	-7.93%	191.44%	108,035,799	102,077	1,058	-13.84%	168.31%	161,039,323	259,289	621	-10.20%	133.52%

Rate Annual %chg Average Value/Acre: 11.29%

10.37%

8.85%

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	15,455	1,030	15			6,246	416	15			354,398,818	553,544	640		
2010	15,392	1,026	15	0.00%	0.00%	7,081	472	15	0.04%	0.04%	366,932,583	553,041	663	3.63%	3.63%
2011	15,668	1,044	15	0.00%	0.00%	12,199	813	15	0.01%	0.05%	408,545,626	552,845	739	11.38%	15.42%
2012	15,724	1,048	15	0.00%	0.00%	12,200	813	15	0.01%	0.06%	422,942,187	552,731	765	3.55%	19.52%
2013	21,183	1,059	20	33.32%	33.32%	16,324	816	20	33.23%	33.31%	560,276,112	552,746	1,014	32.47%	58.32%
2014	21,163	1,058	20	0.00%	33.32%	16,370	819	20	-0.01%	33.30%	887,433,179	552,613	1,606	58.43%	150.83%
2015	21,063	1,053	20	0.00%	33.32%	17,237	862	20	0.00%	33.30%	1,114,458,781	552,536	2,017	25.60%	215.04%
2016	19,708	985	20	-0.01%	33.31%	17,356	868	20	0.00%	33.30%	1,154,988,834	552,513	2,090	3.64%	226.51%
2017	20,516	1,026	20	0.01%	33.32%	22,164	1,108	20	-0.01%	33.29%	1,147,230,180	552,301	2,077	-0.63%	224.44%
2018	20,564	1,028	20	0.00%	33.32%	26,836	1,342	20	0.02%	33.31%	1,053,180,489	552,304	1,907	-8.20%	197.84%
2019	20,046	1,002	20	0.00%	33.32%	28,125	1,408	20	-0.13%	33.14%	957,811,019	552,310	1,734	-9.06%	170.87%

15
CHASE

Rate Annual %chg Average Value/Acre: 10.48%

(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
Aglard 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	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,966	CHASE	70,535,271	10,364,861	8,699,604	170,696,984	80,658,178	0	1,206,071	957,791,534	41,812,378	39,161,866	3,293,457	1,384,220,204
cnty sectorvalue % of total value:		5.10%	0.75%	0.63%	12.33%	5.83%		0.09%	69.19%	3.02%	2.83%	0.24%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,071	IMPERIAL	6,883,584	3,939,865	960,712	106,439,819	53,716,243	0	0	836,583	0	10,053	0	172,786,859
52.22%	%sector of county sector	9.76%	38.01%	11.04%	62.36%	66.60%			0.09%		0.03%		12.48%
	%sector of municipality	3.98%	2.28%	0.56%	61.60%	31.09%			0.48%		0.01%		100.00%
23	LAMAR	243,673	117,529	27,805	825,182	114,137	0	0	0	0	0	0	1,328,326
0.58%	%sector of county sector	0.35%	1.13%	0.32%	0.48%	0.14%							0.10%
	%sector of municipality	18.34%	8.85%	2.09%	62.12%	8.59%							100.00%
577	WAUNETA	387,786	590,689	552,886	15,751,557	4,217,722	0	0	130,664	1,935	53,639	0	21,686,878
14.55%	%sector of county sector	0.55%	5.70%	6.36%	9.23%	5.23%			0.01%	0.00%	0.14%		1.57%
	%sector of municipality	1.79%	2.72%	2.55%	72.63%	19.45%			0.60%	0.01%	0.25%		100.00%
2,671	Total Municipalities	7,515,043	4,648,083	1,541,403	123,016,558	58,048,102	0	0	967,247	1,935	63,692	0	195,802,063
67.35%	%all municip.sectors of cnty	10.65%	44.84%	17.72%	72.07%	71.97%			0.10%	0.00%	0.16%		14.15%

