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DEPARTMENT OF REVENUE

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

CUMING 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 Cuming 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 Cuming 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: Cherie Kreikemeier, Cuming County Assessor

Table of Contents

2020 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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.

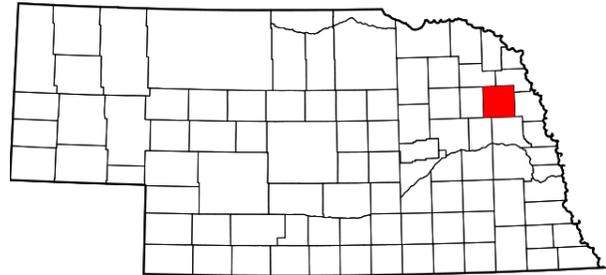
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

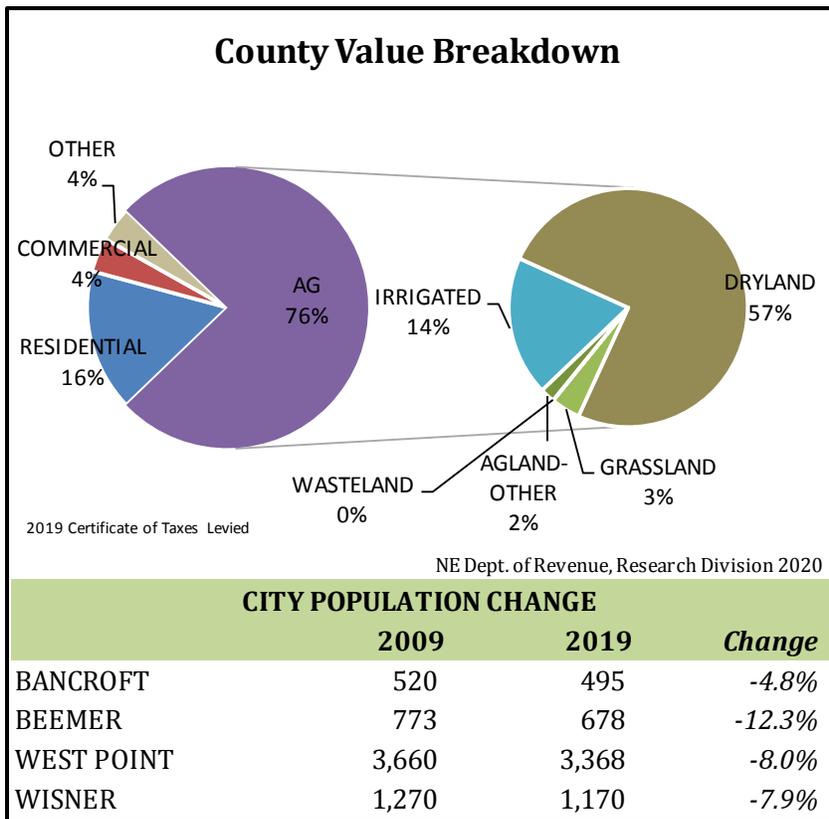
**Further information may be found in Exhibit 94*

County Overview

With a total area of 571 square miles, Cuming County had 8,940 residents, per the Census Bureau Quick Facts for 2018, a 2% population decline from the 2010 U.S. Census. Reports indicated that 66% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$104,005 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cuming County are located in and around West Point, the county seat. According to the latest information available from the U.S. Census Bureau, there were 358 employer establishments with total employment of 2,603.



Agricultural land accounts for the majority of the valuation base in the county with dryland making up the majority of the land in the county. Cuming County is included in the Lower Elkhorn Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Cuming County ranks second in corn for silage. In value of sales by commodity group and top livestock inventory items, Cuming County ranks first in cattle and calves (USDA AgCensus).

2020 Residential Correlation for Cuming County

Assessment Actions

For the residential class, the town of Bancroft, both improvements and lots were reviewed and reappraised, and an economic adjustment was applied to reach current market values. In the towns of Beemer, Wisner and West Point the lots were reviewed and an economic and pricing adjustment was applied. All improvements in all valuation groups were repriced using 2019 pricing. Rural homes and outbuildings were repriced using 2019 pricing.

Assessment Practice Review

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

The County Assessor's sales verification process was reviewed and it was determined that an adequate sample of sales is being used and the percentage of sales used is acceptable. All sales that are non-qualified have been properly documented. The County Assessor's staff reviews sales and follows up with phone calls, broker information, newspaper listings, and verification questionnaires if sales information clarification is needed.

The review and analysis indicates that the county has adequately identified economic areas and geographic locations within the county with the four assigned valuation groups being used for the residential class. The County had six valuation groups last year and combined Valuation Group 5 Bancroft and Valuation Group 10 Beemer into Valuation Group 25 Wisner as those small towns have similar market characteristics.

Lot values are reviewed when the reappraisal is done by analyzing land to building ratios. The County Assessor determines values by utilizing a sales comparison approach relying on vacant land sales.

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

2020 Residential Correlation for Cuming County

Description of Analysis

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

Valuation Group	Description
1	West Point
20	Rural
25	Bancroft, Beemer, Wisner
30	Hidden Lake, Cotton

For the residential property class, there were 169 qualified sales representing all valuation groups. All valuation groups with qualified sales fall within the acceptable ranges.

Analysis shows that overall all three measures of central tendency are within the range. The COD and PRD are within the IAAO recommended range for more rural areas.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 7% to the residential class excluding growth. This supports the assessment actions taken by the County Assessor

Equalization and Quality of Assessment

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

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	89	96.48	96.32	94.55	12.22	101.87
20	17	94.76	95.09	91.31	17.38	104.14
25	62	93.72	101.74	92.71	26.03	109.74
30	1	92.14	92.14	92.14	00.00	100.00
____ ALL ____	169	95.27	98.16	93.55	17.73	104.93

Level of Value

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

2020 Commercial Correlation for Cuming County

Assessment Actions

In the commercial class, the assessor reviewed and reappraised the towns of Bancroft, Beemer, West Point, Wisner and Rural commercial properties, both improvements and lots, and applied 2019 pricing. An economic adjustment was applied to the towns of Bancroft, Beemer, Wisner and West Point to reach current market values. Apartment buildings in the county were reviewed and an economic adjustment was applied to reach current market values. Pick-up 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 the review to ensure that all data submitted to the State sales file is timely and accurate, were completed

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and the percentage of sales used is acceptable. All sales that are non-qualified have been properly documented and a reasonable explanation has been noted.

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

The County Assessor has an established six-year inspection plan and is current in the review process. All of the commercial properties were reviewed in 2017-2019. Lot value studies are completed at least every six years with the last study being conducted 2017-2019.

The County Assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. The county uses the Income, Cost and Sales Comparison approaches to value. Depreciation tables being utilized are 2014-2019 and costing tables being utilized are 2019.

Description of Analysis

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

Valuation Group	Description
1	West Point
2	Bancroft, Beemer, Wisner, Rural

For the commercial class, there were 29 qualified sales representing all valuation groups. All valuation groups are within the acceptable range. One of the three measures of central tendency

2020 Commercial Correlation for Cuming County

are within the acceptable range for the commercial class as a whole. The median is the best indicator the statistics are reliable. The COD and PRD are both above the range, however sale 2016-1803 is an outlier having an undetermined amount of personal property in the sale; temporary removal of this sale brings the mean, COD and PRD into the acceptable range.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 11% to the commercial class excluding growth. This value change supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	18	99.49	110.68	110.49	29.12	100.17
2	11	92.43	102.24	94.02	20.74	108.74
<u>ALL</u>	29	95.89	107.48	108.65	26.46	98.92

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Cuming County is 96%.

2020 Agricultural Correlation for Cuming County

Assessment Actions

In agricultural class, the County Assessor overall increased the irrigated land approximately 2%, increased the dryland approximately 1% and increased the grassland approximately 3%. All agricultural improvements and outbuildings were repriced using 2019 pricing.

Assessment Practice Review

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

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and the percentage of sales used is acceptable. All sales that are non-qualified have been properly documented.

The County Assessor has an established six-year inspection plan and is current in the review process. Oblique flights were done in 2018 to assist in the review process. The county also had an aerial flight done in April 2019 to assist in review of major changes along the Elkhorn River due to the flooding that occurred earlier in the year. Land use was last reviewed in 2015 and is verified through aerial imagery.

The County Assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. The depreciation and costing tables being used for outbuildings and agricultural improvements is 2019.

Description of Analysis

There are four market areas within the county. Market Area 1 and Market Area 4 are generally the eastern half of the county with the exception of Geo Code 1539. Market Area 2 runs from the northeast to the southwest quadrant of the county and Market Area 3 generally is the northwest quadrant.

Analysis was conducted on the sales that have 80% or more of the acres in a single Major Land Use (MLU) category. In the county for the study period used for analysis, there are 65 total qualified sales in all market areas. Overall two of the three measures of central tendency are within the acceptable range, with the mean being slightly above the range. The COD is within the IAAO recommended range. Market Area 1 has 16 qualified dryland sales and is within the acceptable range. Market Area 2 has 14 dryland sales and is within the acceptable range. Market Area 4 has 15 dryland sales and is within the acceptable range. All land classes with a sufficient number of sales all had medians that fell in the acceptable range.

2020 Agricultural Correlation for Cuming County

The average acre comparison chart displays that the values assigned by the County Assessor are comparable to the adjoining counties.

Equalization and Quality of Assessment

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

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COO	PRD
<u> Irrigated </u>						
County	4	79.93	80.20	79.37	04.69	101.05
1	1	75.37	75.37	75.37	00.00	100.00
2	2	83.95	83.95	83.94	01.94	100.01
3	1	77.54	77.54	77.54	00.00	100.00
<u> Dry </u>						
County	51	72.11	73.82	72.18	11.93	102.27
1	16	71.38	71.80	70.70	08.13	101.56
2	14	72.17	74.49	71.31	14.73	104.46
3	6	69.75	70.90	71.74	07.30	98.83
4	15	74.41	76.53	74.76	14.30	102.37
<u> ALL </u>	65	72.63	76.08	73.73	14.42	103.19

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Cuming County is 73%.

2020 Opinions of the Property Tax Administrator for Cuming County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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 Cuming County

Residential Real Property - Current

Number of Sales	169	Median	95.27
Total Sales Price	\$22,354,563	Mean	98.16
Total Adj. Sales Price	\$22,354,563	Wgt. Mean	93.55
Total Assessed Value	\$20,912,365	Average Assessed Value of the Base	\$97,188
Avg. Adj. Sales Price	\$132,276	Avg. Assessed Value	\$123,742

Confidence Interval - Current

95% Median C.I	92.14 to 97.74
95% Wgt. Mean C.I	90.81 to 96.29
95% Mean C.I	91.78 to 104.54
% of Value of the Class of all Real Property Value in the County	14.17
% of Records Sold in the Study Period	4.46
% of Value Sold in the Study Period	5.68

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	166	95	94.91
2018	167	94	93.81
2017	165	94	93.66
2016	198	95	94.55

2020 Commission Summary for Cuming County

Commercial Real Property - Current

Number of Sales	29	Median	95.89
Total Sales Price	\$7,324,350	Mean	107.48
Total Adj. Sales Price	\$7,324,350	Wgt. Mean	108.65
Total Assessed Value	\$7,957,815	Average Assessed Value of the Base	\$159,267
Avg. Adj. Sales Price	\$252,564	Avg. Assessed Value	\$274,407

Confidence Interval - Current

95% Median C.I	85.97 to 116.04
95% Wgt. Mean C.I	100.41 to 116.89
95% Mean C.I	91.93 to 123.03
% of Value of the Class of all Real Property Value in the County	4.31
% of Records Sold in the Study Period	4.13
% of Value Sold in the Study Period	7.11

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	30	93	93.29
2018	36	100	94.98
2017	30	95	94.92
2016	38	95	95.44

**20 Cuming
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 : 169
 Total Sales Price : 22,354,563
 Total Adj. Sales Price : 22,354,563
 Total Assessed Value : 20,912,365
 Avg. Adj. Sales Price : 132,276
 Avg. Assessed Value : 123,742

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 98
 COD : 17.73
 PRD : 104.93

COV : 43.11
 STD : 42.32
 Avg. Abs. Dev : 16.89
 MAX Sales Ratio : 587.94
 MIN Sales Ratio : 46.22

95% Median C.I. : 92.14 to 97.74
 95% Wgt. Mean C.I. : 90.81 to 96.29
 95% Mean C.I. : 91.78 to 104.54

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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	22	104.50	101.22	100.62	08.54	100.60	71.44	115.99	96.13 to 110.73	113,045	113,744
01-JAN-18 To 31-MAR-18	7	101.47	97.94	95.30	08.32	102.77	81.38	114.97	81.38 to 114.97	165,714	157,919
01-APR-18 To 30-JUN-18	22	97.39	100.56	99.00	09.67	101.58	80.16	141.89	93.33 to 104.10	144,852	143,405
01-JUL-18 To 30-SEP-18	27	92.14	93.20	92.29	13.54	100.99	48.56	123.95	82.94 to 104.45	121,415	112,054
01-OCT-18 To 31-DEC-18	21	94.83	96.31	96.36	13.41	99.95	69.49	143.16	89.41 to 105.53	102,667	98,925
01-JAN-19 To 31-MAR-19	15	97.98	101.10	91.32	24.83	110.71	58.90	169.70	75.59 to 114.02	107,195	97,891
01-APR-19 To 30-JUN-19	33	95.27	108.40	94.38	31.08	114.85	46.22	587.94	82.00 to 100.26	139,762	131,912
01-JUL-19 To 30-SEP-19	22	84.58	83.26	83.42	13.79	99.81	49.52	122.88	71.84 to 91.07	175,753	146,606
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	78	98.18	97.96	96.80	11.28	101.20	48.56	141.89	94.41 to 103.32	129,640	125,489
01-OCT-18 To 30-SEP-19	91	91.82	98.33	90.86	23.28	108.22	46.22	587.94	86.85 to 96.58	134,534	122,244
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	77	95.64	96.58	95.73	12.09	100.89	48.56	143.16	92.22 to 98.70	127,025	121,600
<u>ALL</u>	169	95.27	98.16	93.55	17.73	104.93	46.22	587.94	92.14 to 97.74	132,276	123,742

