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DEPARTMENT OF REVENUE

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

DAWSON 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 Dawson 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 Dawson 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: John Moore, Dawson County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

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

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

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

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

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

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices

are reviewed to ensure taxpayers are served with such transparency.

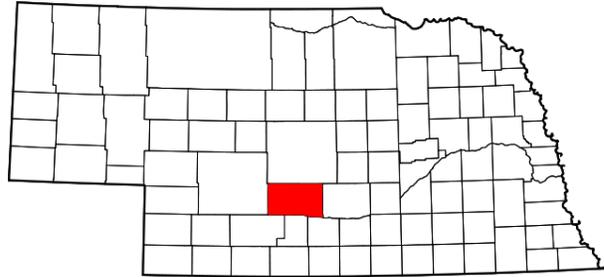
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

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

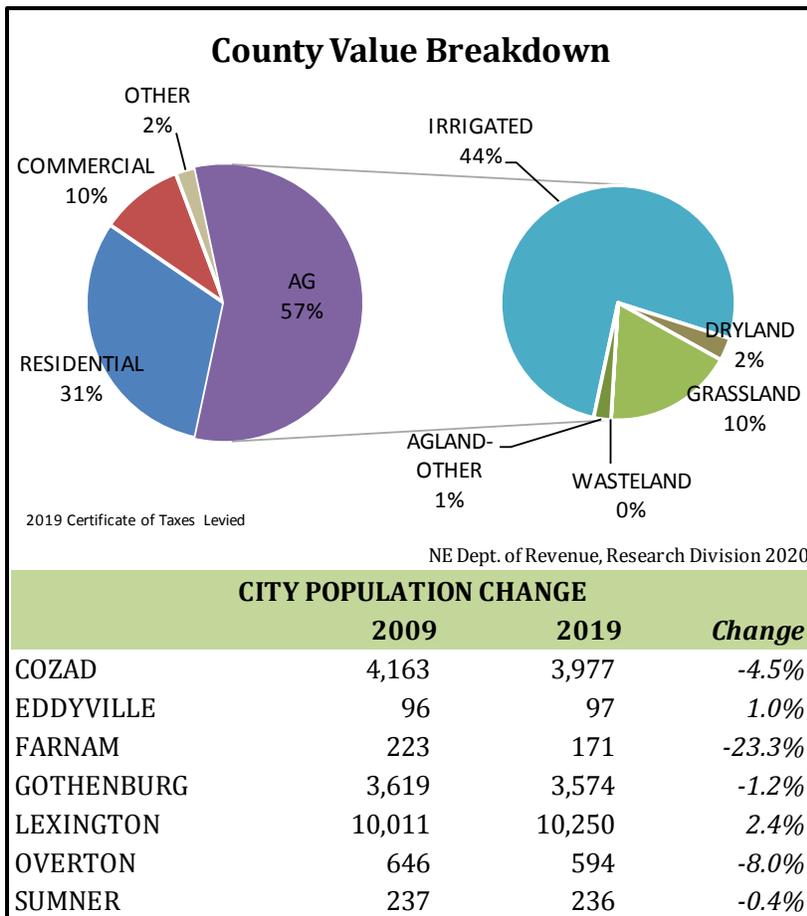
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,013 square miles, Dawson County had 23,709 residents, per the Census Bureau Quick Facts for 2018, a 3% population decline from the 2010 U.S. Census. Reports indicated that 78% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$113,751 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dawson County are evenly distributed among Lexington, Cozad, and Gothenburg. According to the latest information available from the U.S. Census Bureau, there were 698 employer establishments with a total employment of 9,800.



Agricultural land makes up the majority of the valuation base in the county. A mix of irrigated and grass land makes up a majority of the land in the county. Dawson County is included in the Central Platte Natural Resources District (NRD). In value of sales by commodity group, Dawson ranks second in cattle and calves (USDA AgCensus).

The primary crops grown in the county are corn and soybeans. An ethanol plant located in Lexington, as well as a Frito Lay plant and a Monsanto Research facility in Gothenburg are also contributing factors to the economy.

2020 Residential Correlation for Dawson County

Assessment Actions

For the residential class, the Cities of Lexington and Cozad were physically inspected and new value structures were implemented with updated costing. To maintain an acceptable level of value, trend factors were applied to improvements in the following assessor locations, Overton received a 3% decrease, Rural Overton received approximately a 16% increase, Rural Gothenburg a 8% increase and Rural Lexington a 13% increase.

For the remainder of the class, routine maintenance was completed in a timely manner.

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. Dawson County continues to improve on these practices.

Additional review of the sold parcels within Lexington compared to unsold parcels indicated that there was irregular patterns within the residential class. Sales review and subsequent adjustments of several sold parcels within Lexington occurred, which helped to achieve a median within the range for the 2019 assessment year, while the unsold parcels remained unchanged. A complete physical review and reappraisal of Lexington was completed for the 2020 assessment year. As a result of the steps taken by the county assessor, the valuations within Lexington are thought to be equitably applied across sold and unsold parcels for the 2020 assessment year.