15 CHASE

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 : 4,963	Value : 1,281,684,265	Growth 2,280,386	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	170	1,296,092	4	82,415	14	170,725	188	1,549,232	
02. Res Improve Land	1,208	11,452,230	30	780,403	172	5,311,909	1,410	17,544,542	
03. Res Improvements	1,309	121,890,744	31	7,609,042	207	33,915,272	1,547	163,415,058	
04. Res Total	1,479	134,639,066	35	8,471,860	221	39,397,906	1,735	182,508,832	1,183,489
% of Res Total	85.24	73.77	2.02	4.64	12.74	21.59	34.96	14.24	51.90
05. Com UnImp Land	51	1,033,719	1	5,992	15	46,181	67	1,085,892	
06. Com Improve Land	359	3,938,009	5	111,451	22	1,469,871	386	5,519,331	
07. Com Improvements	379	53,403,110	6	1,851,189	28	19,014,497	413	74,268,796	
08. Com Total	430	58,374,838	7	1,968,632	43	20,530,549	480	80,874,019	219,670
% of Com Total	89.58	72.18	1.46	2.43	8.96	25.39	9.67	6.31	9.63
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	7,677	1	7,677	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	27	1,198,394	27	1,198,394	
16. Rec Total	0	0	0	0	28	1,206,071	28	1,206,071	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.56	0.09	0.00
Res & Rec Total	1,479	134,639,066	35	8,471,860	249	40,603,977	1,763	183,714,903	1,183,489
% of Res & Rec Total	83.89	73.29	1.99	4.61	14.12	22.10	35.52	14.33	51.90
Com & Ind Total	430	58,374,838	7	1,968,632	43	20,530,549	480	80,874,019	219,670
% of Com & Ind Total	89.58	72.18	1.46	2.43	8.96	25.39	9.67	6.31	9.63
17. Taxable Total	1,909	193,013,904	42	10,440,492	292	61,134,526	2,243	264,588,922	1,403,159
% of Taxable Total	85.11	72.95	1.87	3.95	13.02	23.11	45.19	20.64	61.53

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	23,889	1,803,978	0	0	0
19. Commercial	5	205,567	5,302,836	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	7	23,889	1,803,978
19. Commercial	0	0	0	5	205,567	5,302,836
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				12	229,456	7,106,814

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	33	2,388,918	33	2,388,918	0
24. Non-Producing	0	0	0	0	32	18,447	32	18,447	0
25. Total	0	0	0	0	65	2,407,365	65	2,407,365	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	250	26	63	339

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	196,227	35	11,231,799	2,039	706,831,058	2,078	718,259,084
28. Ag-Improved Land	3	92,919	16	6,776,970	523	219,881,597	542	226,751,486
29. Ag Improvements	3	58,967	16	2,733,553	558	66,884,888	577	69,677,408

30. Ag Total					2,655	1,014,687,978
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	9	10.00	181,500	
33. HomeSite Improvements	1	0.00	1,935	6	7.00	1,082,104	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	8.60	12,900	
36. FarmSite Improv Land	2	4.44	6,660	14	37.47	81,205	
37. FarmSite Improvements	2	0.00	57,032	14	0.00	1,651,449	
38. FarmSite Total							
39. Road & Ditches	0	2.85	0	0	83.09	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	12	13.00	223,000	12	13.00	223,000	
32. HomeSite Improv Land	284	325.61	6,300,980	293	335.61	6,482,480	
33. HomeSite Improvements	313	305.95	33,443,727	320	312.95	34,527,766	877,227
34. HomeSite Total				332	348.61	41,233,246	
35. FarmSite UnImp Land	85	242.08	466,104	88	250.68	479,004	
36. FarmSite Improv Land	496	2,235.20	4,242,220	512	2,277.11	4,330,085	
37. FarmSite Improvements	524	0.00	33,441,161	540	0.00	35,149,642	0
38. FarmSite Total				628	2,527.79	39,958,731	
39. Road & Ditches	0	5,753.23	0	0	5,839.17	0	
40. Other- Non Ag Use	0	0.15	0	0	0.15	0	
41. Total Section VI				960	8,715.72	81,191,977	877,227