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	89	96.48	96.32	94.55	12.22	101.87	49.52	143.16	92.33 to 99.39	144,701	136,818
20	17	94.76	95.09	91.31	17.38	104.14	61.55	169.70	76.79 to 106.26	205,523	187,661
25	62	93.72	101.74	92.71	26.03	109.74	46.22	587.94	84.67 to 99.62	93,699	86,870
30	1	92.14	92.14	92.14	00.00	100.00	92.14	92.14	N/A	173,000	159,400
<u>ALL</u>	169	95.27	98.16	93.55	17.73	104.93	46.22	587.94	92.14 to 97.74	132,276	123,742

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	169	95.27	98.16	93.55	17.73	104.93	46.22	587.94	92.14 to 97.74	132,276	123,742
06											
07											
<u>ALL</u>	169	95.27	98.16	93.55	17.73	104.93	46.22	587.94	92.14 to 97.74	132,276	123,742

**20 Cuming
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 : 169
 Total Sales Price : 22,354,563
 Total Adj. Sales Price : 22,354,563
 Total Assessed Value : 20,912,365
 Avg. Adj. Sales Price : 132,276
 Avg. Assessed Value : 123,742

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 98
 COD : 17.73
 PRD : 104.93

COV : 43.11
 STD : 42.32
 Avg. Abs. Dev : 16.89
 MAX Sales Ratio : 587.94
 MIN Sales Ratio : 46.22

95% Median C.I. : 92.14 to 97.74
 95% Wgt. Mean C.I. : 90.81 to 96.29
 95% Mean C.I. : 91.78 to 104.54

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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	1	83.35	83.35	83.35	00.00	100.00	83.35	83.35	N/A	10,000	8,335	
Less Than 30,000	14	107.65	144.08	145.72	50.65	98.87	80.09	587.94	84.67 to 158.35	21,536	31,381	
___Ranges Excl. Low \$___												
Greater Than 4,999	169	95.27	98.16	93.55	17.73	104.93	46.22	587.94	92.14 to 97.74	132,276	123,742	
Greater Than 14,999	168	95.46	98.25	93.55	17.72	105.02	46.22	587.94	92.14 to 97.86	133,003	124,429	
Greater Than 29,999	155	94.83	94.01	92.84	14.06	101.26	46.22	143.16	92.00 to 97.53	142,278	132,084	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	1	83.35	83.35	83.35	00.00	100.00	83.35	83.35	N/A	10,000	8,335	
15,000 TO 29,999	13	109.52	148.76	147.86	51.77	100.61	80.09	587.94	86.00 to 158.35	22,423	33,154	
30,000 TO 59,999	21	102.60	100.92	100.78	17.59	100.14	46.22	137.75	89.25 to 115.70	45,397	45,750	
60,000 TO 99,999	34	98.93	98.34	97.76	11.62	100.59	49.52	143.16	94.62 to 104.65	82,885	81,029	
100,000 TO 149,999	47	91.99	90.48	90.03	14.94	100.50	48.56	134.98	80.14 to 95.27	128,560	115,745	
150,000 TO 249,999	35	90.21	88.81	88.87	13.09	99.93	61.55	119.18	80.63 to 96.13	189,297	168,236	
250,000 TO 499,999	18	99.38	97.11	96.71	07.50	100.41	76.79	118.19	89.17 to 104.02	311,886	301,610	
500,000 TO 999,999												
1,000,000 +												
___ALL___	169	95.27	98.16	93.55	17.73	104.93	46.22	587.94	92.14 to 97.74	132,276	123,742	

**20 Cuming
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 : 29
 Total Sales Price : 7,324,350
 Total Adj. Sales Price : 7,324,350
 Total Assessed Value : 7,957,815
 Avg. Adj. Sales Price : 252,564
 Avg. Assessed Value : 274,407

MEDIAN : 96
 WGT. MEAN : 109
 MEAN : 107
 COD : 26.46
 PRD : 98.92

COV : 38.03
 STD : 40.88
 Avg. Abs. Dev : 25.37
 MAX Sales Ratio : 248.93
 MIN Sales Ratio : 57.09

95% Median C.I. : 85.97 to 116.04
 95% Wgt. Mean C.I. : 100.41 to 116.89
 95% Mean C.I. : 91.93 to 123.03

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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	3	122.99	148.22	139.71	47.75	106.09	72.73	248.93	N/A	88,000	122,945
01-JAN-17 To 31-MAR-17	1	121.94	121.94	121.94	00.00	100.00	121.94	121.94	N/A	16,000	19,510
01-APR-17 To 30-JUN-17	2	92.83	92.83	94.41	08.54	98.33	84.90	100.76	N/A	18,750	17,703
01-JUL-17 To 30-SEP-17	1	126.12	126.12	126.12	00.00	100.00	126.12	126.12	N/A	1,300,000	1,639,530
01-OCT-17 To 31-DEC-17	4	110.28	124.68	96.29	33.36	129.48	72.90	205.26	N/A	76,750	73,900
01-JAN-18 To 31-MAR-18	2	103.69	103.69	103.29	00.59	100.39	103.08	104.29	N/A	547,625	565,663
01-APR-18 To 30-JUN-18	3	107.81	100.18	107.87	12.16	92.87	76.70	116.04	N/A	912,667	984,505
01-JUL-18 To 30-SEP-18	1	82.26	82.26	82.26	00.00	100.00	82.26	82.26	N/A	250,100	205,735
01-OCT-18 To 31-DEC-18	3	92.43	81.80	84.37	13.99	96.95	57.09	95.89	N/A	47,333	39,937
01-JAN-19 To 31-MAR-19	2	84.89	84.89	82.23	08.29	103.23	77.85	91.92	N/A	134,250	110,390
01-APR-19 To 30-JUN-19	3	91.22	99.39	108.29	12.57	91.78	86.26	120.68	N/A	241,833	261,877
01-JUL-19 To 30-SEP-19	4	87.95	109.09	100.91	29.39	108.11	80.51	179.94	N/A	45,125	45,535
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	7	121.94	125.48	127.56	28.08	98.37	72.73	248.93	72.73 to 248.93	231,071	294,754
01-OCT-17 To 30-SEP-18	10	103.69	108.89	104.46	20.57	104.24	72.90	205.26	76.70 to 117.68	439,035	458,618
01-OCT-18 To 30-SEP-19	12	90.58	95.81	99.38	17.90	96.41	57.09	179.94	80.51 to 95.89	109,708	109,030
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	8	110.28	116.55	119.85	23.76	97.25	72.90	205.26	72.90 to 205.26	207,563	248,756
01-JAN-18 To 31-DEC-18	9	95.89	92.84	104.38	14.22	88.94	57.09	116.04	76.70 to 107.81	469,483	490,043
<u>ALL</u>	29	95.89	107.48	108.65	26.46	98.92	57.09	248.93	85.97 to 116.04	252,564	274,407

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	18	99.49	110.68	110.49	29.12	100.17	57.09	248.93	82.26 to 120.68	361,353	399,269
2	11	92.43	102.24	94.02	20.74	108.74	72.90	179.94	76.70 to 121.94	74,545	70,089
<u>ALL</u>	29	95.89	107.48	108.65	26.46	98.92	57.09	248.93	85.97 to 116.04	252,564	274,407

**20 Cuming
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 : 29	MEDIAN : 96	COV : 38.03	95% Median C.I. : 85.97 to 116.04
Total Sales Price : 7,324,350	WGT. MEAN : 109	STD : 40.88	95% Wgt. Mean C.I. : 100.41 to 116.89
Total Adj. Sales Price : 7,324,350	MEAN : 107	Avg. Abs. Dev : 25.37	95% Mean C.I. : 91.93 to 123.03
Total Assessed Value : 7,957,815			
Avg. Adj. Sales Price : 252,564	COD : 26.46	MAX Sales Ratio : 248.93	
Avg. Assessed Value : 274,407	PRD : 98.92	MIN Sales Ratio : 57.09	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	82.26	82.26	82.26	00.00	100.00	82.26	82.26	N/A	250,100	205,735
03	27	95.89	108.40	110.58	27.43	98.03	57.09	248.93	85.97 to 117.68	167,565	185,295
04	1	107.81	107.81	107.81	00.00	100.00	107.81	107.81	N/A	2,550,000	2,749,125
<u>ALL</u>	<u>29</u>	95.89	107.48	108.65	26.46	98.92	57.09	248.93	85.97 to 116.04	252,564	274,407

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	6	98.33	101.85	102.29	11.81	99.57	84.90	121.94	84.90 to 121.94	19,583	20,031
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	29	95.89	107.48	108.65	26.46	98.92	57.09	248.93	85.97 to 116.04	252,564	274,407
Greater Than 14,999	29	95.89	107.48	108.65	26.46	98.92	57.09	248.93	85.97 to 116.04	252,564	274,407
Greater Than 29,999	23	92.43	108.95	108.75	31.17	100.18	57.09	248.93	82.26 to 116.04	313,341	340,767
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	6	98.33	101.85	102.29	11.81	99.57	84.90	121.94	84.90 to 121.94	19,583	20,031
30,000 TO 59,999	8	94.42	128.69	133.11	58.84	96.68	57.09	248.93	57.09 to 248.93	40,688	54,160
60,000 TO 99,999	4	91.57	89.02	88.81	03.45	100.24	80.51	92.43	N/A	78,375	69,606
100,000 TO 149,999											
150,000 TO 249,999	6	95.28	96.72	94.79	18.60	102.04	72.90	122.99	72.90 to 122.99	185,458	175,793
250,000 TO 499,999	2	101.47	101.47	107.05	18.93	94.79	82.26	120.68	N/A	352,550	377,405
500,000 TO 999,999	1	103.08	103.08	103.08	00.00	100.00	103.08	103.08	N/A	900,000	927,700
1,000,000 +	2	116.97	116.97	113.99	07.83	102.61	107.81	126.12	N/A	1,925,000	2,194,328
<u>ALL</u>	<u>29</u>	95.89	107.48	108.65	26.46	98.92	57.09	248.93	85.97 to 116.04	252,564	274,407

20 Cuming
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 : 29
 Total Sales Price : 7,324,350
 Total Adj. Sales Price : 7,324,350
 Total Assessed Value : 7,957,815
 Avg. Adj. Sales Price : 252,564
 Avg. Assessed Value : 274,407

MEDIAN : 96
 WGT. MEAN : 109
 MEAN : 107
 COD : 26.46
 PRD : 98.92

COV : 38.03
 STD : 40.88
 Avg. Abs. Dev : 25.37
 MAX Sales Ratio : 248.93
 MIN Sales Ratio : 57.09

95% Median C.I. : 85.97 to 116.04
 95% Wgt. Mean C.I. : 100.41 to 116.89
 95% Mean C.I. : 91.93 to 123.03

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
341	1	92.43	92.43	92.43	00.00	100.00	92.43	92.43	N/A	80,000	73,940
343	1	126.12	126.12	126.12	00.00	100.00	126.12	126.12	N/A	1,300,000	1,639,530
344	7	116.04	126.65	117.30	28.96	107.97	80.51	205.26	80.51 to 205.26	60,714	71,220
350	1	248.93	248.93	248.93	00.00	100.00	248.93	248.93	N/A	55,000	136,910
352	5	91.92	97.54	96.15	12.78	101.45	82.26	122.99	N/A	178,670	171,787
353	3	77.85	73.64	76.58	12.37	96.16	57.09	85.97	N/A	89,167	68,280
386	1	102.87	102.87	102.87	00.00	100.00	102.87	102.87	N/A	30,000	30,860
406	1	100.76	100.76	100.76	00.00	100.00	100.76	100.76	N/A	22,500	22,670
407	1	103.08	103.08	103.08	00.00	100.00	103.08	103.08	N/A	900,000	927,700
447	1	107.81	107.81	107.81	00.00	100.00	107.81	107.81	N/A	2,550,000	2,749,125
470	2	97.42	97.42	76.30	25.17	127.68	72.90	121.94	N/A	115,500	88,128
477	1	84.90	84.90	84.90	00.00	100.00	84.90	84.90	N/A	15,000	12,735
528	2	98.69	98.69	117.53	22.28	83.97	76.70	120.68	N/A	245,000	287,960
555	1	89.93	89.93	89.93	00.00	100.00	89.93	89.93	N/A	15,000	13,490
557	1	72.73	72.73	72.73	00.00	100.00	72.73	72.73	N/A	50,000	36,365
<u>ALL</u>	<u>29</u>	95.89	107.48	108.65	26.46	98.92	57.09	248.93	85.97 to 116.04	252,564	274,407

20 Cuming
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 : 65
Total Sales Price : 48,585,962
Total Adj. Sales Price : 48,585,962
Total Assessed Value : 35,821,665
Avg. Adj. Sales Price : 747,476
Avg. Assessed Value : 551,103

MEDIAN : 73
WGT. MEAN : 74
MEAN : 76
COD : 14.42
PRD : 103.19

COV : 22.69
STD : 17.26
Avg. Abs. Dev : 10.47
MAX Sales Ratio : 173.78
MIN Sales Ratio : 49.70

95% Median C.I. : 70.85 to 76.98
95% Wgt. Mean C.I. : 70.79 to 76.66
95% Mean C.I. : 71.88 to 80.28

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	2	84.01	84.01	81.88	07.70	102.60	77.54	90.48	N/A	1,408,109	1,153,025
01-JAN-17 To 31-MAR-17	4	78.05	79.13	76.57	08.49	103.34	72.25	88.17	N/A	807,815	618,525
01-APR-17 To 30-JUN-17	1	173.78	173.78	173.78	00.00	100.00	173.78	173.78	N/A	210,900	366,495
01-JUL-17 To 30-SEP-17	2	65.41	65.41	64.31	07.03	101.71	60.81	70.00	N/A	1,162,500	747,613
01-OCT-17 To 31-DEC-17	10	81.05	80.38	79.77	10.01	100.76	65.46	102.16	68.32 to 90.42	599,469	478,210
01-JAN-18 To 31-MAR-18	12	66.68	66.17	64.57	10.45	102.48	49.70	82.61	61.23 to 71.26	788,678	509,249
01-APR-18 To 30-JUN-18	13	72.11	74.77	74.66	05.96	100.15	66.64	96.74	71.17 to 79.04	656,451	490,093
01-JUL-18 To 30-SEP-18	5	76.79	76.86	75.72	02.54	101.51	74.41	80.99	N/A	1,058,439	801,452
01-OCT-18 To 31-DEC-18	5	76.98	76.47	73.16	15.25	104.52	54.90	92.48	N/A	709,197	518,846
01-JAN-19 To 31-MAR-19	3	108.43	94.44	88.34	13.00	106.91	66.29	108.60	N/A	848,455	749,515
01-APR-19 To 30-JUN-19	6	64.28	66.11	65.14	11.73	101.49	55.70	88.08	55.70 to 88.08	584,393	380,645
01-JUL-19 To 30-SEP-19	2	69.79	69.79	69.79	11.45	100.00	61.80	77.77	N/A	560,000	390,803
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	9	77.54	87.68	77.38	22.92	113.31	60.81	173.78	70.00 to 90.48	953,708	737,986
01-OCT-17 To 30-SEP-18	40	72.37	73.85	72.64	09.96	101.67	49.70	102.16	70.85 to 76.79	732,122	531,789
01-OCT-18 To 30-SEP-19	16	67.72	75.12	73.79	20.19	101.80	54.90	108.60	61.80 to 89.55	669,857	494,266
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	17	80.11	83.82	77.52	16.94	108.13	60.81	173.78	68.87 to 88.17	691,873	536,348
01-JAN-18 To 31-DEC-18	35	71.58	72.36	71.11	09.64	101.76	49.70	96.74	70.50 to 74.46	766,748	545,248
<u>ALL</u>	65	72.63	76.08	73.73	14.42	103.19	49.70	173.78	70.85 to 76.98	747,476	551,103