Another aspect of the review includes discussing the sales qualification and sales verification processes with the county assessor. The county only utilizes sales verifications as part of their inspection cycle. Real Estate Transfer Statements (521's) are screened for usability status when they arrive in the office. The utilization rate is typical for the residential class and it is believed that all arm's-length transactions are available for measurement.

Valuation groups are evaluated to ensure that the current stratification of the population accurately reflects market characteristics that would influence value. Valuation Groups 1, 2, and 3 represent the three largest towns within the county. Valuation Groups 4 and 7 are comprised of the smaller villages based on available amenities and distance to large towns. Valuation Groups 5 and 6 are comprised of areas affected by a recreational influence. Valuation Group 8 and 9 are the rural properties outside of the larger towns of Lexington, Cozad and Gothenburg. Gothenburg is separated out from the other two towns due to the market influences from North Platte and from Wild Horse Golf Course. Overall, the categorization of the residential class generally reflect economic influences throughout the county and are thought to be adequate.

The frequency of the six-year inspection and review cycle was also examined with the county assessor. Dawson County contracts with an appraisal firm as part of the inspection cycle. The

2020 Residential Correlation for Dawson County

contract appraisers conduct an onsite review with an attempt to receive interior characteristic information as well. Dawson County is in compliance with the six-year inspection and review cycle.

The final portion of the assessment practice review involves the evaluation of the appraisal tables used to arrive at value. All valuation groups are using current costing of 2017. For the depreciation tables and land tables most valuation groups with the exception of Valuation Group 4 and 7 have valuation models within the current six-year cycle. Generally, the appraisal tables for the residential class are current.

Description of Analysis

The residential class of Dawson County is stratified into nine valuation groups.

Valuation Group	Description
1	Lexington
2	Cozad
3	Gothenburg
4	Overton, Sumner, and surrounding rural areas
5	Johnson Lake & Plum Creek Canyon
6	Lakeview Acres (non-lake front properties at Johnson Lake) & Midway Lake
7	Eddyville, Farnam, and surrounding rural areas
8	Cozad & Lexington Rural
9	Gothenburg Rural & Wild Horse Golf Course

Analysis of the overall statistical sample show 586 qualified sales. All three measures of central tendency are within the acceptable range. The COD is also within the parameters of the guidelines provided by IAAO. The PRD is slightly higher than what is recommended, it is influenced by the small dollar sales of under \$30,000. Hypothetically, if the small dollar sales were removed from the sample, the measures of central tendency would remain within the range and the PRD would fall within the acceptable guidelines.

A review of the valuation groups reveal that all groups have an adequate number of sales with medians within the acceptable range. Valuation Groups 4 and 7 indicate the widest measures of dispersion. These groups are comprised of the smallest villages with the most sporadic markets.

Examination of the changes to the sample show that the assessment actions reported were implemented. Review of the Abstract, Schedule XI-Residential Records by Assessor Location

2020 Residential Correlation for Dawson County

Detail when compared to the same report from 2019; show an atypical increase to value for Unimproved Land in the village of Farnam. Follow up with the county assessor reveals this was a clerical error that affected one parcel. The county assessor plans to the correction through the board. Excluding this change, the sample of sales and the general population both increased at approximately 4%.

Equalization and Quality of Assessment

The statistical profile along with the assessment practice review indicate that the residential class of real property in Dawson County adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	199	97.99	101.52	99.51	08.65	102.02
2	126	97.91	103.08	93.47	20.01	110.28
3	133	97.77	99.53	96.54	09.85	103.10
4	36	93.05	103.40	91.54	26.32	112.96
5	29	91.55	90.13	90.44	18.27	99.66
6	12	96.80	95.04	87.18	15.00	109.02
7	13	99.70	103.29	95.51	23.94	108.15
8	29	92.73	94.41	90.75	18.27	104.03
9	9	92.21	88.00	87.90	11.38	100.11
____ALL____	586	97.55	100.30	95.00	13.87	105.58

Level of Value

Based on analysis of all available information, the level of value for the residential property in Dawson County is 98%.

2020 Commercial Correlation for Dawson County

Assessment Actions

For the commercial class, routine maintenance was completed timely.

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 the State sales file is timely and accurate, were completed.

The sales qualification and verification processes are reviewed with the county assessor. Real Estate Transfer Statements (521s) are reviewed for sales qualification as they enter the assessor's office. The utilization rate for the commercial class is comparable to the state average and it is believed that all arm's-length transactions are available for measurement.

Valuation groups within the commercial class of Dawson County are divided into two separate and distinct valuation groups. Valuation Group 1 consists of the three largest cities in the county and rural areas outside the city limits. The commercial market is stable within this valuation group. The second valuation group contains the remaining smaller villages and rural areas outside Valuation Group 1. These villages and rural locations represent a portion of the county where the commercial market is not as viable as the first valuation group. The stratification of the commercial valuation groups adequately represents economic factors that influence market value.