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	48,439.25	25.67%	176,803,489	26.27%	3,650.00
46. 1A	36,285.12	19.23%	132,440,932	19.68%	3,650.01
47. 2A1	2,524.11	1.34%	8,960,617	1.33%	3,550.01
48. 2A	50,093.08	26.54%	177,830,767	26.42%	3,550.01
49. 3A1	23,222.90	12.30%	80,002,907	11.89%	3,445.00
50. 3A	1,563.43	0.83%	5,386,024	0.80%	3,445.00
51. 4A1	22,241.51	11.78%	76,622,018	11.38%	3,445.00
52. 4A	4,359.51	2.31%	15,018,519	2.23%	3,445.00
53. Total	188,728.91	100.00%	673,065,273	100.00%	3,566.31
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	65,191.04	64.04%	68,451,161	65.75%	1,050.01
56. 2D1	4,526.98	4.45%	4,526,980	4.35%	1,000.00
57. 2D	15,884.07	15.60%	15,884,070	15.26%	1,000.00
58. 3D1	6,834.77	6.71%	6,629,768	6.37%	970.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,755.50	2.71%	2,535,051	2.44%	920.00
61. 4D	6,601.63	6.49%	6,073,497	5.83%	920.00
62. Total	101,793.99	100.00%	104,100,527	100.00%	1,022.66
Grass					
63. 1G1	5,978.83	2.30%	4,898,183	3.13%	819.25
64. 1G	799.99	0.31%	2,123,974	1.36%	2,655.00
65. 2G1	828.45	0.32%	1,084,526	0.69%	1,309.10
66. 2G	1,695.61	0.65%	2,740,077	1.75%	1,615.98
67. 3G1	716.40	0.28%	1,902,044	1.22%	2,655.00
68. 3G	153,256.88	59.07%	86,355,224	55.26%	563.47
69. 4G1	89,090.78	34.34%	52,420,090	33.54%	588.39
70. 4G	7,069.89	2.73%	4,756,329	3.04%	672.76
71. Total	259,436.83	100.00%	156,280,447	100.00%	602.38
Irrigated Total					
	188,728.91	34.16%	673,065,273	72.10%	3,566.31
Dry Total					
	101,793.99	18.43%	104,100,527	11.15%	1,022.66
Grass Total					
	259,436.83	46.96%	156,280,447	16.74%	602.38
72. Waste	997.73	0.18%	19,959	0.00%	20.00
73. Other	1,489.58	0.27%	29,795	0.00%	20.00
74. Exempt	0.06	0.00%	0	0.00%	0.00
75. Market Area Total	552,447.04	100.00%	933,496,001	100.00%	1,689.75

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	27.68	100,432	4,525.88	16,162,144	184,175.35	656,802,697	188,728.91	673,065,273
77. Dry Land	116.85	122,246	796.56	805,035	100,880.58	103,173,246	101,793.99	104,100,527
78. Grass	106.80	59,808	1,366.38	765,175	257,963.65	155,455,464	259,436.83	156,280,447
79. Waste	0.00	0	14.38	287	983.35	19,672	997.73	19,959
80. Other	0.00	0	26.26	523	1,463.32	29,272	1,489.58	29,795
81. Exempt	0.06	0	0.00	0	0.00	0	0.06	0
82. Total	251.33	282,486	6,729.46	17,733,164	545,466.25	915,480,351	552,447.04	933,496,001

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,728.91	34.16%	673,065,273	72.10%	3,566.31
Dry Land	101,793.99	18.43%	104,100,527	11.15%	1,022.66
Grass	259,436.83	46.96%	156,280,447	16.74%	602.38
Waste	997.73	0.18%	19,959	0.00%	20.00
Other	1,489.58	0.27%	29,795	0.00%	20.00
Exempt	0.06	0.00%	0	0.00%	0.00
Total	552,447.04	100.00%	933,496,001	100.00%	1,689.75