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	20	71.87	76.97	72.36	14.11	106.37	55.70	173.78	68.87 to 75.37	755,832	546,913
2	16	74.87	75.67	72.69	14.29	104.10	49.70	102.16	68.42 to 85.57	686,341	498,906
3	9	70.00	70.03	72.16	08.06	97.05	57.34	79.04	63.25 to 77.77	787,585	568,325
4	20	75.60	78.24	76.53	16.26	102.23	54.90	108.60	66.29 to 89.55	769,980	589,300
<u>ALL</u>	65	72.63	76.08	73.73	14.42	103.19	49.70	173.78	70.85 to 76.98	747,476	551,103

20 Cuming
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 : 65
Total Sales Price : 48,585,962
Total Adj. Sales Price : 48,585,962
Total Assessed Value : 35,821,665
Avg. Adj. Sales Price : 747,476
Avg. Assessed Value : 551,103

MEDIAN : 73
WGT. MEAN : 74
MEAN : 76
COD : 14.42
PRD : 103.19

COV : 22.69
STD : 17.26
Avg. Abs. Dev : 10.47
MAX Sales Ratio : 173.78
MIN Sales Ratio : 49.70

95% Median C.I. : 70.85 to 76.98
95% Wgt. Mean C.I. : 70.79 to 76.66
95% Mean C.I. : 71.88 to 80.28

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	75.37	75.37	75.37	00.00	100.00	75.37	75.37	N/A	513,600	387,110
1	1	75.37	75.37	75.37	00.00	100.00	75.37	75.37	N/A	513,600	387,110
Dry											
County	44	72.18	74.25	72.64	10.89	102.22	53.28	102.16	69.87 to 77.77	760,667	552,520
1	14	71.26	71.28	70.34	08.46	101.34	55.70	88.08	65.46 to 80.99	864,424	608,046
2	12	74.87	76.86	73.63	13.78	104.39	53.28	102.16	68.42 to 88.17	692,857	510,155
3	5	71.17	72.43	73.13	06.35	99.04	65.87	79.04	N/A	669,331	489,461
4	13	74.41	75.74	74.48	10.97	101.69	61.23	96.74	65.09 to 83.49	746,651	556,082
ALL	65	72.63	76.08	73.73	14.42	103.19	49.70	173.78	70.85 to 76.98	747,476	551,103

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	4	79.93	80.20	79.37	04.69	101.05	75.37	85.57	N/A	896,000	711,184
1	1	75.37	75.37	75.37	00.00	100.00	75.37	75.37	N/A	513,600	387,110
2	2	83.95	83.95	83.94	01.94	100.01	82.32	85.57	N/A	600,000	503,658
3	1	77.54	77.54	77.54	00.00	100.00	77.54	77.54	N/A	1,870,398	1,450,310
Dry											
County	51	72.11	73.82	72.18	11.93	102.27	49.70	108.43	70.50 to 76.79	745,543	538,169
1	16	71.38	71.80	70.70	08.13	101.56	55.70	88.08	66.64 to 77.64	805,746	569,636
2	14	72.17	74.49	71.31	14.73	104.46	49.70	102.16	62.68 to 88.17	698,676	498,227
3	6	69.75	70.90	71.74	07.30	98.83	63.25	79.04	63.25 to 79.04	648,811	465,468
4	15	74.41	76.53	74.76	14.30	102.37	54.90	108.43	65.09 to 83.49	763,762	570,963
ALL	65	72.63	76.08	73.73	14.42	103.19	49.70	173.78	70.85 to 76.98	747,476	551,103

Cuming County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cuming	1	6306	n/a	5846	6300	4884	n/a	5386	4511	5828
Burt	1	5004	5200	4650	3632	n/a	3027	3575	2975	4230
Thurston	1	6000	6000	5800	5800	5600	5600	4700	4290	5531
Thurston	2	6000	6000	5800	5800	n/a	n/a	4700	4290	5518
Cuming	2	7043	n/a	6638	7039	n/a	n/a	6128	4969	6615
Colfax	1	6200	6000	5800	5554	5500	5300	5000	4598	5575
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6241
Stanton	1	5600	5600	5600	5600	5235	4960	4405	4000	5272
Cuming	3	6270	6267	5914	6024	5201	5465	5325	4517	5677
Stanton	1	5600	5600	5600	5600	5235	4960	4405	4000	5272
Thurston	1	6000	6000	5800	5800	5600	5600	4700	4290	5531
Wayne	1	6100	6050	6000	5950	5750	5600	5400	4700	5624
Cuming	4	7877	7891	7412	7771	5184	n/a	6703	4927	7123
Burt	2	6735	6675	6100	5851	n/a	5525	4475	3475	5952
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6241

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cuming	1	5975	5980	5584	3850	4750	5115	4190	4142	5431
Burt	1	5178	5150	4620	n/a	3443	3900	3398	2660	3978
Thurston	1	5400	5300	5000	4900	4700	4600	3500	3400	4631
Thurston	2	4700	4700	4100	4100	4000	3900	3500	3400	3900
Cuming	2	6724	6724	6310	n/a	5835	5835	4895	4889	6152
Colfax	1	5742	5639	5398	5298	4974	4877	4502	4147	5126
Dodge	1	6435	6225	6020	n/a	5595	5340	5190	4980	5940
Stanton	1	5100	5100	5060	3470	1822	4255	3975	3884	4392
Cuming	3	5980	5980	5602	5463	3874	5115	4190	3841	5393
Stanton	1	5100	5100	5060	3470	1822	4255	3975	3884	4392
Thurston	1	5400	5300	5000	4900	4700	4600	3500	3400	4631
Wayne	1	5700	5650	5550	5450	5200	4650	4100	3795	4986
Cuming	4	7599	7599	7121	7093	4003	6549	5456	4613	7007
Burt	2	6475	6450	5900	n/a	4505	5375	4300	3305	5702
Dodge	1	6435	6225	6020	n/a	5595	5340	5190	4980	5940

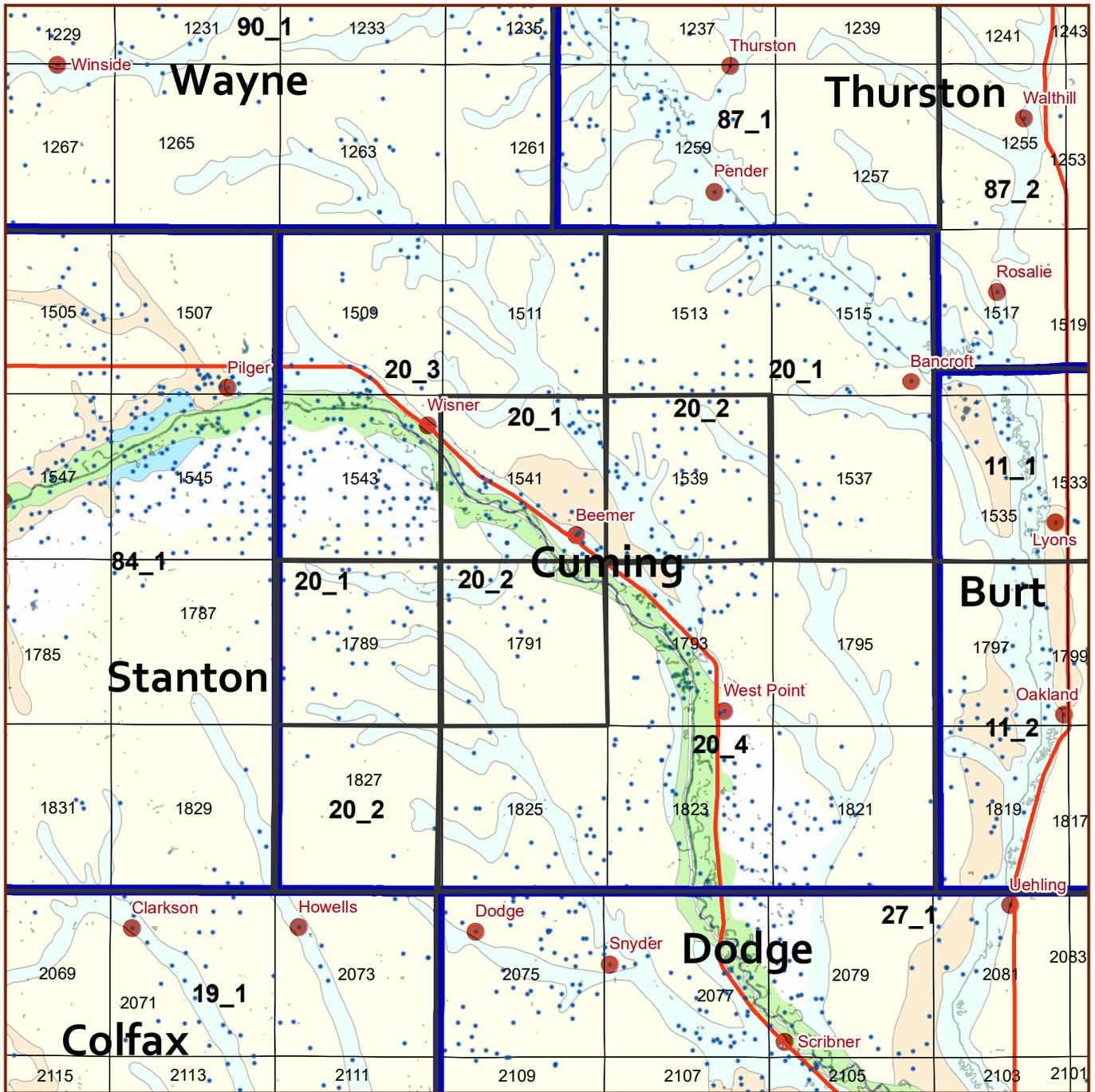
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cuming	1	2416	2396	1929	2056	n/a	n/a	n/a	n/a	2302
Burt	1	2494	2251	1975	1950	n/a	1830	605	1655	2252
Thurston	1	1800	1800	1700	1700	1600	n/a	1400	n/a	1777
Thurston	2	1800	1800	1600	1500	1400	n/a	n/a	n/a	1739
Cuming	2	2471	2363	1936	2189	n/a	n/a	n/a	n/a	2304
Colfax	1	1984	1987	1800	1800	n/a	1700	n/a	1600	1941
Dodge	1	2460	2460	2355	2355	n/a	n/a	n/a	n/a	2429
Stanton	1	1710	1790	1263	1750	715	n/a	n/a	1415	1460

Cuming	3	2463	2140	1631	1904	n/a	n/a	n/a	n/a	2079
Stanton	1	1710	1790	1263	1750	715	n/a	n/a	1415	1460
Thurston	1	1800	1800	1700	1700	1600	n/a	1400	n/a	1777
Wayne	1	2200	2100	1950	1850	1750	n/a	n/a	n/a	2082
Cuming	4	2341	2314	1683	1854	n/a	n/a	n/a	n/a	2155
Burt	2	2650	2446	2155	2080	n/a	n/a	n/a	n/a	2448
Dodge	1	2460	2460	2355	2355	n/a	n/a	n/a	n/a	2429

County	Mkt Area	CRP	TIMBER	WASTE
Cuming	1	4471	1021	125
Burt	1	3488	n/a	131
Thurston	1	n/a	475	75
Thurston	2	n/a	500	75
Cuming	2	5004	1092	125
Colfax	1	4997	1599	150
Dodge	1	3210	n/a	181
Stanton	1	2743	190	138
Cuming	3	3969	1054	125
Stanton	1	2743	190	138
Thurston	1	n/a	475	75
Wayne	1	3821	n/a	100
Cuming	4	5264	941	309
Burt	2	3621	n/a	150
Dodge	1	3210	n/a	181

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.