Frequency of the six-year inspection and review cycle is also examined. For the commercial class of real property, the county assessor contracts with an appraisal firm to complete the physical inspections and reappraisal. Currently, the commercial class is in compliance with the six-year inspection and review cycle.

The final portion of the review evaluates the currency of the appraisal tables. Both valuation groups have updated costing and valuations within the six-year inspection cycle. The only portion of the appraisal tables lagging outside of the six-year cycle is the date of last lot value study. During the 2017 reappraisal, lot values were studied and deemed to be acceptable, therefore lot models did not change. The land to building ratios within Valuation Group 1 are between 8-13% depending on the location, while land to building ratios within Valuation Group 2 are approximately 3-5%. An analysis of commercial lot values in Valuation Group 2 needs to be conducted in the future due to the low land to building ratios and the fact that land has not been adjusted in Valuation Group 2 for a while.

2020 Commercial Correlation for Dawson County

Description of Analysis

Commercial property in Dawson County is stratified into two separate valuation groups based on economics.

Valuation Group	Description
1	Cozad, Gothenburg, Lexington and surrounding rural area
2	Eddyville, Farnam, Overton, Sumner and surrounding rural area

Review of the statistical sampling shows there are 94 qualified sales. Only two of the three measures of central tendency are within the range including the median. The COD is within the prescribed parameters of IAAO indicating uniformity of values. The PRD is above the range recommended by IAAO and is influenced by three high dollar sales with low ratios involving franchises. Two are new Burger Kings, one in Cozad and the other in Lexington. The third sale is a Dollar General. Valuation of just the real property can be difficult with franchises when intangible personal property is not properly reported. If these sales were removed, the PRD would still be slightly high but would be much closer to the recommended range.

Analysis of the individual valuation groups demonstrates that only Valuation Group 1 has an adequate number of sales for measurement. The median and mean are within the acceptable range, with an acceptable COD. The PRD and weighted mean again are affected by the three sales above. Although Valuation Group 2 lacks sales, the valuation process is the same as Valuation Group 1. Therefore, the level of assessment in Valuation Group 2 is deemed to be within the range as well.

Comparison of the valuation changes of the sold parcels versus the commercial population as reflected on the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class. Changes also reflect the reported assessment actions.

Equalization and Quality of Assessment

Based on the statistical analysis and acceptable assessment practices, the commercial class of real property adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	87	95.42	94.16	81.70	17.35	115.25
2	7	90.30	85.04	79.11	18.05	107.50
____ ALL ____	94	95.38	93.48	81.65	17.40	114.49

2020 Commercial Correlation for Dawson County

Level of Value

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

2020 Agricultural Correlation for Dawson County

Assessment Actions

For the agricultural class, the county assessor's staff completed a land use review of the entire county using aerial imagery.

Following the Land Capabilities Group (LCG) conversion, the county assessor conducted a market study of agricultural land. In the past, the practice was to adjust subclasses by similar percentages. Due to the conversion, this was not feasible for this year. Valuation changes were based on the movement of the acres within the subclass. These adjustments resulted in an aggregated decrease of 9% to irrigated land, 8% to dryland and a 5% to grassland countywide.

All other routine maintenance was completed in a timely manner.

Assessment Practice Review

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

The sales verification and qualification process of the county are similar to the other two property classes. Review of the sales that were not used for measurement showed adequate comments for the non-qualification. Further evaluation shows the usability rate is typical for the agricultural class. It appears that all arm's-length sales are made available for measurement.

Frequency of the six-year inspection and review cycle was also examined. All agricultural improvements have been inspected within the six years. Additionally, the county assessor's office undertook the task of performing a complete agricultural land use review for the entire county. Completion of the land use review allows the county greater confidence into the equalization of the agricultural land. The agricultural class of real property complies with the six-year inspection and review cycle.

Market areas were also reviewed to ensure that geographical and topographical differences that affect market value are adequately identified. Dawson County is divided into two separate and distinct market areas. Market Area 1 encompasses the majority of the county and consists of the Platte River Valley and rolling hills to the north. Market Area 2 is a small area in the southwestern portion of the county. The landscape is much more rugged than Market Area 1.

Dawson County recognizes special value along the Platte River Basin. This area can be influenced by recreational factors. For the 2019 assessment year, the county assessor required all landowners within the affected area to reapply for special value.

Valuation of intensive use parcels were also analyzed. Currently, Dawson County values the land of intensive use parcels such as feedlots as agricultural land, without an independent study of the market value of comparable properties. Improvements are costed and valued similar to agricultural homes and outbuildings.

2020 Agricultural Correlation for Dawson County

Description of Analysis

Analysis of the statistical profile shows 61 qualified sales over the three-year study period. Review of the measures of central tendency reveal that all three closely correlate within the range. The qualitative measures indicate that the agricultural market has leveled off, remaining generally stable.