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Ag	0	0	1	23,000	1	266,161	1	289,161	239,557
83.2 Champion	12	81,283	64	522,257	69	3,585,336	81	4,188,876	0
83.3 Enders	8	18,302	34	121,551	36	2,087,129	44	2,226,982	115,180
83.4 Imperial	82	1,034,180	774	9,965,941	867	100,884,128	949	111,884,249	611,418
83.5 Lamar	22	45,785	21	44,917	21	734,480	43	825,182	0
83.6 Rural Res	19	260,817	200	6,039,800	263	42,220,449	282	48,521,066	156,389
83.7 Wauneta	46	116,542	316	827,076	317	14,835,769	363	15,779,387	60,945
84 Residential Total	189	1,556,909	1,410	17,544,542	1,574	164,613,452	1,763	183,714,903	1,183,489

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Champion	0	0	9	19,998	9	214,753	9	234,751	0
85.2 Enders	3	7,390	9	6,893	9	572,130	12	586,413	0
85.3 Imperial	38	989,785	285	3,724,236	301	48,793,414	339	53,507,435	219,670
85.4 Lamar	1	4,446	2	2,942	2	106,749	3	114,137	0
85.5 Rural Comm	15	51,563	27	1,540,412	35	20,557,530	50	22,149,505	0
85.6 Wauneta	10	32,708	54	224,850	57	4,024,220	67	4,281,778	0
86 Commercial Total	67	1,085,892	386	5,519,331	413	74,268,796	480	80,874,019	219,670

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	5,950.82	2.34%	4,877,171	3.19%	819.58
88. 1G	799.99	0.31%	2,123,974	1.39%	2,655.00
89. 2G1	806.78	0.32%	1,068,273	0.70%	1,324.12
90. 2G	1,695.61	0.67%	2,740,077	1.79%	1,615.98
91. 3G1	716.40	0.28%	1,902,044	1.25%	2,655.00
92. 3G	150,146.33	59.03%	84,146,714	55.10%	560.43
93. 4G1	87,246.47	34.30%	51,165,955	33.50%	586.45
94. 4G	6,992.62	2.75%	4,703,786	3.08%	672.68
95. Total	254,355.02	100.00%	152,727,994	100.00%	600.45
CRP					
96. 1C1	28.01	0.55%	21,012	0.59%	750.16
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	21.67	0.43%	16,253	0.46%	750.02
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	3,110.55	61.21%	2,208,510	62.17%	710.01
102. 4C1	1,844.31	36.29%	1,254,135	35.30%	680.00
103. 4C	77.27	1.52%	52,543	1.48%	679.99
104. Total	5,081.81	100.00%	3,552,453	100.00%	699.05
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	254,355.02	98.04%	152,727,994	97.73%	600.45
CRP Total	5,081.81	1.96%	3,552,453	2.27%	699.05
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	259,436.83	100.00%	156,280,447	100.00%	602.38

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

15 Chase

	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	170,696,984	182,508,832	11,811,848	6.92%	1,183,489	6.23%
02. Recreational	1,206,071	1,206,071	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	41,812,378	41,233,246	-579,132	-1.39%	877,227	-3.48%
04. Total Residential (sum lines 1-3)	213,715,433	224,948,149	11,232,716	5.26%	2,060,716	4.29%
05. Commercial	80,658,178	80,874,019	215,841	0.27%	219,670	0.00%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	80,658,178	80,874,019	215,841	0.27%	219,670	0.00%
08. Ag-Farmsite Land, Outbuildings	39,161,866	39,958,731	796,865	2.03%	0	2.03%
09. Minerals	3,293,457	2,407,365	-886,092	-26.90	0	-26.90%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	42,455,323	42,366,096	-89,227	-0.21%	0	-0.21%
12. Irrigated	688,687,727	673,065,273	-15,622,454	-2.27%		
13. Dryland	107,954,381	104,100,527	-3,853,854	-3.57%		
14. Grassland	161,101,209	156,280,447	-4,820,762	-2.99%		
15. Wasteland	20,046	19,959	-87	-0.43%		
16. Other Agland	28,171	29,795	1,624	5.76%		
17. Total Agricultural Land	957,791,534	933,496,001	-24,295,533	-2.54%		
18. Total Value of all Real Property (Locally Assessed)	1,294,620,468	1,281,684,265	-12,936,203	-1.00%	2,280,386	-1.18%