CUMING COUNTY



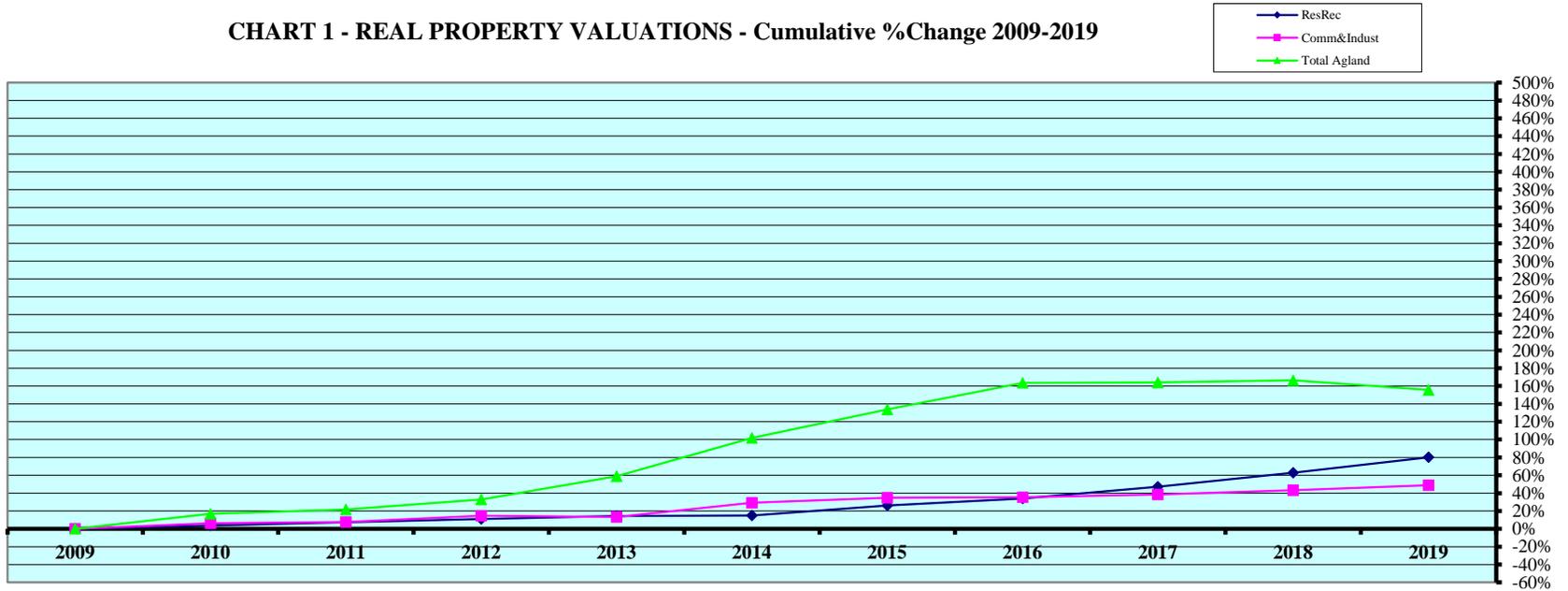
Legend

- 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	190,198,355	--	--	--	66,980,710	--	--	--	746,135,150	--	--	--
2010	197,241,775	7,043,420	3.70%	3.70%	71,139,075	4,158,365	6.21%	6.21%	871,418,035	125,282,885	16.79%	16.79%
2011	204,030,205	6,788,430	3.44%	7.27%	72,126,005	986,930	1.39%	7.68%	906,813,610	35,395,575	4.06%	21.53%
2012	210,868,180	6,837,975	3.35%	10.87%	76,715,335	4,589,330	6.36%	14.53%	990,834,990	84,021,380	9.27%	32.80%
2013	217,318,670	6,450,490	3.06%	14.26%	75,807,860	-907,475	-1.18%	13.18%	1,184,869,090	194,034,100	19.58%	58.80%
2014	218,741,650	1,422,980	0.65%	15.01%	86,586,125	10,778,265	14.22%	29.27%	1,506,400,210	321,531,120	27.14%	101.89%
2015	239,936,930	21,195,280	9.69%	26.15%	90,340,505	3,754,380	4.34%	34.88%	1,744,875,475	238,475,265	15.83%	133.86%
2016	254,755,285	14,818,355	6.18%	33.94%	90,701,400	360,895	0.40%	35.41%	1,965,208,125	220,332,650	12.63%	163.39%
2017	280,080,655	25,325,370	9.94%	47.26%	92,759,740	2,058,340	2.27%	38.49%	1,969,405,680	4,197,555	0.21%	163.95%
2018	309,811,300	29,730,645	10.62%	62.89%	96,025,975	3,266,235	3.52%	43.36%	1,987,781,605	18,375,925	0.93%	166.41%
2019	342,571,715	32,760,415	10.57%	80.11%	99,712,790	3,686,815	3.84%	48.87%	1,906,836,150	-80,945,455	-4.07%	155.56%

Rate Annual %chg: Residential & Recreational **6.06%**

Commercial & Industrial **4.06%**

Agricultural Land **9.84%**

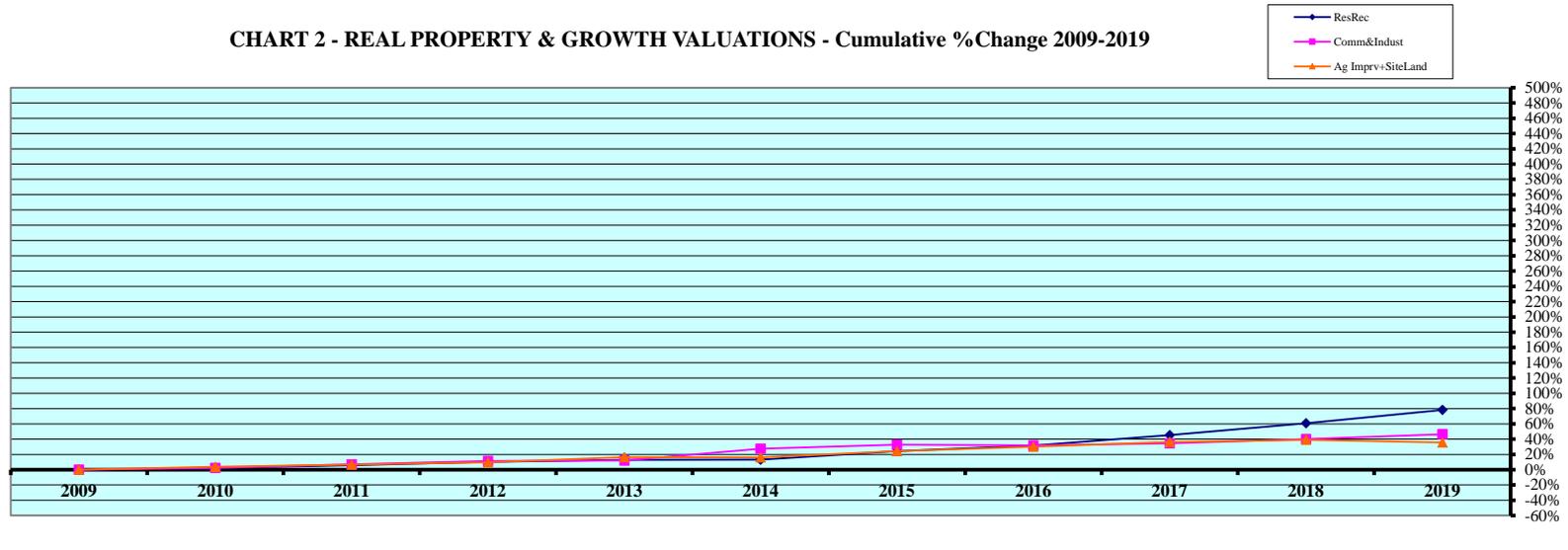
Cnty# **20**
County **CUMING**

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	190,198,355	1,839,565	0.97%	188,358,790	--	--	66,980,710	4,081,230	6.09%	62,899,480	--	--	
2010	197,241,775	2,893,415	1.47%	194,348,360	2.18%	2.18%	71,139,075	2,577,015	3.62%	68,562,060	2.36%	2.36%	
2011	204,030,205	2,644,505	1.30%	201,385,700	2.10%	5.88%	72,126,005	398,170	0.55%	71,727,835	0.83%	7.09%	
2012	210,868,180	1,353,955	0.64%	209,514,225	2.69%	10.16%	76,715,335	2,150,755	2.80%	74,564,580	3.38%	11.32%	
2013	217,318,670	2,880,095	1.33%	214,438,575	1.69%	12.74%	75,807,860	748,610	0.99%	75,059,250	-2.16%	12.06%	
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	13.19%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	27.40%	
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	24.20%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	32.77%	
2016	254,755,285	4,626,275	1.82%	250,129,010	4.25%	31.51%	90,701,400	2,311,325	2.55%	88,390,075	-2.16%	31.96%	
2017	280,080,655	3,877,793	1.38%	276,202,862	8.42%	45.22%	92,759,740	2,640,455	2.85%	90,119,285	-0.64%	34.55%	
2018	309,811,300	4,048,010	1.31%	305,763,290	9.17%	60.76%	96,025,975	2,300,368	2.40%	93,725,607	1.04%	39.93%	
2019	342,571,715	3,649,836	1.07%	338,921,879	9.40%	78.19%	99,712,790	1,664,960	1.67%	98,047,830	2.11%	46.38%	
Rate Ann%chg	6.06%					4.70%	4.06%					C & I w/o growth	2.00%

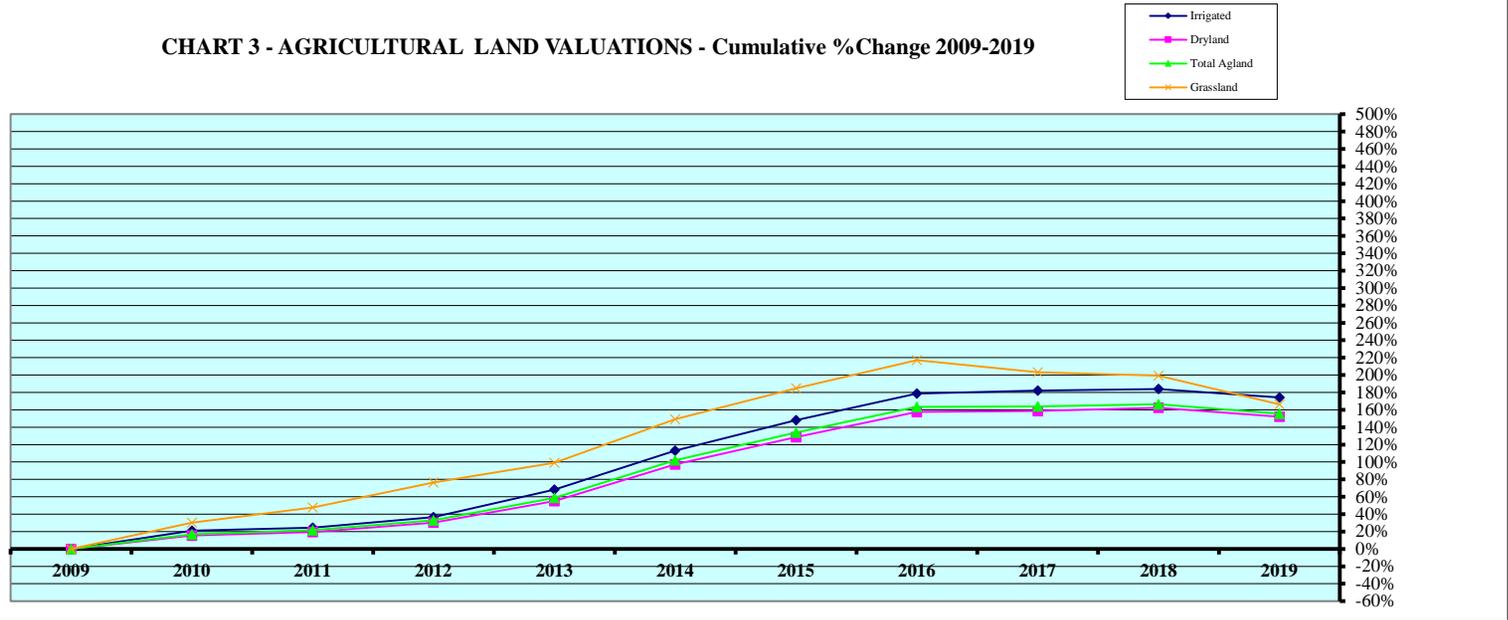
Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2009	66,624,985	57,269,950	123,894,935	2,813,910	2.27%	--	--
2010	66,148,705	65,205,935	131,354,640	2,712,855	2.07%	3.83%	3.83%
2011	66,046,140	68,910,145	134,956,285	2,781,410	2.06%	0.62%	6.68%
2012	65,965,550	75,521,655	141,487,205	5,560,460	3.93%	0.72%	9.71%
2013	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	1.80%	16.25%
2014	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	-3.47%	16.05%
2015	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	3.11%	24.15%
2016	74,833,835	92,713,960	167,547,795	6,428,007	3.84%	1.82%	30.05%
2017	78,645,575	94,547,708	173,193,283	4,331,595	2.50%	0.78%	36.29%
2018	76,494,970	100,049,241	176,544,211	4,286,710	2.43%	-0.54%	39.04%
2019	70,421,990	101,613,860	172,035,850	4,089,233	2.38%	-4.87%	35.56%
Rate Ann%chg	0.56%	5.90%	3.34%	Ag Imprv+Site w/o growth		0.38%	

(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# 20
County CUMING

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	131,726,750	--	--	--	568,177,690	--	--	--	28,469,035	--	--	--
2010	159,257,145	27,530,395	20.90%	20.90%	655,422,125	87,244,435	15.36%	15.36%	37,074,455	8,605,420	30.23%	30.23%
2011	163,920,500	4,663,355	2.93%	24.44%	679,220,225	23,798,100	3.63%	19.54%	42,020,090	4,945,635	13.34%	47.60%
2012	179,836,855	15,916,355	9.71%	36.52%	739,617,575	60,397,350	8.89%	30.17%	50,189,135	8,169,045	19.44%	76.29%
2013	221,626,350	41,789,495	23.24%	68.25%	880,822,595	141,205,020	19.09%	55.03%	56,633,635	6,444,500	12.84%	98.93%
2014	280,662,790	59,036,440	26.64%	113.06%	1,121,166,815	240,344,220	27.29%	97.33%	70,903,360	14,269,725	25.20%	149.05%
2015	326,758,805	46,096,015	16.42%	148.06%	1,298,139,075	176,972,260	15.78%	128.47%	81,094,900	10,191,540	14.37%	184.85%
2016	367,158,455	40,399,650	12.36%	178.73%	1,463,949,045	165,809,970	12.77%	157.66%	90,270,145	9,175,245	11.31%	217.08%
2017	371,733,425	4,574,970	1.25%	182.20%	1,469,003,485	5,054,440	0.35%	158.55%	86,327,020	-3,943,125	-4.37%	203.23%
2018	373,925,095	2,191,670	0.59%	183.86%	1,490,493,685	21,490,200	1.46%	162.33%	85,184,055	-1,142,965	-1.32%	199.22%
2019	361,313,000	-12,612,095	-3.37%	174.29%	1,431,522,155	-58,971,530	-3.96%	151.95%	75,812,265	-9,371,790	-11.00%	166.30%

Rate Ann.%chg: Irrigated **10.62%** Dryland **9.68%** Grassland **10.29%**

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	3,764,835	--	--	--	13,996,840	--	--	--	746,135,150	--	--	--
2010	3,788,625	23,790	0.63%	0.63%	15,875,685	1,878,845	13.42%	13.42%	871,418,035	125,282,885	16.79%	16.79%
2011	2,815,445	-973,180	-25.69%	-25.22%	18,837,350	2,961,665	18.66%	34.58%	906,813,610	35,395,575	4.06%	21.53%
2012	1,795,480	-1,019,965	-36.23%	-52.31%	19,395,945	558,595	2.97%	38.57%	990,834,990	84,021,380	9.27%	32.80%
2013	2,340,825	545,345	30.37%	-37.82%	23,445,685	4,049,740	20.88%	67.51%	1,184,869,090	194,034,100	19.58%	58.80%
2014	675,940	-1,664,885	-71.12%	-82.05%	32,991,305	9,545,620	40.71%	135.71%	1,506,400,210	321,531,120	27.14%	101.89%
2015	835,390	159,450	23.59%	-77.81%	38,047,305	5,056,000	15.33%	171.83%	1,744,875,475	238,475,265	15.83%	133.86%
2016	435,170	-400,220	-47.91%	-88.44%	43,395,310	5,348,005	14.06%	210.04%	1,965,208,125	220,332,650	12.63%	163.39%
2017	548,850	113,680	26.12%	-85.42%	41,792,900	-1,602,410	-3.69%	198.59%	1,969,405,680	4,197,555	0.21%	163.95%
2018	550,185	1,335	0.24%	-85.39%	37,628,585	-4,164,315	-9.96%	168.84%	1,987,781,605	18,375,925	0.93%	166.41%
2019	731,425	181,240	32.94%	-80.57%	37,457,305	-171,280	-0.46%	167.61%	1,906,836,150	-80,945,455	-4.07%	155.56%