Upon examination of the sales by individual market area, only Market Area 1 has an adequate number of sales for the median to be reliable. When further stratified by 80% Majority Land Use (MLU), only the irrigated subclass sampling is sufficient for measurement. Review of Market Area 1 and the irrigated subclass 80% MLU statistics indicate that an acceptable level of assessment has been reached.

With a lack of sales in Market Area 2, dryland 80% MLU and grassland 80% MLU, equalization with adjoining counties were relied upon when setting values. Comparison of surrounding counties with similar topography and market influences suggest that an acceptable level of values has been achieved in portions of the county that are statistically unreliable.

Equalization and Quality of Assessment

Agricultural homes and improvements are valued the same as rural residential parcels, which measure within the range, supporting that agricultural improvements are equalized and have achieved an acceptable level of value. The statistical profile along with the comparison of values set by surrounding counties demonstrate that Dawson County has achieved equalization of agricultural land. The quality of assessment for the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	46	68.74	70.79	67.76	13.92	104.47
1	45	68.76	71.01	67.93	13.98	104.53
2	1	60.74	60.74	60.74	00.00	100.00
<u>Grass</u>						
County	5	66.13	66.76	75.78	12.11	88.10
1	4	69.82	71.02	77.07	08.48	92.15
2	1	49.74	49.74	49.74	00.00	100.00
<u>ALL</u>	61	68.72	70.87	69.21	15.64	102.40

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Dawson County is 69%.

2020 Agricultural Correlation for Dawson County

Special Valuation

A review of agricultural land value in Dawson County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of market area one where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 69%

2020 Opinions of the Property Tax Administrator for Dawson 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	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	69	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 Dawson County

Residential Real Property - Current

Number of Sales	586	Median	97.55
Total Sales Price	\$75,979,145	Mean	100.30
Total Adj. Sales Price	\$75,979,145	Wgt. Mean	95.00
Total Assessed Value	\$72,181,625	Average Assessed Value of the Base	\$94,819
Avg. Adj. Sales Price	\$129,657	Avg. Assessed Value	\$123,177

Confidence Interval - Current

95% Median C.I	96.98 to 98.17
95% Wgt. Mean C.I	93.21 to 96.79
95% Mean C.I	97.91 to 102.69
% of Value of the Class of all Real Property Value in the County	31.58
% of Records Sold in the Study Period	5.83
% of Value Sold in the Study Period	7.58

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	557	97	97.05
2018	554	97	97.32
2017	546	98	97.75
2016	461	97	96.90

2020 Commission Summary for Dawson County

Commercial Real Property - Current

Number of Sales	94	Median	95.38
Total Sales Price	\$20,251,369	Mean	93.48
Total Adj. Sales Price	\$20,251,369	Wgt. Mean	81.65
Total Assessed Value	\$16,534,592	Average Assessed Value of the Base	\$248,310
Avg. Adj. Sales Price	\$215,440	Avg. Assessed Value	\$175,900

Confidence Interval - Current

95% Median C.I	91.22 to 98.52
95% Wgt. Mean C.I	72.42 to 90.87
95% Mean C.I	88.59 to 98.37
% of Value of the Class of all Real Property Value in the County	10.00
% of Records Sold in the Study Period	7.74
% of Value Sold in the Study Period	5.48

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	80	98	97.98
2018	61	98	98.47
2017	54	94	94.15
2016	57	97	97.00

24 Dawson

PAD 2020 R&O Statistics (Using 2020 Values)

RESIDENTIAL

Qualified

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

Number of Sales : 586
 Total Sales Price : 75,979,145
 Total Adj. Sales Price : 75,979,145
 Total Assessed Value : 72,181,625
 Avg. Adj. Sales Price : 129,657
 Avg. Assessed Value : 123,177

MEDIAN : 98
 WGT. MEAN : 95
 MEAN : 100
 COD : 13.87
 PRD : 105.58

COV : 29.40
 STD : 29.49
 Avg. Abs. Dev : 13.53
 MAX Sales Ratio : 427.88
 MIN Sales Ratio : 31.67

95% Median C.I. : 96.98 to 98.17
 95% Wgt. Mean C.I. : 93.21 to 96.79
 95% Mean C.I. : 97.91 to 102.69