2020 Assessment Survey for Chase County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1 Clerk
4.	Other part-time employees:
	1 Part-time lister
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$189,225
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$6,500
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:
	\$19,500 TerraScan and Gworks
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$14,900

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The County Assessor's Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes - chase.assessor.gworks.com
7.	Who maintains the GIS software and maps?
	The County Assessor's Office
8.	What type of aerial imagery is used in the cyclical review of properties?
	GIS and Oblique imagery. Assessor's office is still doing a physical review but use the imagery for additional information.
9.	When was the aerial imagery last updated?
	GIS 2018, Oblique imagery 2017
10.	Personal Property software:
	TerraScan

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?
	Imperial and Wauneta are zoned.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott is contracted for producing mineral valuations. Stanard Appraisal Service is hired as needed--no services this year.
2.	GIS Services:
	gWorks
3.	Other services:
	TerraScan

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal Service is hired for the commercial appraisal work--no services this year.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified credentials are required for appraisers to work in the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, with input from the county assessor for the commercial properties.

2020 Residential Assessment Survey for Chase County

1.	Valuation data collection done by:										
	The Chase County Assessor's Office.										
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>Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>smaller villages of Wauneta, Enders, Champion and Lamar.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Rural- all rural homes outside of the villages limits.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.	2	smaller villages of Wauneta, Enders, Champion and Lamar.	3	Rural- all rural homes outside of the villages limits.	AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
1	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.										
2	smaller villages of Wauneta, Enders, Champion and Lamar.										
3	Rural- all rural homes outside of the villages limits.										
AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	The cost approach is used. Sales from the local market are used to establish depreciation.										
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?										
	Depreciation models are built from market data.										
5.	Are individual depreciation tables developed for each valuation group?										
	Yes										
6.	Describe the methodology used to determine the residential lot values?										
	From the market, a per square foot method has been developed.										
7.	How are rural residential site values developed?										
	Rural residential sites are valued the same as 1st acre sites for farms. Rural residential first acre were increased to reflect the cost of improving the land with sewer, water, and electricity.										
8.	Are there form 191 applications on file?										
	No										
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?										
	No methodology has been implemented for land under development. Vacant lots are valued based on market studies.										

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	2020	2018	2019	2018
	2	2014-2020	2014-2018	2018	2014-2017
	3	2014	2014	2018	2014-2017
	AG	2015	2014	2018	2014-2017

Champion--Assessor is using Imperial model with 5% economic to reach market value.

2020 Commercial Assessment Survey for Chase County

1.	Valuation data collection done by:			
	The county assessor staff and Stanard Appraisal Service.			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	All commercial within Chase County,		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Cost approach, sales comparison, and income approach when data is available, are used to estimate market value of commercial properties.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Stanard Appraisal Service consults and assists in valuing unique commercial properties.			
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?			
	Sales will be reviewed and models built. The sales will be charted for a cost range per square foot based on occupancy code, quality, condition, and age. Plus or minus adjustments will be applied when appropriate to arrive at estimated final values per square foot. The county uses the Marshall & Swift valuation manual and then the county staff put the data in the CAMA system (TerraScan).			
5.	Are individual depreciation tables developed for each valuation grouping?			
	N/A			
6.	Describe the methodology used to determine the commercial lot values.			
	A square foot cost was derived from the market, and a per acre value from the market is applied to large parcels.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2016	2016	2016
				<u>Date of Last Inspection</u>
				2016-2017
	Stanard Appraisal reviewed and assisted in the revaluation of commercial parcels.			

2020 Agricultural Assessment Survey for Chase County

1.	Valuation data collection done by:							
	The county assessor and staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Unique characteristics cannot be identified that would warrant more than one market area within Chase County.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	2018						
	The county reviews parcels annually for certified irrigated acres and FSA maps. Many of the CRP and CREP acres have been identified.							
3.	Describe the process used to determine and monitor market areas.							
	N/A							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Property is identified by actual use. Rural residential land is determined when there is no farming activity. Recreational land is only found around the lake, which is federal (exempt) land. The cabins at the lake are coded as Recreational.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes - they are the same value.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Commercial feedlots of over 1,000 head are revalued at the same time as commercial properties with the help of a commercial appraiser. Feed lot site values are used for the smaller feedlots on a ranching operation.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	There are 3 WRP parcels that are currently valued at dryland.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	N/A							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							