Cnty# **20**
County **CUMING**

Rate Ann.%chg: Total Agric Land **9.84%**

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	130,652,015	51,866	2,519			568,817,325	249,125	2,283			28,531,575	29,752	959		
2010	158,601,255	53,327	2,974	18.06%	18.06%	657,405,635	247,005	2,662	16.57%	16.57%	37,059,635	31,016	1,195	24.60%	24.60%
2011	163,386,750	53,836	3,035	2.04%	20.48%	684,797,490	244,773	2,798	5.12%	22.53%	39,394,950	34,211	1,152	-3.62%	20.08%
2012	179,469,435	54,628	3,285	8.25%	30.42%	740,907,085	241,958	3,062	9.45%	34.11%	50,322,580	37,967	1,325	15.10%	38.21%
2013	221,096,955	55,581	3,978	21.08%	57.91%	880,999,780	241,249	3,652	19.26%	59.94%	56,931,945	37,196	1,531	15.48%	59.61%
2014	280,201,815	56,090	4,996	25.58%	98.31%	1,121,176,220	240,793	4,656	27.50%	103.93%	71,129,090	35,837	1,985	29.68%	106.97%
2015	325,561,860	56,579	5,754	15.18%	128.42%	1,296,117,995	240,134	5,397	15.92%	136.39%	81,634,380	35,488	2,300	15.90%	139.87%
2016	366,612,520	57,056	6,425	11.67%	155.08%	1,465,201,170	240,355	6,096	12.94%	166.99%	90,488,870	35,301	2,563	11.43%	167.30%
2017	371,295,115	57,400	6,469	0.67%	156.79%	1,468,587,715	239,613	6,129	0.54%	168.43%	87,024,505	34,141	2,549	-0.56%	165.81%
2018	373,016,445	57,535	6,483	0.23%	157.37%	1,491,561,895	239,590	6,225	1.57%	172.66%	85,002,675	33,855	2,511	-1.50%	161.82%
2019	362,880,165	58,069	6,249	-3.61%	148.08%	1,435,936,845	238,750	6,014	-3.39%	163.41%	75,726,775	33,930	2,232	-11.11%	132.73%

Rate Annual %chg Average Value/Acre: 9.51%

10.17%

8.81%

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	3,873,480	11,066	350			13,733,670	5,018	2,737			745,608,065	346,828	2,150		
2010	3,838,705	9,597	400	14.28%	14.28%	15,464,470	5,292	2,922	6.79%	6.79%	872,369,700	346,236	2,520	17.20%	17.20%
2011	2,884,020	7,150	403	0.84%	15.24%	18,414,345	5,287	3,483	19.18%	27.27%	908,877,555	345,257	2,632	4.48%	22.45%
2012	1,389,280	4,429	314	-22.23%	-10.38%	18,758,310	5,386	3,483	0.00%	27.27%	990,846,690	344,368	2,877	9.30%	33.84%
2013	2,353,110	4,486	525	67.21%	49.85%	22,881,605	5,624	4,069	16.81%	48.67%	1,184,263,395	344,137	3,441	19.60%	60.07%
2014	678,550	3,581	189	-63.87%	-45.86%	32,976,315	9,910	3,328	-18.21%	21.59%	1,506,161,990	346,211	4,350	26.42%	102.36%
2015	833,730	3,667	227	20.00%	-35.04%	37,872,715	9,782	3,872	16.34%	41.47%	1,742,020,680	345,651	5,040	15.85%	134.43%
2016	861,255	3,567	241	6.19%	-31.01%	43,381,905	9,828	4,414	14.02%	61.30%	1,966,545,720	346,107	5,682	12.74%	164.30%
2017	548,505	3,445	159	-34.06%	-54.51%	42,208,820	9,540	4,425	0.24%	61.68%	1,969,664,660	344,138	5,723	0.73%	166.23%
2018	548,345	3,444	159	0.00%	-54.51%	37,739,510	9,349	4,037	-8.77%	47.50%	1,987,868,870	343,773	5,782	1.03%	168.98%
2019	694,170	3,485	199	25.11%	-43.09%	37,589,930	9,241	4,068	0.77%	48.64%	1,912,827,885	343,474	5,569	-3.69%	159.05%

20
CUMING

Rate Annual %chg Average Value/Acre: 9.99%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 9,015	Value : 2,598,471,588	Growth 13,388,859	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	313	4,091,955	69	5,605,740	427	11,637,075	809	21,334,770	
02. Res Improve Land	2,296	23,965,690	76	1,772,270	449	9,273,995	2,821	35,011,955	
03. Res Improvements	2,333	224,903,135	91	15,951,785	485	64,300,715	2,909	305,155,635	
04. Res Total	2,646	252,960,780	160	23,329,795	912	85,211,785	3,718	361,502,360	3,344,434
% of Res Total	71.17	69.97	4.30	6.45	24.53	23.57	41.24	13.91	24.98
05. Com UnImp Land	114	1,691,460	7	374,070	13	1,255,310	134	3,320,840	
06. Com Improve Land	519	9,177,570	15	1,266,150	21	1,447,625	555	11,891,345	
07. Com Improvements	515	65,065,280	16	7,953,470	29	4,524,760	560	77,543,510	
08. Com Total	629	75,934,310	23	9,593,690	42	7,227,695	694	92,755,695	1,532,280
% of Com Total	90.63	81.86	3.31	10.34	6.05	7.79	7.70	3.57	11.44
09. Ind UnImp Land	1	18,490	0	0	0	0	1	18,490	
10. Ind Improve Land	8	421,965	1	683,860	0	0	9	1,105,825	
11. Ind Improvements	7	9,851,785	1	8,232,805	0	0	8	18,084,590	
12. Ind Total	8	10,292,240	1	8,916,665	0	0	9	19,208,905	0
% of Ind Total	88.89	53.58	11.11	46.42	0.00	0.00	0.10	0.74	0.00
13. Rec UnImp Land	0	0	1	13,310	27	1,231,490	28	1,244,800	
14. Rec Improve Land	0	0	2	143,340	19	3,568,285	21	3,711,625	
15. Rec Improvements	0	0	2	20,050	41	1,766,553	43	1,786,603	
16. Rec Total	0	0	3	176,700	68	6,566,328	71	6,743,028	9,700
% of Rec Total	0.00	0.00	4.23	2.62	95.77	97.38	0.79	0.26	0.07
Res & Rec Total	2,646	252,960,780	163	23,506,495	980	91,778,113	3,789	368,245,388	3,354,134
% of Res & Rec Total	69.83	68.69	4.30	6.38	25.86	24.92	42.03	14.17	25.05
Com & Ind Total	637	86,226,550	24	18,510,355	42	7,227,695	703	111,964,600	1,532,280
% of Com & Ind Total	90.61	77.01	3.41	16.53	5.97	6.46	7.80	4.31	11.44
17. Taxable Total	3,283	339,187,330	187	42,016,850	1,022	99,005,808	4,492	480,209,988	4,886,414
% of Taxable Total	73.09	70.63	4.16	8.75	22.75	20.62	49.83	18.48	36.50

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	19	830,730	7,695,490	0	0	0
20. Industrial	1	5,975	2,150,895	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	19	830,730	7,695,490
20. Industrial	0	0	0	1	5,975	2,150,895
21. Other	0	0	0	0	0	0
22. Total Sch II				20	836,705	9,846,385

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	247	0	20	267

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	3	411,095	3,261	1,398,352,710	3,264	1,398,763,805
28. Ag-Improved Land	0	0	4	974,885	1,154	553,791,045	1,158	554,765,930
29. Ag Improvements	0	0	4	348,680	1,255	164,383,185	1,259	164,731,865

30. Ag Total				4,523	2,118,261,600
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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	2	2.00	33,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	305,735	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	4	9.49	90,155	
37. FarmSite Improvements	0	0.00	0	4	0.00	42,945	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	2	1.58	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	23	23.00	367,250	23	23.00	367,250	
32. HomeSite Improv Land	793	808.00	12,750,200	795	810.00	12,783,200	
33. HomeSite Improvements	800	0.00	65,134,010	802	0.00	65,439,745	803,315
34. HomeSite Total				825	833.00	78,590,195	
35. FarmSite UnImp Land	61	91.59	748,755	61	91.59	748,755	
36. FarmSite Improv Land	1,102	2,632.20	21,220,180	1,106	2,641.69	21,310,335	
37. FarmSite Improvements	1,223	0.00	99,249,175	1,227	0.00	99,292,120	7,699,130
38. FarmSite Total				1,288	2,733.28	121,351,210	
39. Road & Ditches	3,624	7,229.10	0	3,626	7,230.68	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,113	10,796.96	199,941,405	8,502,445

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	121.69	219,230	1	121.69	219,230

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	3,276.68	17.18%	20,661,475	18.59%	6,305.61
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	4,877.24	25.57%	28,510,215	25.65%	5,845.56
48. 2A	4,927.15	25.83%	31,041,230	27.92%	6,300.04
49. 3A1	1.89	0.01%	9,230	0.01%	4,883.60
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	4,472.45	23.45%	24,087,540	21.67%	5,385.76
52. 4A	1,519.89	7.97%	6,855,545	6.17%	4,510.55
53. Total	19,075.30	100.00%	111,165,235	100.00%	5,827.71
Dry					
54. 1D1	8,619.05	11.05%	51,494,900	12.16%	5,974.54
55. 1D	24,461.82	31.36%	146,271,800	34.53%	5,979.60
56. 2D1	9,191.97	11.79%	51,332,360	12.12%	5,584.48
57. 2D	14.44	0.02%	55,595	0.01%	3,850.07
58. 3D1	84.00	0.11%	399,015	0.09%	4,750.18
59. 3D	27,115.95	34.77%	138,698,070	32.75%	5,115.00
60. 4D1	1,452.67	1.86%	6,086,715	1.44%	4,190.02
61. 4D	7,056.00	9.05%	29,222,720	6.90%	4,141.54
62. Total	77,995.90	100.00%	423,561,175	100.00%	5,430.56
Grass					
63. 1G1	3,836.05	49.59%	9,519,395	52.12%	2,481.56
64. 1G	1,684.54	21.78%	4,424,005	24.22%	2,626.24
65. 2G1	1,368.45	17.69%	2,940,595	16.10%	2,148.85
66. 2G	846.28	10.94%	1,379,875	7.56%	1,630.52
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	7,735.32	100.00%	18,263,870	100.00%	2,361.10
Irrigated Total					
Irrigated Total	19,075.30	17.57%	111,165,235	19.74%	5,827.71
Dry Total					
Dry Total	77,995.90	71.83%	423,561,175	75.21%	5,430.56
Grass Total					
Grass Total	7,735.32	7.12%	18,263,870	3.24%	2,361.10
72. Waste	1,152.71	1.06%	144,495	0.03%	125.35
73. Other	2,622.21	2.41%	10,062,670	1.79%	3,837.48
74. Exempt	79.00	0.07%	143,925	0.03%	1,821.84
75. Market Area Total	108,581.44	100.00%	563,197,445	100.00%	5,186.87

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,492.92	15.55%	10,514,345	16.56%	7,042.81
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	1,439.45	15.00%	9,555,750	15.05%	6,638.47
48. 2A	3,215.26	33.50%	22,631,345	35.64%	7,038.73
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,144.05	32.75%	19,268,110	30.35%	6,128.44
52. 4A	307.16	3.20%	1,526,330	2.40%	4,969.17
53. Total	9,598.84	100.00%	63,495,880	100.00%	6,614.95
Dry					
54. 1D1	5,256.56	10.81%	35,343,770	11.81%	6,723.75
55. 1D	16,772.81	34.48%	112,782,240	37.68%	6,724.11
56. 2D1	3,388.27	6.96%	21,379,020	7.14%	6,309.72
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	44.81	0.09%	261,460	0.09%	5,834.86
59. 3D	17,069.61	35.09%	99,601,175	33.28%	5,835.00
60. 4D1	586.91	1.21%	2,872,925	0.96%	4,895.00
61. 4D	5,530.34	11.37%	27,038,655	9.03%	4,889.15
62. Total	48,649.31	100.00%	299,279,245	100.00%	6,151.77
Grass					
63. 1G1	2,232.00	38.02%	5,641,630	39.49%	2,527.61
64. 1G	1,709.04	29.11%	4,515,540	31.61%	2,642.15
65. 2G1	1,214.92	20.70%	2,728,755	19.10%	2,246.04
66. 2G	714.58	12.17%	1,401,255	9.81%	1,960.95
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	5,870.54	100.00%	14,287,180	100.00%	2,433.71
Irrigated Total					
Irrigated Total	9,598.84	14.58%	63,495,880	16.61%	6,614.95
Dry Total					
Dry Total	48,649.31	73.90%	299,279,245	78.29%	6,151.77
Grass Total					
Grass Total	5,870.54	8.92%	14,287,180	3.74%	2,433.71
72. Waste	513.52	0.78%	64,410	0.02%	125.43
73. Other	1,200.41	1.82%	5,124,555	1.34%	4,269.00
74. Exempt	2.61	0.00%	0	0.00%	0.00
75. Market Area Total	65,832.62	100.00%	382,251,270	100.00%	5,806.41