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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	65	97.74	99.28	95.76	15.95	103.68	31.67	213.20	94.42 to 99.84	124,147	118,887	
01-JAN-18 To 31-MAR-18	45	98.89	110.10	100.80	19.22	109.23	52.27	427.88	97.27 to 103.75	95,698	96,460	
01-APR-18 To 30-JUN-18	90	97.84	101.33	95.53	12.13	106.07	62.67	258.58	96.45 to 98.93	137,188	131,051	
01-JUL-18 To 30-SEP-18	85	98.60	99.24	95.13	08.34	104.32	60.37	177.60	96.93 to 99.82	135,291	128,709	
01-OCT-18 To 31-DEC-18	68	98.46	101.20	98.11	12.00	103.15	36.84	206.46	96.55 to 99.65	133,893	131,362	
01-JAN-19 To 31-MAR-19	49	98.97	101.77	98.65	13.04	103.16	64.30	308.50	97.33 to 100.84	100,705	99,342	
01-APR-19 To 30-JUN-19	85	93.53	96.77	88.81	18.63	108.96	31.74	360.28	90.79 to 95.91	130,064	115,509	
01-JUL-19 To 30-SEP-19	99	96.96	98.19	93.85	13.36	104.62	52.39	264.02	94.84 to 98.28	148,099	138,988	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	285	98.09	101.62	96.08	13.03	105.77	31.67	427.88	97.39 to 98.93	127,097	122,116	
01-OCT-18 To 30-SEP-19	301	96.96	99.05	94.02	14.62	105.35	31.74	360.28	95.69 to 97.97	132,081	124,181	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	288	98.23	102.05	96.65	12.12	105.59	36.84	427.88	97.40 to 99.02	129,367	125,028	
<u>ALL</u>	586	97.55	100.30	95.00	13.87	105.58	31.67	427.88	96.98 to 98.17	129,657	123,177	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	199	97.99	101.52	99.51	08.65	102.02	36.84	308.50	97.33 to 98.61	113,493	112,932	
2	126	97.91	103.08	93.47	20.01	110.28	50.16	427.88	94.48 to 99.71	93,196	87,112	
3	133	97.77	99.53	96.54	09.85	103.10	31.67	233.39	96.83 to 98.60	134,817	130,148	
4	36	93.05	103.40	91.54	26.32	112.96	59.11	360.28	83.55 to 107.48	126,643	115,933	
5	29	91.55	90.13	90.44	18.27	99.66	38.70	128.86	82.84 to 102.27	296,387	268,067	
6	12	96.80	95.04	87.18	15.00	109.02	51.72	134.27	76.23 to 111.52	179,667	156,635	
7	13	99.70	103.29	95.51	23.94	108.15	31.74	177.60	87.63 to 133.51	45,039	43,018	
8	29	92.73	94.41	90.75	18.27	104.03	62.27	213.20	77.06 to 101.77	191,235	173,545	
9	9	92.21	88.00	87.90	11.38	100.11	71.33	107.19	75.73 to 99.04	253,222	222,582	
<u>ALL</u>	586	97.55	100.30	95.00	13.87	105.58	31.67	427.88	96.98 to 98.17	129,657	123,177	

24 Dawson
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 : 586
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MEDIAN : 98
 WGT. MEAN : 95
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COV : 29.40
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 Avg. Abs. Dev : 13.53
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 95% Wgt. Mean C.I. : 93.21 to 96.79
 95% Mean C.I. : 97.91 to 102.69

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	554	97.62	100.69	95.43	13.65	105.51	31.67	427.88	97.00 to 98.18	123,045	117,426
06	32	94.89	93.54	91.24	17.66	102.52	51.72	134.27	82.84 to 106.43	244,132	222,740
07											
<u>ALL</u>	<u>586</u>	<u>97.55</u>	<u>100.30</u>	<u>95.00</u>	<u>13.87</u>	<u>105.58</u>	<u>31.67</u>	<u>427.88</u>	<u>96.98 to 98.17</u>	<u>129,657</u>	<u>123,177</u>

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	2	218.09	218.09	218.10	18.57	100.00	177.60	258.58	N/A	3,001	6,544
Less Than 15,000	9	152.21	182.13	155.27	39.91	117.30	88.33	427.88	98.07 to 258.58	9,333	14,492
Less Than 30,000	40	117.45	139.45	128.83	36.65	108.24	31.74	427.88	108.00 to 135.06	19,283	24,842
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	584	97.53	99.90	94.99	13.49	105.17	31.67	427.88	96.96 to 98.15	130,091	123,576
Greater Than 14,999	577	97.48	99.03	94.94	12.70	104.31	31.67	360.28	96.93 to 98.08	131,534	124,872
Greater Than 29,999	546	97.38	97.44	94.65	11.24	102.95	31.67	360.28	96.74 to 97.99	137,743	130,381
<u>Incremental Ranges</u>											
0 TO 4,999	2	218.09	218.09	218.10	18.57	100.00	177.60	258.58	N/A	3,001	6,544
5,000 TO 14,999	7	148.67	171.86	150.43	39.54	114.25	88.33	427.88	88.33 to 427.88	11,143	16,763
15,000 TO 29,999	31	113.71	127.05	125.60	29.43	101.15	31.74	308.50	97.44 to 126.71	22,172	27,847
30,000 TO 59,999	65	99.96	112.33	110.77	22.61	101.41	36.84	360.28	98.25 to 104.23	43,527	48,216
60,000 TO 99,999	159	98.15	98.74	98.64	10.19	100.10	56.92	213.20	96.88 to 99.54	77,371	76,319
100,000 TO 149,999	140	96.58	94.61	94.35	08.93	100.28	31.67	134.27	95.54 to 98.00	124,411	117,376
150,000 TO 249,999	125	96.95	94.20	94.00	08.53	100.21	52.39	139.08	95.91 to 97.72	187,179	175,953
250,000 TO 499,999	54	94.01	90.75	90.65	11.52	100.11	38.70	114.85	88.92 to 98.02	328,271	297,581
500,000 TO 999,999	3	97.97	92.62	92.71	06.38	99.90	80.57	99.33	N/A	511,667	474,377
1,000,000 +											
<u>ALL</u>	<u>586</u>	<u>97.55</u>	<u>100.30</u>	<u>95.00</u>	<u>13.87</u>	<u>105.58</u>	<u>31.67</u>	<u>427.88</u>	<u>96.98 to 98.17</u>	<u>129,657</u>	<u>123,177</u>