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

CHASE COUNTY ASSESSOR
921 BROADWAY P O BOX 1299
IMPERIAL, NE 69033
308-882-5207

Dorothy Bartels, Assessor

Terrie State, Deputy

JUNE 15, 2019

PLAN OF ASSESSMENT FOR CHASE COUNTY
ASSESSMENT YEARS 2020, 2021, AND 2022

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEBR. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, and one full time clerk, and a part time Person to help with the inspection process. Most all of the Appraisal work is done by this staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2019 has 4960 Real Property Records, a Total Value of \$1,294,932,061 and Total growth of \$ 4,025,007 as of March 19, 2019

	Parcels	Total Value
Residential	1739	\$ 170,890,852
Commercial	480	80,658,178
Recreational	28	1,206,071
Agricultural	2649	1,038,883,503
Mineral	64	3,293,457

Chase County for the year 2019 has a total of 552,310.01 Acres, with a total value of \$ 957,811,019

	Acres	Total Ag Value
Irrigation	188,533.89	\$ 688,687,726
Dry	102,076.95	108,035,799
Grassland	259,289.06	161,039,323
Waste	1,002.14	20,046
Other	1,407.97	28,125

Exempt Records for 2019 is 337

Personal Property Schedules filed for 2018 Commercial is 281 and for Ag is 379 for a total of 660 Chase County schedules.

Homestead Exemptions for the year 2018 totaled 159 parcels.

PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as: Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photo copies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited too:

Assessment of Real Property and Personal Property Jan.1, 12:01 is to list

And value. 77-1301 & 77-1201

Permissive Exemption Recommendations. 77-202.01

Assessor issues notice of approval or denial of applicants of beginning farmer exemption (Form 1027) 77-5209.02

Assessor forwards an electronic copy of the Aircraft information reports filed with the county to the Property Tax Administrator 77-1250.02

Assessor notifies Gov't subdivisions of intent to Tax property not used for public purpose & not paying an In Lieu of Tax. 77-202.12

Assessor certifies to the PTA whether agricultural land has influences outside the typical market Reg. 17-003.03

Chase County has no Special Valuation applications as of June 15, 2019. Reg. 11-005.04

Inspect and review a portion of the real property parcels in the county such that all real property parcels in the county are inspected and reviewed no less than every 6 years. 77-1311.03

Mail Homestead Exemption on or before February 1st with all the statutory requirements 77-3513, 77-3514

Assessor completes assessment of real property 77-1301

Abstract of Real Property to PA&T. 77-1514

Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315

Send Notice of Valuation Change to owners of record as of May 20, if that property has increased or decreased in value: with final date for filing a valuation protest with the County Board of Equalization – 77-1315

Recertifies Abstract to PA&T from TERC action. 77-5029

Assessor mails assessment /sales ratio statistics (as determined by TERC) to Media and posts in assessor's office 77-1315

Prepare Plan of Assessment for Next 3 assessment years, files with Board of Equalization by July 31 and sent to Dept. of Rev. with all amendments by Oct.31. 77-1311.02

Accept Application & Waiver for late permissive exemptions 77-202.01

Last day to add personal property value with a 10% penalty 77-1233.04 (June 30)

From this day forward, added personal property value is subject to a 25% penalty – 77-1233.04 (July 1)

CBE equalizes overvalued, undervalued, and omitted real property 77-1504

Assessor approves or denies Special Value Application and notifies applicant on or before July 22. 77-1345.01

Electronically certify Personal Property Abstract to PTA (77-1514)

Homestead Applications to TC. 77-3517

Last day for county assessor to send claimants a notice of Rejection of Homestead Exemption, Form 458R for most cases. 77-3516

Last day for Annexations of political subdivisions is July 31 to be considered in the taxable valuation of the subdivisions for the current year. 13-509

Make a review of the ownership and use of all cemetery real property and Reports such to the County Board. 77-202.10

Assessor approves or denies homestead exemption applications based on Ownership and occupancy from January 1 –August 15. 77-3516