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	885.33	6.61%	5,551,175	7.30%	6,270.18
46. 1A	465.96	3.48%	2,920,090	3.84%	6,266.83
47. 2A1	1,835.59	13.70%	10,856,050	14.27%	5,914.20
48. 2A	4,515.47	33.70%	27,201,650	35.75%	6,024.10
49. 3A1	2,441.53	18.22%	12,697,345	16.69%	5,200.57
50. 3A	65.73	0.49%	359,215	0.47%	5,465.01
51. 4A1	2,577.45	19.23%	13,723,780	18.04%	5,324.56
52. 4A	613.85	4.58%	2,772,915	3.64%	4,517.25
53. Total	13,400.91	100.00%	76,082,220	100.00%	5,677.39
Dry					
54. 1D1	2,952.19	7.05%	17,654,050	7.82%	5,979.98
55. 1D	11,608.59	27.72%	69,414,205	30.74%	5,979.56
56. 2D1	5,853.18	13.98%	32,788,260	14.52%	5,601.79
57. 2D	1,122.50	2.68%	6,132,740	2.72%	5,463.47
58. 3D1	980.62	2.34%	3,799,100	1.68%	3,874.18
59. 3D	16,820.68	40.17%	86,037,265	38.10%	5,114.97
60. 4D1	748.54	1.79%	3,136,385	1.39%	4,190.00
61. 4D	1,788.43	4.27%	6,869,540	3.04%	3,841.10
62. Total	41,874.73	100.00%	225,831,545	100.00%	5,393.03
Grass					
63. 1G1	2,405.39	38.42%	5,595,675	41.23%	2,326.31
64. 1G	1,269.99	20.29%	3,192,090	23.52%	2,513.48
65. 2G1	1,679.28	26.82%	3,351,980	24.70%	1,996.08
66. 2G	905.56	14.47%	1,431,725	10.55%	1,581.04
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	6,260.22	100.00%	13,571,470	100.00%	2,167.89
Irrigated Total					
Irrigated Total	13,400.91	20.72%	76,082,220	23.32%	5,677.39
Dry Total					
Dry Total	41,874.73	64.74%	225,831,545	69.23%	5,393.03
Grass Total					
Grass Total	6,260.22	9.68%	13,571,470	4.16%	2,167.89
72. Waste	729.92	1.13%	91,385	0.03%	125.20
73. Other	2,416.28	3.74%	10,612,620	3.25%	4,392.13
74. Exempt	0.42	0.00%	0	0.00%	0.00
75. Market Area Total	64,682.06	100.00%	326,189,240	100.00%	5,042.96

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,901.22	11.52%	14,976,655	12.74%	7,877.39
46. 1A	238.62	1.45%	1,883,065	1.60%	7,891.48
47. 2A1	2,047.93	12.41%	15,180,150	12.91%	7,412.44
48. 2A	6,363.92	38.55%	49,456,950	42.06%	7,771.46
49. 3A1	2,005.94	12.15%	10,399,525	8.84%	5,184.36
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,503.51	21.22%	23,483,175	19.97%	6,702.76
52. 4A	446.17	2.70%	2,198,320	1.87%	4,927.09
53. Total	16,507.31	100.00%	117,577,840	100.00%	7,122.77
Dry					
54. 1D1	8,145.66	11.76%	61,900,070	12.76%	7,599.15
55. 1D	25,266.51	36.49%	191,991,755	39.57%	7,598.67
56. 2D1	7,303.34	10.55%	52,007,070	10.72%	7,121.00
57. 2D	1,083.31	1.56%	7,683,830	1.58%	7,092.92
58. 3D1	1,259.86	1.82%	5,042,830	1.04%	4,002.69
59. 3D	23,451.13	33.87%	153,591,215	31.66%	6,549.42
60. 4D1	395.71	0.57%	2,159,105	0.45%	5,456.28
61. 4D	2,332.99	3.37%	10,763,000	2.22%	4,613.39
62. Total	69,238.51	100.00%	485,138,875	100.00%	7,006.78
Grass					
63. 1G1	6,943.58	50.05%	17,964,725	57.12%	2,587.24
64. 1G	2,212.82	15.95%	5,638,840	17.93%	2,548.26
65. 2G1	2,408.24	17.36%	4,525,690	14.39%	1,879.25
66. 2G	2,307.74	16.64%	3,321,980	10.56%	1,439.49
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	13,872.38	100.00%	31,451,235	100.00%	2,267.18
Irrigated Total					
Irrigated Total	16,507.31	15.86%	117,577,840	18.18%	7,122.77
Dry Total					
Dry Total	69,238.51	66.52%	485,138,875	75.02%	7,006.78
Grass Total					
Grass Total	13,872.38	13.33%	31,451,235	4.86%	2,267.18
72. Waste	1,453.50	1.40%	448,745	0.07%	308.73
73. Other	3,008.10	2.89%	12,065,545	1.87%	4,011.02
74. Exempt	26.65	0.03%	21,320	0.00%	800.00
75. Market Area Total	104,079.80	100.00%	646,682,240	100.00%	6,213.33

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	58,582.36	368,321,175	58,582.36	368,321,175
77. Dry Land	0.00	0	145.87	908,505	237,612.58	1,432,902,335	237,758.45	1,433,810,840
78. Grass	0.00	0	146.44	308,710	33,592.02	77,265,045	33,738.46	77,573,755
79. Waste	0.00	0	0.00	0	3,849.65	749,035	3,849.65	749,035
80. Other	0.00	0	10.46	45,610	9,236.54	37,819,780	9,247.00	37,865,390
81. Exempt	47.73	0	0.00	0	60.95	165,245	108.68	165,245
82. Total	0.00	0	302.77	1,262,825	342,873.15	1,917,057,370	343,175.92	1,918,320,195

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	58,582.36	17.07%	368,321,175	19.20%	6,287.24
Dry Land	237,758.45	69.28%	1,433,810,840	74.74%	6,030.54
Grass	33,738.46	9.83%	77,573,755	4.04%	2,299.27
Waste	3,849.65	1.12%	749,035	0.04%	194.57
Other	9,247.00	2.69%	37,865,390	1.97%	4,094.88
Exempt	108.68	0.03%	165,245	0.01%	1,520.47
Total	343,175.92	100.00%	1,918,320,195	100.00%	5,589.90

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	7	105,050	0	0	2	23,200	9	128,250	0
83.2 Bancroft	33	89,835	219	915,290	219	15,584,525	252	16,589,650	359,830
83.3 Beemer	28	90,470	259	1,208,880	260	17,888,620	288	19,187,970	138,025
83.4 Cotton -hidden Lake Sub	15	248,690	55	1,929,905	55	8,131,550	70	10,310,145	71,145
83.5 Par Acres	4	82,905	2	44,830	2	369,260	6	496,995	23,240
83.6 Recreation	24	1,166,120	13	2,105,270	35	886,583	59	4,157,973	12,340
83.7 Rural Acreage	454	15,069,655	436	8,274,815	481	62,369,615	935	85,714,085	959,840
83.8 Rural Ag	16	1,770,300	16	980,660	20	3,554,795	36	6,305,755	0
83.9 Stalp Subdivision	5	48,420	23	1,386,430	23	6,704,035	28	8,138,885	127,590
83.10 West Point	168	3,071,530	1,257	18,749,625	1,289	143,622,055	1,457	165,443,210	1,423,803
83.11 Wisner	83	836,595	562	3,127,875	566	47,808,000	649	51,772,470	238,321
84 Residential Total	837	22,579,570	2,842	38,723,580	2,952	306,942,238	3,789	368,245,388	3,354,134

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bancroft	11	19,125	61	240,530	62	3,364,555	73	3,624,210	101,690
85.2	Beemer	21	111,320	57	528,520	62	5,220,495	83	5,860,335	0
85.3	Rural Acreage	0	0	1	18,355	1	54,260	1	72,615	0
85.4	Rural Commercial/industri	19	1,615,980	36	3,379,280	46	20,730,030	65	25,725,290	101,455
85.5	West Point	47	1,271,165	304	7,752,915	291	56,152,810	338	65,176,890	1,329,135
85.6	Wisner	37	321,740	105	1,077,570	106	10,105,950	143	11,505,260	0
86	Commercial Total	135	3,339,330	564	12,997,170	568	95,628,100	703	111,964,600	1,532,280

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	2,810.77	51.24%	6,789,525	53.76%	2,415.54
88. 1G	1,342.93	24.48%	3,217,990	25.48%	2,396.25
89. 2G1	913.80	16.66%	1,762,295	13.95%	1,928.53
90. 2G	418.20	7.62%	859,885	6.81%	2,056.16
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	5,485.70	100.00%	12,629,695	100.00%	2,302.29
CRP					
96. 1C1	409.84	42.37%	2,007,250	46.41%	4,897.64
97. 1C	214.11	22.13%	1,041,475	24.08%	4,864.21
98. 2C1	269.81	27.89%	963,025	22.27%	3,569.27
99. 2C	73.64	7.61%	313,135	7.24%	4,252.24
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	967.40	100.00%	4,324,885	100.00%	4,470.63
Timber					
105. 1T1	615.44	48.00%	722,620	55.19%	1,174.15
106. 1T	127.50	9.94%	164,540	12.57%	1,290.51
107. 2T1	184.84	14.42%	215,275	16.44%	1,164.66
108. 2T	354.44	27.64%	206,855	15.80%	583.61
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	1,282.22	100.00%	1,309,290	100.00%	1,021.11
<hr/>					
Grass Total	5,485.70	70.92%	12,629,695	69.15%	2,302.29
CRP Total	967.40	12.51%	4,324,885	23.68%	4,470.63
Timber Total	1,282.22	16.58%	1,309,290	7.17%	1,021.11
<hr/>					
114. Market Area Total	7,735.32	100.00%	18,263,870	100.00%	2,361.10

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,783.11	40.07%	4,405,880	42.97%	2,470.90
88. 1G	1,359.75	30.55%	3,213,460	31.34%	2,363.27
89. 2G1	895.86	20.13%	1,734,200	16.91%	1,935.79
90. 2G	411.57	9.25%	900,945	8.79%	2,189.04
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	4,450.29	100.00%	10,254,485	100.00%	2,304.23
CRP					
96. 1C1	163.37	25.75%	885,990	27.91%	5,423.21
97. 1C	203.73	32.11%	1,104,445	34.79%	5,421.12
98. 2C1	205.51	32.39%	869,610	27.39%	4,231.47
99. 2C	61.79	9.74%	314,385	9.90%	5,087.96
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	634.40	100.00%	3,174,430	100.00%	5,003.83
Timber					
105. 1T1	285.52	36.33%	349,760	40.75%	1,224.99
106. 1T	145.56	18.52%	197,635	23.03%	1,357.76
107. 2T1	113.55	14.45%	124,945	14.56%	1,100.35
108. 2T	241.22	30.70%	185,925	21.66%	770.77
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	785.85	100.00%	858,265	100.00%	1,092.15
<hr/>					
Grass Total	4,450.29	75.81%	10,254,485	71.77%	2,304.23
CRP Total	634.40	10.81%	3,174,430	22.22%	5,003.83
Timber Total	785.85	13.39%	858,265	6.01%	1,092.15
<hr/>					
114. Market Area Total	5,870.54	100.00%	14,287,180	100.00%	2,433.71

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,450.88	37.73%	3,573,420	44.70%	2,462.93
88. 1G	721.36	18.76%	1,543,670	19.31%	2,139.94
89. 2G1	1,131.20	29.42%	1,844,840	23.08%	1,630.87
90. 2G	541.85	14.09%	1,031,835	12.91%	1,904.28
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,845.29	100.00%	7,993,765	100.00%	2,078.85
CRP					
96. 1C1	230.01	22.12%	1,161,160	28.13%	5,048.30
97. 1C	355.64	34.20%	1,426,900	34.57%	4,012.20
98. 2C1	405.79	39.02%	1,352,850	32.77%	3,333.87
99. 2C	48.47	4.66%	186,920	4.53%	3,856.41
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,039.91	100.00%	4,127,830	100.00%	3,969.41
Timber					
105. 1T1	724.50	52.69%	861,095	59.39%	1,188.54
106. 1T	192.99	14.04%	221,520	15.28%	1,147.83
107. 2T1	142.29	10.35%	154,290	10.64%	1,084.33
108. 2T	315.24	22.93%	212,970	14.69%	675.58
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	1,375.02	100.00%	1,449,875	100.00%	1,054.44
<hr/>					
Grass Total	3,845.29	61.42%	7,993,765	58.90%	2,078.85
CRP Total	1,039.91	16.61%	4,127,830	30.42%	3,969.41
Timber Total	1,375.02	21.96%	1,449,875	10.68%	1,054.44
<hr/>					
114. Market Area Total	6,260.22	100.00%	13,571,470	100.00%	2,167.89

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,990.48	51.11%	11,681,915	55.52%	2,340.84
88. 1G	1,801.91	18.46%	4,168,795	19.81%	2,313.54
89. 2G1	1,864.21	19.09%	3,137,735	14.91%	1,683.14
90. 2G	1,106.79	11.34%	2,051,500	9.75%	1,853.56
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	9,763.39	100.00%	21,039,945	100.00%	2,154.98
CRP					
96. 1C1	833.75	55.08%	4,961,740	62.26%	5,951.11
97. 1C	218.83	14.46%	1,213,240	15.22%	5,544.21
98. 2C1	343.61	22.70%	1,170,980	14.69%	3,407.88
99. 2C	117.60	7.77%	623,180	7.82%	5,299.15
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,513.79	100.00%	7,969,140	100.00%	5,264.36
Timber					
105. 1T1	1,119.35	43.13%	1,321,070	54.09%	1,180.21
106. 1T	192.08	7.40%	256,805	10.52%	1,336.97
107. 2T1	200.42	7.72%	216,975	8.88%	1,082.60
108. 2T	1,083.35	41.74%	647,300	26.51%	597.50
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	2,595.20	100.00%	2,442,150	100.00%	941.03
<hr/>					
Grass Total	9,763.39	70.38%	21,039,945	66.90%	2,154.98
CRP Total	1,513.79	10.91%	7,969,140	25.34%	5,264.36
Timber Total	2,595.20	18.71%	2,442,150	7.76%	941.03
<hr/>					
114. Market Area Total	13,872.38	100.00%	31,451,235	100.00%	2,267.18