24 Dawson
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 : 94
Total Sales Price : 20,251,369
Total Adj. Sales Price : 20,251,369
Total Assessed Value : 16,534,592
Avg. Adj. Sales Price : 215,440
Avg. Assessed Value : 175,900

MEDIAN : 95
WGT. MEAN : 82
MEAN : 93
COD : 17.40
PRD : 114.49

COV : 25.90
STD : 24.21
Avg. Abs. Dev : 16.60
MAX Sales Ratio : 177.05
MIN Sales Ratio : 34.16

95% Median C.I. : 91.22 to 98.52
95% Wgt. Mean C.I. : 72.42 to 90.87
95% Mean C.I. : 88.59 to 98.37

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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	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	12	98.98	104.89	100.14	11.01	104.74	85.88	149.29	93.98 to 106.85	185,427	185,679	
01-JAN-17 To 31-MAR-17	13	98.78	102.58	110.41	10.06	92.91	78.19	171.24	93.89 to 101.05	107,072	118,220	
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17	4	98.01	85.68	87.38	13.88	98.05	46.67	100.04	N/A	106,875	93,392	
01-OCT-17 To 31-DEC-17	9	96.53	98.42	84.24	18.49	116.83	58.84	135.82	66.25 to 135.82	238,778	201,137	
01-JAN-18 To 31-MAR-18	10	73.96	80.70	77.07	22.20	104.71	55.56	139.84	61.23 to 96.82	211,900	163,320	
01-APR-18 To 30-JUN-18	9	90.84	93.61	96.45	19.14	97.06	66.23	139.21	67.87 to 111.77	122,500	118,148	
01-JUL-18 To 30-SEP-18	5	99.53	107.25	104.93	14.33	102.21	83.78	132.58	N/A	130,000	136,415	
01-OCT-18 To 31-DEC-18	10	93.44	95.85	79.81	25.13	120.10	34.16	177.05	75.79 to 118.76	270,881	216,185	
01-JAN-19 To 31-MAR-19	9	91.22	85.47	59.66	13.36	143.26	41.83	102.60	79.64 to 100.33	261,111	155,787	
01-APR-19 To 30-JUN-19	8	75.92	82.15	76.64	12.17	107.19	71.67	100.51	71.67 to 100.51	417,688	320,098	
01-JUL-19 To 30-SEP-19	5	78.89	79.21	60.61	21.59	130.69	49.37	101.15	N/A	357,200	216,494	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	29	98.78	101.20	102.32	11.00	98.91	46.67	171.24	95.84 to 100.04	139,467	142,710	
01-OCT-17 To 30-SEP-18	33	93.91	93.08	86.19	20.74	107.99	55.56	139.84	74.66 to 99.53	182,439	157,238	
01-OCT-18 To 30-SEP-19	32	87.27	86.91	70.75	19.53	122.84	34.16	177.05	76.72 to 97.83	318,322	225,224	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	26	98.40	98.54	93.76	13.55	105.10	46.67	171.24	95.33 to 99.75	152,632	143,102	
01-JAN-18 To 31-DEC-18	34	91.15	92.48	84.20	22.79	109.83	34.16	177.05	75.79 to 98.93	193,539	162,954	
<u>ALL</u>	94	95.38	93.48	81.65	17.40	114.49	34.16	177.05	91.22 to 98.52	215,440	175,900	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	87	95.42	94.16	81.70	17.35	115.25	34.16	177.05	91.46 to 98.52	227,632	185,985	
2	7	90.30	85.04	79.11	18.05	107.50	46.67	111.33	46.67 to 111.33	63,914	50,561	
<u>ALL</u>	94	95.38	93.48	81.65	17.40	114.49	34.16	177.05	91.22 to 98.52	215,440	175,900	

24 Dawson
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 : 94
 Total Sales Price : 20,251,369
 Total Adj. Sales Price : 20,251,369
 Total Assessed Value : 16,534,592
 Avg. Adj. Sales Price : 215,440
 Avg. Assessed Value : 175,900

MEDIAN : 95
 WGT. MEAN : 82
 MEAN : 93
 COD : 17.40
 PRD : 114.49

COV : 25.90
 STD : 24.21
 Avg. Abs. Dev : 16.60
 MAX Sales Ratio : 177.05
 MIN Sales Ratio : 34.16