Certifies School District Taxable Report to PTA. 79-1016

Certifies Taxable Valuations and growth value, if applicable, to Political Subdivisions, CRA, and county treasurer. 13-509 & 13-518 & 18-2148

Present annual inventory list to County Board. 23-347

Average Residential value for Homestead Exemptions & Send to Department of Revenue. 77-3506.02

Deliver the Tax List to Treasurer for Real and Personal Property along with a signed warrant for collection of taxes. 77-1616

Certificate of Taxes Levied Report to the Property Tax Commissioner. 77-1613.01

Certified Homestead Tax Loss to Tax Commissioner. 77-3523
Assessor and Treasurer certifies electronically the Personal Property
Exemption for locally assessed property – 77-1239
Deadline for County Assessor to ensure the sales data contained in the state
sales file is accurate and all sales received by the county for the current
study period are transferred into the state sales file – Directive 12-05

Qualifications and duties of the Chase County Assessor

Job Descriptions and qualifications of Office Staff

521 Procedures and Sales verifications

Valuations and Definitions

Accelerations

Soil Conversion Table

CBE procedures for hearings 77-1502

Mineral Interests

County Policies to follow City Ordinance

"Steps in a Revaluation" found in the text, Mass Appraisal of Real Property

This office will value property using Appraisal Techniques according to Nebraska
Statutes 77-112, 77-1301.01, and all other rules and regulations set forth from
Property Assessment and Taxation. Marshall and Swift programs and manuals
are used in our office. The Standards on Ratio Studies approved July 1999 by
IAAO is also used for appraisal purposes. All the Reports are generated on the
administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing
between the dates set forth by the Nebraska Department of Revenue. 77-3510
through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or
before May 1 of each year. Penalties are applied if applicable. Abstract has to be
sent to the Department of Revenue, Property Assessment Division on or before
July 20, each year.

REAL PROPERTY

Property review by Classification in Chase County is done by the assessor's
office.

RESIDENTIAL: As the residential properties are inspected, measured, new
photos taken and reviewed in each location, for the six year cycle, value
will be implemented as of January 1, of the following year. New
depreciation models will be created from the market in each location and
implemented to the population of that designated location.

We are beginning a new residential cost table of June 2019 to be
implemented as we review our residential properties. Imperial was
reviewed in 2018 as per six year review and completed. The statistical
measurement for Imperial was 92% for 2019 and the new model had
problems and needed more study to coincide with the market data from

sales to be applied to the population. The current market data will be implemented into a new Imperial model and a study of both Land and Improvements will be completed in 2019 for new values to be applied for assessment year 2020. The land values will be studied and reviewed because our land to building ration is low. Exterior inspection will include measurements, pictures, new construction and any other changes to the property. New and current values will be implemented January 2020. Rural Residentials will be reviewed in 2020, Champion, Enders, Lamas, and Lake Cabins in 2021, and Wauneta in 2022.

All locations will be monitored each year with current sales information to remain in the statistical guidelines of 92-100% of actual market value. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass Appraisal of Real Property," by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor's office or a contracted appraisal service. We will study sales of the vacant land to stay current with our land values and remain equalized for 2020,2021,and 2022. We will continue to update pictures on files and pickup new construction and additions annually and add the valuation for the following assessment year. It is confirmed by the Property Assessment and Taxation, that the inspection and review process for the six year cycle is being completed.

COMMERCIAL: All the data information, photos, sketches, and Depreciation analysis was completed and all electronic Record Card were updated in late 2016 and early 2017. Our Cost table for Commercial is June 2016. The new values were applied for 2017 abstract with the cost tables being updated. Stanard Appraisal completed all the pickup and the assessor's office staff will maintain and study the market and Statistical Measures each year to stay in compliance. The new values were applied for 2017 abstract with the cost tables being updated. Study of the sales will be completed each year to be in compliance with the Statistical Measurements as part of the Equalization process. Our lot values were updated in 2016 and the unimproved land is continually studied each year to keep our lot values updated. Inspection and review process for the six year cycle will be inspected in 2023 and implemented in 2024. Pick-up of new construction and additions to real commercial property will be completed each January for 2020, 2021, and 2022 to be reflected on the Abstracts.