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

20 Cuming

	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	336,128,080	361,502,360	25,374,280	7.55%	3,344,434	6.55%
02. Recreational	6,443,635	6,743,028	299,393	4.65%	9,700	4.50%
03. Ag-Homesite Land, Ag-Res Dwelling	70,421,990	78,590,195	8,168,205	11.60%	803,315	10.46%
04. Total Residential (sum lines 1-3)	412,993,705	446,835,583	33,841,878	8.19%	4,157,449	7.19%
05. Commercial	82,984,000	92,755,695	9,771,695	11.78%	1,532,280	9.93%
06. Industrial	16,728,790	19,208,905	2,480,115	14.83%	0	14.83%
07. Total Commercial (sum lines 5-6)	99,712,790	111,964,600	12,251,810	12.29%	1,532,280	10.75%
08. Ag-Farmsite Land, Outbuildings	101,613,860	121,351,210	19,737,350	19.42%	7,699,130	11.85%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	101,613,860	121,351,210	19,737,350	19.42%	7,699,130	11.85%
12. Irrigated	361,313,000	368,321,175	7,008,175	1.94%		
13. Dryland	1,431,522,155	1,433,810,840	2,288,685	0.16%		
14. Grassland	75,812,265	77,573,755	1,761,490	2.32%		
15. Wasteland	731,425	749,035	17,610	2.41%		
16. Other Agland	37,457,305	37,865,390	408,085	1.09%		
17. Total Agricultural Land	1,906,836,150	1,918,320,195	11,484,045	0.60%		
18. Total Value of all Real Property (Locally Assessed)	2,521,156,505	2,598,471,588	77,315,083	3.07%	13,388,859	2.54%

2020 Assessment Survey for Cuming County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1
3.	Other full-time employees:
	2
4.	Other part-time employees:
	2
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$329,470
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$70,050
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:
	MIPS fees are in the general fund, \$2,000 is computer replacement.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,200
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$16,470.88

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Office Clerk
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; http://cuming.assessor.gworks.com/#
7.	Who maintains the GIS software and maps?
	gWorks & county Office Clerk updates all map changes
8.	What type of aerial imagery is used in the cyclical review of properties?
	Obliques from gWorks and Google Earth
9.	When was the aerial imagery last updated?
	Obliques updated in 2018. Last flight was done in April 2019 due to flooding along Elkhorn river.
10.	Personal Property software:
	MIPS (Online filing)

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?
	West Point, Wisner, Beemer, Bancroft
4.	When was zoning implemented?
	2001- Updated in 2015, Updated 2017 and 2019

D. Contracted Services

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

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not at this time. We may consult with different appraisers for general information if needed.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2020 Residential Assessment Survey for Cuming County

1.	Valuation data collection done by:										
	Appraiser, Assessor and Office Clerk										
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%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>West Point - Estimated population 3,310 in 2017; county seat and the largest community in the county. It is located at the intersection of Hwy 32 & Hwy 275. There is a hospital, school system, many employers and is the regional market hub.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural - Zoning requires 10 acres for new construction.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Wisner - Estimated population 1,180 in 2017; located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses. Bancroft - Estimated population 480 in 2017; located along Hwy 51; has a public school, convenience store, some eating establishments and minimal retail. Beemer - Estimated population 662 in 2017; located along Hwy 275 near center of the county; no high school or grocery and minimal retail.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	West Point - Estimated population 3,310 in 2017; county seat and the largest community in the county. It is located at the intersection of Hwy 32 & Hwy 275. There is a hospital, school system, many employers and is the regional market hub.	20	Rural - Zoning requires 10 acres for new construction.	25	Wisner - Estimated population 1,180 in 2017; located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses. Bancroft - Estimated population 480 in 2017; located along Hwy 51; has a public school, convenience store, some eating establishments and minimal retail. Beemer - Estimated population 662 in 2017; located along Hwy 275 near center of the county; no high school or grocery and minimal retail.	30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.
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30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	<p>Cost approach - Using Cama system with Marshall & Swift Pricing.</p> <p>Comparable Sales approach - Using CAMA system to find acceptable comps.</p> <p>Income approach - Gross income multiplier for rental properties.</p>										
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?										
	Physical depreciation tables are used from CAMA. The effective age is used to determine individual market values and is developed by using tables of sales. After implementing new costs, the county will make adjustments to economic depreciation for changes in the market.										
5.	Are individual depreciation tables developed for each valuation group?										
	Economic depreciation and effective age tables are developed for each valuation group.										
6.	Describe the methodology used to determine the residential lot values?										
	The county determines the values from a sales analysis of all residential lot sales broken down by neighborhood. Size of base lot plus excess acres.										
7.	How are rural residential site values developed?										
	Sales analysis is completed and then it is determined if the cost of the amenities need to be added to the vacant land.										

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?																													
	The county utilizes a discounted cash flow to determine values for subdivisions based on the number of sales, anticipated return, current sale prices and the absorption rate.																													
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20	2019	2019	2016	2014-2015																										
25	2019	2019	2019	2017-2019																										
30	2019	2019	2015	2015																										
	The rural reviews typically take 2 years to complete. Bancroft was last inspected in 2019.																													

2020 Commercial Assessment Survey for Cuming County

1.	Valuation data collection done by:																		
	Appraiser, Assessor and Office Clerk																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The county utilizes the cost, income and comparable sales approaches to value. The county uses the three approaches to reconcile the fair market value of the property.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Unique properties are valued using the same methods as other commercial properties in the county. The county also looks for unique property sales from real estate agents, appraisers and the state sales file. These comparable sales are used to determine value by the comp sales approach. The income and cost approach will be used if that information is available as well.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	The physical depreciation tables are derived from the CAMA tables provided by the vendor from Marshall & Swift based on 50, 30, 20, and 15 year economic life. The effective age is determined by the appraiser from a combination of the actual age and physical depreciation derived from similar commercial properties that have sold. Economic depreciation is determined from the local market.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, however the county does develop economic depreciation tables for each group.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The methodology used to determine commercial lot values is the same as the process used to determine residential lot values.																		
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1	2019	2019	2019	2019															
2	Various	2019	2019	2019															

Valuation Group 2 dates:

Bancroft	Dep 2019,	Cost 2019,	Lot study 2019,	Inspection 2019
Beemer	Dep 2014,	Cost 2019,	Lot study 2019,	Inspection 2019
Wisner	Dep 2015-2016	Cost 2019,	Lot study 2019,	Inspection 2019
Rural	Dep 2015,	Cost 2019,	Lot study 2019,	Inspection 2019

Apartment buildings in the county were reviewed in 2019.

2020 Agricultural Assessment Survey for Cuming County

1.	Valuation data collection done by:															
	Appraiser, Assessor and Office Clerk															
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: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; 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;">1</td> <td>The northeast geo codes 1513, 1515 and 1537, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Area west of West Point and south of Beemer which serves as a transition between market area 1 and 4.</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Majority is Wisner school district, northwest corner of county, sandier soils.</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.</td> <td style="text-align: center;">2015-2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The northeast geo codes 1513, 1515 and 1537, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.	2015-2016	2	Area west of West Point and south of Beemer which serves as a transition between market area 1 and 4.	2015-2016	3	Majority is Wisner school district, northwest corner of county, sandier soils.	2015-2016	4	Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.	2015-2016
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3	Majority is Wisner school district, northwest corner of county, sandier soils.	2015-2016														
4	Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.	2015-2016														
	Ag improvements and outbuildings date of depreciation and costing tables are 2019 based on Marshall and Swift.															
3.	Describe the process used to determine and monitor market areas.															
	All sales are reviewed with the buyer and seller. All sales data is reviewed to determine if the data is correct (irrigation, crop acres, pasture acres, etc.) and are broken down by land classes. The sales analysis is used to monitor market area trends.															
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.															
	Each sale is verified for any unique characteristics and a questionnaire is utilized to determine if there are any anticipated use changes intended for the property.															
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?															
	Farm and urban house sites and site acres are assessed according to the land values in each market area. The difference in the market areas is more significant the last couple of years. The suburban area around West Point is valued higher due to market and proximity to town.															
6.	What separate market analysis has been conducted where intensive use is identified in the county?															
	The county identifies intensive use mainly feedlots. The county conducts a market analysis to confirm the values.															
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.															
	The values for WRP parcels are determined from sales of similar properties in the county as well as sales in adjacent counties.															
	<i>If your county has special value applications, please answer the following</i>															

8a.	How many parcels have a special valuation application on file?
	35
8b.	What process was used to determine if non-agricultural influences exist in the county?
	There are no non-agricultural influences in the county at this time.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Residential and Commercial development, as well as very limited recreational influence.
8d.	Where is the influenced area located within the county?
	Around the county seat of West Point
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Spreadsheet analysis along with sales verification.

CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
200 S. Lincoln Street, Room 101
West Point, NE 68788
(402) 372-6000 Fax (402) 372-6013
www.co.cuming.ne.us

Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

General Description of Cuming County

Cuming County has a total population of 9,139 (2010 Census Bureau). Our 2019 abstract reports 3,699 parcels of Residential property, 68 parcels of Recreational property, 706 parcels as Commercial property, 9 parcels as Industrial property, and 4,534 parcels as Agricultural property. Cuming County also has 8exempt parcels, 21 TIF parcels, and 1 Nebraska Games & Parks parcel.

Cuming County has approximately 1350 Personal Property Schedules filed each year. We also have approximately 400 Homestead Exemption applications filed each year.

The Assessor's Office has 4 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; 1 deputy and 2 full time clerks, who are the all-around helpers. In addition to the all-around office work, Jenny Landholm is also the Personal Property clerk and Vicki Meirgerd is the GIS and Homestead Exemption clerk. The summer of 2015, 2016 2017 and 2018 we had Haley Guenther and Katie Lierman do some of the ground work for our reappraisal of the rural homes and some scanning and filing duties. Haley continued to work during the summer of 2019 and may come in a few days after January 2020 if it works with her teaching schedule. We found this to be a big benefit. May 9th, 2019 we hired Hannah Niemeyer to start learning the different areas in our office to help the transition as Lynette will be retiring in March 2020. We may hire another employee at that time to help our office to continue to reach the States time requirements. We all share in the responsibilities of collecting and processing information for the real estate, personal property, homestead exemptions, etc.

Education

The Assessor, Deputy and Appraiser will continue to attend mandated continuing education classes each year. The office employees attend classes and/or seminars as needed. These classes might include: GIS training, appraisal training, assessor's workshops, etc. Our office continues to take NIRMA classes offered on the internet.

Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy for review is available in the Assessor's Office at all times.

Responsibilities

Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor and GIS clerk. The background flight is a 1975 aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current aerial imagery layer on the GIS (Geographic Information Systems) maps. Currently we are assessing the number of acres by previous records and/or survey records. There is a difference between deeded acres and GIS acres. We are currently using the deeded acres for assessment purposes. The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. In September 2005, our office started with the GIS Workshop on updating our Cadastral Maps with the GIS system. We have all the parcels labeled, and land use is completed. Land use will continue to be updated as part of our 6-year review. We are using the GIS for split, transfer, etc. and have been updating the GIS Records as the legal descriptions change.

Property Record Cards

The Rural Property Record Cards were replaced in 1998 and the City Property Record Cards were replaced in 1990 and list 5 or more years of valuation information. In 2010 we developed a new property record card to replace the 1990 cards as we are running out of space for the current years' value. In 2011 we replaced the current residential, commercial and exempt property record cards for the Villages of Bancroft, Beemer and Wisner. The City of West Point residential cards were replaced for the 2012 tax year. The Wisner commercial cards were also replaced for the 2012 tax year. In order to make enough room for the transition of new city property record cards, we invested in storage boxes and placed the 1980 –through 1997 rural property cards and the city cards up to 1989 in the downstairs vault. We are also in the process of scanning our assessor sheets of the rural parcels to make more room for the more current years sheets. In the summer of 2010, we scanned assessor sheets from 2000 to 2004, in 2013 we scanned the 2005 and 2006, 2007 and 2008 rural sheets, and we scanned the 2008, 2009 and 2010 rural sheets in 2015, and 2011 sheets in 2016, 2012 sheets in 2017. The 2013 assessor sheets were scanned before we inserted them and the 2014 to current were saved electronically with our new MIPS software. In 2016 thru 2019 we plan on scanning the 1987-2007 rural house and outbuilding sheets. With our 2016 summer help we were able to update the rural property record cards, each range is in a separate color folder, we designed our own property record cards. The 1998-2015 property record cards were scanned and attached to the corresponding parcel number in MIPS 3.0 and eventually will be stored in the basement vault. In 2016 we also started scanning the house & outbuilding worksheets through 2011. Once the worksheets are scanned, they will be able to be shredded.

Report Generation

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 19 –Personal Property Abstract – July 20,

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments –Due July 31 to County Board, October 31 to PAD

Certificate of Taxes Levied – Due December 1

Generate Tax Roll – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22

Tax List Corrections – On an as needed basis

Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1
Filling Personal Property

Accept Personal Property Schedules on or before May 1

Apply 10% penalty if filed after May 1 and by June 30th.

Apply 25% penalty if filed on or after July 1st

Centrally Assessed Value

Review valuations certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Tax Districts and Tax Rates

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process, we work with the Clerk's office.

Real Property

In 2016 MIPS has upgraded to the 3.0 version. We were using the 2013 pricing for house values in the version 3.0 MIPS program. In the summer of 2017, we purchased a surface pro – to take our pictures – it also gives us the ability to digitally take our property record cards with us during the pickup and review process. The surface pro allows us to attach our pictures to the record card on site, which we hope saves us time in the assessment process.

All commercial buildings, agricultural buildings, and anything not priced in CAMA 2000 were manually priced using the 2009 Marshall & Swift pricing manual. For tax year 2013 we started a reappraisal of the rural outbuildings in all townships except Sherman and St. Charles, (they were done for 2014 tax year) updating to the 2012 Marshall & Swift pricing. We will update Marshall & Swift for the Commercial and Ag buildings to 2013- 2014 pricing for the 2015 assessment. Data is entered into Excel spreadsheets to create information/pricing sheets for the properties. We develop the cost, sales comparison, and income approach for commercial properties. Depreciation tables are developed based upon sales for the appropriate properties.

Our review process consists of physical inspections, review sheets, digital photos, aerial flights and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/re-measuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire (door hanger) for the property owner to fill out and return to our office or they may call our office with the information. If there continues to be questions, we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

Our pick-up work is started in late fall and continues until the March deadline for the abstract filing. We use building permits, property owner information sheets, and in-field sightings for adding properties to the property valuation rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or city. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the

property owner to schedule the appointments around their schedules. The properties, where the owner doesn't schedule an appointment, are inspected as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

Sales Review

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

County Board of Equalization

The Assessor and Appraiser attend County Board of Equalization meetings for valuation protests. We review the properties in question a second time and spend lots of valuable time on these extra issues. The Assessor reports any tax corrections and over, under and/or omitted property to the County Board of Equalization.