95% Median C.I. : 91.22 to 98.52
 95% Wgt. Mean C.I. : 72.42 to 90.87
 95% Mean C.I. : 88.59 to 98.37

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	92	95.29	93.39	81.42	17.75	114.70	34.16	177.05	91.22 to 98.27	217,080	176,747
04	2	97.69	97.69	97.81	01.89	99.88	95.84	99.53	N/A	140,000	136,940
<u>ALL</u>	94	95.38	93.48	81.65	17.40	114.49	34.16	177.05	91.22 to 98.52	215,440	175,900

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	3	135.82	130.13	132.41	04.19	98.28	118.76	135.82	N/A	11,667	15,448
Less Than 30,000	6	113.00	108.36	101.33	19.27	106.94	58.84	135.82	58.84 to 135.82	18,833	19,084
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	94	95.38	93.48	81.65	17.40	114.49	34.16	177.05	91.22 to 98.52	215,440	175,900
Greater Than 14,999	91	95.25	92.28	81.56	16.80	113.14	34.16	177.05	91.15 to 98.20	222,158	181,190
Greater Than 29,999	88	95.29	92.47	81.54	16.76	113.40	34.16	177.05	91.15 to 98.20	228,845	186,592
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	135.82	130.13	132.41	04.19	98.28	118.76	135.82	N/A	11,667	15,448
15,000 TO 29,999	3	93.70	86.59	87.39	17.21	99.08	58.84	107.24	N/A	26,000	22,721
30,000 TO 59,999	22	97.31	102.35	101.81	19.35	100.53	55.56	177.05	85.88 to 111.33	41,201	41,949
60,000 TO 99,999	24	95.26	91.45	91.46	16.44	99.99	46.67	139.84	76.72 to 99.75	70,833	64,782
100,000 TO 149,999	12	95.90	93.36	93.64	05.09	99.70	72.02	100.18	91.22 to 98.27	121,483	113,753
150,000 TO 249,999	13	94.51	90.77	89.79	20.81	101.09	34.16	171.24	66.38 to 101.15	189,741	170,374
250,000 TO 499,999	9	93.91	89.50	90.19	11.37	99.23	61.23	108.61	74.66 to 101.05	374,668	337,917
500,000 TO 999,999	2	89.38	89.38	90.46	15.97	98.81	75.11	103.64	N/A	780,750	706,233
1,000,000 +	6	69.55	67.71	68.12	21.90	99.40	41.83	98.86	41.83 to 98.86	1,445,667	984,803
<u>ALL</u>	94	95.38	93.48	81.65	17.40	114.49	34.16	177.05	91.22 to 98.52	215,440	175,900

24 Dawson
COMMERCIAL

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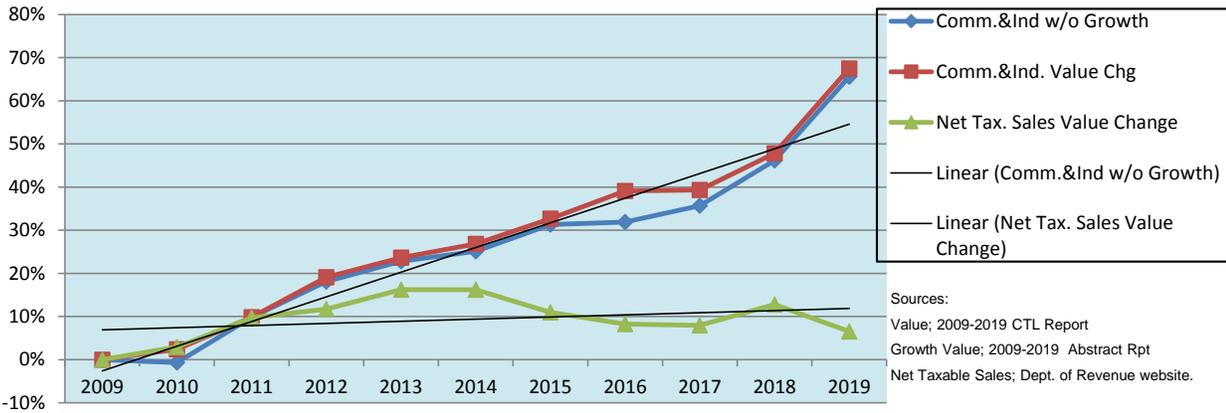
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 95% Wgt. Mean C.I. : 72.42 to 90.87
 95% Mean C.I. : 88.59 to 98.37