UNIMPROVED AGLAND: The Assessor's Staff has kept all Agland maps current with changes and surveys. Our six year review was completed in 2017. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Soil types and LVG's are captured in the TerraScan Computer System. Hard Copies of the Land sheets are placed in each

parcel and updated each year. Agland subclasses of Irrigation, Dry, CRP, CREP and Grass are studied for level of value and quality of assessment each year. In 2016 Chase County CREP and CRP was classified and identified to further enhance the market study of these land classifications. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values each year. GIS Workshop has had our records on the Website since October 2007, updated nightly. We have completed the process of applying our parcel ID numbers, surveys, land use layer, registered wells, E911 layer, railroad layer, and the soil layer on our GIS. New oblique aerial photos will be flown in late 2017 or spring of 2018. Our present software is Arc GIS Version 10.2.2 installed October 31, 2014. Chase County has completed the land use acres in conjunction with the certified allocation Natural Resource District Acres. Our GIS has been an extreme asset in this process. We will continue to monitor very closely the water issues in Chase County with the assistance of the NRD. We will continue to monitor and value accordingly with the Market in the next three years. We conduct a sales verification process to ensure each sale is an arm's length transaction. The values created by the Assessor have created equalization within the County and across County lines.

IMPROVEMENTS: The rural area improvements reappraisal for the six year review will be completed in 2020, including inspection, measurement, sketches, and photos. A new improvements model will be created from the market and new depreciations will be applied to all improvements. New Electronic Property Record Cards will be completed. GIS Workshop new oblique photos will be added to our GIS system. All new construction discovered with photos or building permits such as machine sheds, bins, new homes, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

Personal Property Abstract is filed electronically with the Property Assessment on or before July 20. 77-1514

RESPONSIBILITIES OF ASSESSMENT

Record Maintenance

Chase County Record Cards contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification

code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. Electronic Record Cards are being used now from our Administrative System. The Assessor's Staff keeps the Record Cards current.

Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff for the taxpayer's convenience. The Geographic Information Systems is currently being used for all of the mapping purposes. Maps can be created for many uses. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables are used in Chase County.

Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are updated every 4 to 5 years. We have a Konica Minolta bizhub with the capability to copy, print, fax, and scan. This printer is networked to all of our PC's. The Fax Machine in our office is a Brothers brand. We take all of our photos for our record cards with a digital camera. Our budget allows us to update our equipment as needed to keep our records current and up-to-date.

Depreciation

Our Sales Analysis is done in the location of Residential and Commercial to determine the depreciation. Our vacant land in each subdivision are studied and analyzed in Residential and Commercial, to determine lot or land values. Our Agland has special value of 75% of actual market value as per legislation. All the sales are studied and the land classifications are studied to determine the market value. Irrigation, Dry, CREP, CRP and Grass classifications are studied individually using 80% majority land use.

Pick-up

Defined in Reg 50-001.06

The Assessor does Chase County Residential and Ag Outbuildings pick-up work.

Commercial pick up is contracted by Stanard Appraisal. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year for the following year assessment.

Sales Review

Timely filing of the 521's- Reg. 12-003

Assessor shall forward the completed "original" Real Estate Transfer Statement, Form 521, for all deeds recorded, on or before the 15th of the second month

following the month the deed was recorded to: Nebraska Dept. of Revenue, P. O. Box 94818, Lincoln, NE 68509-4818.(Reg. 12-003.03) Assessor shall process the sales file electronically to the division into the State Sales File within 45 days following the date the deed was recorded with the register of deeds. (Reg. 12-003.04) The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arms length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. Corrections to the sale property data, if necessary, are made at the proper time.

Staff

Chase County has an Assessor, Deputy Assessor, and one Clerk. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to-date. The Clerk attends educational classes to assist her in her office duties. Assessor and Staff prepare and file all reports required by law/regulation, in a timely manner.

Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by The Department of Revenue, Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned.

Respectfully submitted,

Dorothy Bartels
Chase County Assessor

CC: Board of Equalization

CC: Department of Revenue