TERC

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC Hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2019-2022

Rural Residential

During the revaluation process we send out verification sheets to the property owners in 16 townships. The verification sheets for the rural residential included, but are not limited to: review of home, review of buildings information, and a GIS photo and corresponding land use sheet. These review sheets allow the land owner to verify that we have the correct information about their property. The resulting data collected is inputted and corrected for the homes, outbuildings, and land. The sketches will be checked, and the photos will be printed and attached. In the summer of 2015, we continued our 6-year review with the same process as we did in 2010- see above, except we are using the MIPS version 2.5 (updated to 3.0 in 2016) software and using 2013 Marshall & Swift pricing. We were able to implement the current GIS land use in 4 townships for the 2011 tax year and finished the rest of the townships (Wisner, Beemer, Elkhorn, Sherman, & St. Charles) for the 2012 tax year. In assessment year 2014 we reviewed the land use for Range 7 using the 2012 FSA flight. Range 6 was reviewed for the 2015 tax year using the 2012 FSA flight. Range 5 was done in 2016 using 2014 FSA aerial flight (Elkhorn and Monterey were done in 2017 tax year using 2014 FSA Flight); and Range 4 in 2018-2020, using the 2016 & 2018 FSA aerial flights as they come available. During this process we are also asking the property owner to verify CRP acres. We currently are using the FSA 2018 aerial flight for updates and splits.

In March 2019 Nebraska was devastated with major flooding thru out the whole state. The Nebraska State Senators voted in a bill to address damages from a natural disaster before July 1 of the current year, Form 425. We had an aerial flight taken April 14, 2019 (2 miles on each side of the Elkhorn) to help us in assessing the major changes along the Elkhorn River. There were 113 qualified applications (must be over 20% damage to qualify). We plan on taking another aerial flight in early 2020 to help us stay on top of what the river is doing – it continues to cut away at the banks. The flood has taken lots of valuable time away from our other assessment projects and will need some special attention for at least the 2020-2021 assessment years.

We completed the revaluation of the rural buildings using an Excel spreadsheet that we have developed with the Marshall & Swift 2009 pricing for 2010 tax year. 2015 assessment we used the 2013-2014 Marshall & Swift pricing. The Excel program allows us to enter data pertaining to each outbuilding, including the cost, RCN, and depreciation. The values are entered and a Cost approach and Comparable sales approach are developed for every rural residential property.

We took aerial imagery photos (oblique photos) in the year 1994, 2000, 2006 and 2012 and 2018. We were disappointed in the quality of the 2012 imagery; GIS Workshop made some adjustments to the photos to help with the quality. There were also a number of photos missing and/or not user friendly for our appraisal needs. In assessment year 2013, we implemented the rural outbuilding reappraisal with the aid of the 2012 area oblique's photos in all townships except St. Charles and Sherman, which were finished for the 2014 assessment year. At that time, we also implemented Marshall & Swift 2012 pricing for the rural outbuildings. The rural homes required a market adjustment of 2% for assessment year 2013. Increasing the house site, site and shelterbelt values kept the 2014 and 2016 ratios within range. Rural house and outbuildings were updated to Marshall & Swift 2013-2014 pricing. Rural reappraisal is started for 2017 tax assessment; this includes adjusting depreciation for age of outbuildings. 2018 oblique aerial photos were used to review ag improved parcels for 2019. We will use 2019 Marshall & Swift pricing in 2020 assessment for all rural homes and outbuildings.

Urban Residential

We updated the Marshall & Swift pricing on all residential properties for 2010 assessment year (using the 2009 Marshall & Swift pricing). 2015 we utilized the 2013 Marshall & Swift pricing in the new MIPS 2.5 version (updated to 3.0 in 2016). We will be using the 2019 Marshall & Swift pricing for all homes and outbuildings for the 2020 assessment year. We continue to monitor the issue of the newer one-story style homes selling higher and the older run-down homes selling lower than what our assessed values are. We have been working with this issue at the time of each reappraisal. We will determine if any adjustments are necessary at that time.

Beemer's last inspection, and pictures were taken summer of 2017 and reappraisal was implemented for the 2018 tax year. (last inspected 2006 for 2007 assessment year, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year, updated the Marshall & Swift pricing to 2013 in 2015). Next inspection and reappraisal planned for 2022 or 2023. We will use 2019 Marshall & Swift pricing for 2020 assessment.

Wisner's last inspection and digital pictures in 2018. (inspected 2006, 2009 assessment year reappraisal, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year -digital pictures 2012)-. Next inspection and reappraisal planned for summer 2023 or 2024. 2020 will use 2019 Marshall & Swift pricing.

West Point last inspection and digital pictures in 2016 for appraisal in 2017. (pictures in 2011 for 2012 reappraisal; reappraisal in assessment year 2006, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year). Next inspection and reappraisal planned for or 2022. There was a major hail storm in West Point in 2017 – lots of homes are being reroofed, sided and adding new windows – so may want to take pictures around 2020. 2015 updated Marshall & Swift pricing to 2013. 2020 will use 2019 Marshal & Swift pricing.

Bancroft's last digital photos in 2019 for 2020 assessment year reappraisal, (inspected 2007, 2009 pricing in 2010 assessment year, 2011 reappraisal; digital photos in 2013 for 2014). Next inspection and reappraisal planned for 2024 or 2025. 2015-updated Marshall & Swift pricing to 2013. Bancroft homes were raised approximately 20 to 25% due to sales ratio for 2019 assessment. 2020 will use 2019 Marshal & Swift pricing.

Continue to monitor lots sales in all urban areas. West Points newer subdivisions continue to progress. Wisner has a new subdivision in the making for the 2020 assessment.

The residential properties values and ratios are monitored on a yearly basis and may need to be revalued to stay within required ratios.

Commercial Property

West Point's commercial properties reappraisal with the 2013-2014 Marshall & Swift pricing was done for the 2016 tax year, pictures were taken in 2015. Previous reappraisal was in tax year 2010, and pictures were taken in 2011, (assessment year 2006 TERC 6% increase, 2007 pictures, assessment year 2009 market adjustment). Next inspection and reappraisal planned 2021-2022.

Wisner's pictures were taken in 2018 and information sheets sent out. (2006 pictures, assessment year 2009 reappraisal) (digital pictures 2012 w/information sheets). Next inspection and reappraisal planned 2024-2025.

Beemer's last pictures taken in 2018 and information sheets sent out. (pictures in 2006, assessment year 2007 reappraisal, assessment year 2011 new pricing and analysis). (digital pictures in 2012 w/information sheets) Next inspection and reappraisal planned 2023-2024. (pictures taken summer of 2018) -changes that needed to be made were made and will run new sheets and sale comparable in 2019.

Bancroft digital pictures and review sheets in 2019, (pictures taken 2007, assessment year 2011 new pricing and analysis) (digital pictures 2013 w/information sheets) Next inspection and reappraisal planned for 2024-2026.

Rural commercial reappraisal will be implemented at the same time as the rural home reappraisal. The 2018 oblique photos were reviewed in 2019.

All commercial properties will be assessed with 2019 Marshal & Swift pricing for 2020 assessment.

In 2011, we rearranged our Excel commercial sheets to improve their readability. The commercial properties are reappraised using cost, comparable sales (if available), and income approach (if applicable and if we receive adequate income and expense information). In 2016 we sketched the West Point commercial in the MIPS 3.0 program. Our summer help finished the sketching in Beemer, Bancroft and Wisner commercial properties in 2017.

Agricultural Property

We have received our 2018 oblique photos from r-works. Previous GIS aerial flights were in 1994, 2000 and 2006, 2012. (retakes in winter/spring 2013). The proposed cost was \$23,000 for the 2018 flight. This cost is to be divided into two equal payments. We feel this is an important tool for equalization of properties (adding buildings that may not be reported, removing buildings that have been removed or are falling over) and providing evidence in eliminating disagreements with property owners. The oblique pictures are also used to help comply with the 6-year inspection requirement and are used as site plan. (Buildings are numbered according to rural building excel program)

The office continues the process of updating the cadastral maps to a Geographic Information System (GIS). All townships were finished for the 2012 tax year. After reviewing the properties with the GIS, a copy of the results were mailed to the property owner for review (at the same time we mailed out property/building review sheets). GIS was used to determine intensive use areas (feedlots/lagoon areas) during their revaluation. We have found the GIS to be especially helpful in parcel splits (especially metes & bounds), new subdivisions, replats, etc. for correctly valuing properties. Our dependence on the program has grown to the point where the public is a custom to coming in and being able to see their property lines with the area flight and parcel layer. The GIS has cleared up quite a few difficult situations for a number of people. We continue to notice that improvements have been assessed on the incorrect parcels. Recreational land/river properties (trees, river, bluffs, waste, swamp, etc.) will be the most difficult area to revalue (most landowners feel it should not be valued since it doesn't generate revenue). With the GIS and property information and property owner information we were able to review the land along the flooded Elkhorn River for the 2011 tax year. We developed a soil code for the damaged crop ground; it is similar to our sandy soil values. The flooded parcels were reviewed with the 2014 FSA flight for tax year 2015 and 2016. Review of Land Use: Range 4- 2018-2019, Range 5-2016-2017, Range 6-2015 and Range 7-2014. This may change depending on time available.

In March 2019 Nebraska was devastated with major flooding thru out the whole state. The Nebraska State Senators voted in a bill to address damages from a natural disaster before July 1 of the current year, Form 425. We had an aerial flight taken April 14, 2019 (2 miles on each side of the Elkhorn) to help us in assessing the major changes along the Elkhorn River. There were 113 qualified applications (must be over 20% damage to qualify). We plan on taking another aerial flight in early 2020 to help us stay on top of what the river is doing – it continues to cut away at the banks. The flood has taken lots of valuable time away from our other assessment projects and will need some special attention for at least the 2020-2021 assessment years.

We implemented the 2015 State Soil updates for tax year 2017- due to the time it will take to process the cleanup for each rural property due to the soil update we may not get back to the review of Range 4 until tax year 2019/2020.

We believe the GIS will be very beneficial for not only our office, but other county offices as well (i.e. zoning, roads dept, E911, civil defense, and the sheriff's dept). We are very appreciative for the funding of this project. Our GIS and parcel information has been on the WEB since 2015.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e. irrigated, dryland, pasture, etc) using FSA aerial photography layer, inspections, and property owner provided information. We have developed sales files on agricultural land, feedlots, confinement hog buildings, and recreation land. This data & research often provides

significant insight into these properties. The knowledge received in reviewing the properties is quite useful in our continued monitoring of the valuations. One example of this insight is depreciation tables being developed for the rural buildings. Another example of this monitoring is the need to review older hog confinement buildings (especially the < 500 head finishing units, and <2500 sow confinement units). We have completed a reappraisal of all farm buildings for assessment year 2013 in all townships except Sherman and St. Charles which were done for the assessment year 2014. This reappraisal included 2012 Marshal & Swift pricing on outbuildings. We used the 2013-2014 Marshal & Swift pricing for the outbuildings in Range 4 thru 7 for assessment year 2015. To continue to obtain a fair depreciation due to wear and tear we adjusted depreciation for out buildings for tax year 2018 Lynette used the 2018 oblique rural photos to update our outbuilding records for all 16 townships and we updated the Marshal & Swift pricing to 2019 pricing for the 2020 assessment year. The hog newer-confinement barns were revalued for 2019 due to a few current sales, they went up quite a bit and we may be reviewing that market again for the 2020 assessment year.

LCG Conversion-LB372 -Neb. Rev. Statute 77-1363 to require that Land Capability Groups (LCG) be based on Natural Resources Conservation Service (NRCS) data specific to each land use became effective August 2019; therefore, we will be making adjustments for assessment year 2020. (In 2010 we implemented the new Soil Conversion and symbols, in 2017 the State of Nebraska Soil Survey was implemented). With the high land values and the new soil codes, we believe it is more important than ever to be very detail oriented with our sales file. The unique property characteristics that we are monitoring include: sand spots, alkali spots, wetlands, areas prone to flooding, river/recreational properties, Wetlands Reserve Program, and properties with inaccessible areas. These characteristics are being monitored to determine if any market adjustment is necessary. This will slow up the valuation process of agricultural land, but we want to be as fair and equitable as possible.

Each year we have a significant amount of pickup work (nearly 600 parcels / year). As we inspect a property for new improvements or removal of any improvements, we make a complete inspection of the entire property for any changes. We would rather revalue the property at the same time, rather than returning to the property and irritating the property owner again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to maintain accurate records.

Cuming County is a very progressive and prosperous agricultural county. The cost of the improvements in the county has increased quite a bit with inflation. Along with those improvements, we have seen the sale of properties, within the county, continue to be very strong and agricultural values have increased significantly over the past few years. The land sales in 2019 are still indicating a good market but not going up significantly. This indicates a continual need to monitor the assessed values on an annual basis, as they will also be increasing dramatically. There hasn't been as much irrigated acres added the last couple of years due to the NRD restrictions. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

Assessment Software 2019-2022

MIPS are continuing to upgrade their software. They have added the ability to use a surface pro or computer to take pictures on the field and attach them to the record while out in the field. We are hoping this will save time with the pickup work and reappraisals. The MIPS software had an

update to 2.5 version in late summer of 2014. They are still working on the comparable sale program. In 2016 MIPS has upgraded to the 3.0 version. It appears that our computers are running slower and sometimes we have problems getting into our programs. We feel this may be a technical issue and may need to update our computer system. We replaced Vicki's (GIS) computer, Jenny's and Hannah's computers in summer of 2019. Everyone is utilizing 2 screens with their computers.

Overview

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. We would like to also stress that **this is a plan and may need to be changed at any time to address priority issues.**

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies needed to keep current in our assessment process. We are quite appreciative of their support and hope to live up to their expectations and ours. Our office realizes how important our job is to correctly value properties for both the property owners and the taxing entities. We work very hard to implement any process that might improve our ability to value all properties fairly and equitably.

Valuing properties is a very important, difficult, and time-consuming task, for these reasons it is important to retain good quality employees. Employees of the Assessor's office often need to be knowledgeable about many topics that may impact the assessment process. Since there is **not** a lot of time to spare it is important to avoid employee turnover and retain knowledgeable employees. Because of the importance of the employees to the assessment process, employee salaries account for a majority of the Assessor's budget.

We continue to try and cross train employees to be able to complete co-workers duties in case of emergencies. The staff is doing a very good job and we feel we are moving forward in every aspect of the office. We hope someday to be caught up, but with the requirements of the office, the technology changes, and the real estate market continually changing, we know that this is nearly impossible.

Respectfully submitted,

Cherie Kreikemeier
Cuming County Assessor's Office

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CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
200 S. Lincoln Street, Room 101
West Point, Ne 68788
(402) 372-6000 Fax (402) 372-6013

March 1, 2020

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

Cherie J. Kreikemeier
Cuming County Assessor