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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
102	2	82.97	82.97	74.19	12.21	111.83	72.84	93.09	N/A	1,017,500	754,850
319	3	93.91	87.93	84.26	13.27	104.36	66.25	103.64	N/A	745,000	627,772
326	4	74.63	69.84	57.34	33.47	121.80	34.16	95.95	N/A	101,454	58,175
329	1	95.84	95.84	95.84	00.00	100.00	95.84	95.84	N/A	130,000	124,590
340	2	105.38	105.38	105.15	05.65	100.22	99.43	111.33	N/A	33,700	35,436
341	2	99.64	99.64	99.97	00.55	99.67	99.09	100.18	N/A	80,650	80,624
343	3	98.86	99.64	99.03	05.79	100.62	91.46	108.61	N/A	758,333	750,971
344	6	90.65	87.41	90.86	11.74	96.20	66.23	100.51	66.23 to 100.51	75,920	68,982
349	6	63.12	59.75	52.10	14.16	114.68	41.83	74.66	41.83 to 74.66	672,333	350,304
350	7	98.27	104.91	93.99	28.48	111.62	46.67	177.05	46.67 to 177.05	70,000	65,791
352	6	87.82	88.32	82.63	10.56	106.89	77.12	100.02	77.12 to 100.02	430,667	355,849
353	15	98.93	103.03	100.54	10.74	102.48	73.18	149.29	95.53 to 104.88	93,367	93,870
381	1	78.89	78.89	78.89	00.00	100.00	78.89	78.89	N/A	150,000	118,335
384	3	93.98	86.99	85.83	08.40	101.35	71.67	95.33	N/A	61,667	52,927
386	2	135.82	135.82	135.82	00.00	100.00	135.82	135.82	N/A	14,000	19,015
396	1	99.65	99.65	99.65	00.00	100.00	99.65	99.65	N/A	40,000	39,861
406	5	96.82	93.97	94.19	14.22	99.77	72.02	121.42	N/A	110,000	103,609
419	1	171.24	171.24	171.24	00.00	100.00	171.24	171.24	N/A	225,000	385,300
442	2	94.54	94.54	96.31	04.48	98.16	90.30	98.78	N/A	60,000	57,785
444	1	98.55	98.55	98.55	00.00	100.00	98.55	98.55	N/A	153,825	151,588
470	1	132.58	132.58	132.58	00.00	100.00	132.58	132.58	N/A	70,000	92,809
471	6	82.24	83.77	80.84	21.30	103.62	58.84	118.76	58.84 to 118.76	49,667	40,150
477	1	67.87	67.87	67.87	00.00	100.00	67.87	67.87	N/A	60,000	40,724
494	1	101.05	101.05	101.05	00.00	100.00	101.05	101.05	N/A	496,010	501,196
528	10	93.79	95.20	84.28	15.35	112.96	75.11	134.42	75.79 to 111.77	140,200	118,163
551	1	101.15	101.15	101.15	00.00	100.00	101.15	101.15	N/A	170,000	171,954
555	1	83.78	83.78	83.78	00.00	100.00	83.78	83.78	N/A	30,000	25,135
<u>ALL</u>	<u>94</u>	<u>95.38</u>	<u>93.48</u>	<u>81.65</u>	<u>17.40</u>	<u>114.49</u>	<u>34.16</u>	<u>177.05</u>	<u>91.22 to 98.52</u>	<u>215,440</u>	<u>175,900</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 176,801,833	\$ 3,345,905		\$ 173,455,928	--	\$ 224,601,120	--
2009	\$ 179,113,454	\$ 3,903,990	2.18%	\$ 175,209,464	--	\$ 224,955,733	--
2010	\$ 183,388,037	\$ 5,511,020	3.01%	\$ 177,877,017	-0.69%	\$ 231,540,625	2.93%
2011	\$ 196,765,240	\$ 34,481	0.02%	\$ 196,730,759	7.28%	\$ 246,776,223	6.58%
2012	\$ 213,323,805	\$ 1,858,302	0.87%	\$ 211,465,503	7.47%	\$ 251,333,062	1.85%
2013	\$ 221,466,541	\$ 1,469,330	0.66%	\$ 219,997,211	3.13%	\$ 261,451,460	4.03%
2014	\$ 227,126,167	\$ 3,004,885	1.32%	\$ 224,121,282	1.20%	\$ 261,368,154	-0.03%
2015	\$ 237,585,741	\$ 2,412,203	1.02%	\$ 235,173,538	3.54%	\$ 249,544,797	-4.52%
2016	\$ 249,127,319	\$ 12,869,825	5.17%	\$ 236,257,494	-0.56%	\$ 243,507,459	-2.42%
2017	\$ 249,577,923	\$ 6,526,312	2.61%	\$ 243,051,611	-2.44%	\$ 242,800,466	-0.29%
2018	\$ 264,743,511	\$ 2,927,365	1.11%	\$ 261,816,146	4.90%	\$ 253,699,738	4.49%
2019	\$ 300,005,639	\$ 3,372,581	1.12%	\$ 296,633,058	12.05%	\$ 239,684,757	-5.52%
Ann %chg	5.29%			Average	3.59%	0.64%	0.71%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.69%	2.39%	2.93%
2011	9.84%	9.86%	9.70%
2012	18.06%	19.10%	11.73%
2013	22.83%	23.65%	16.22%
2014	25.13%	26.81%	16.19%
2015	31.30%	32.65%	10.93%
2016	31.90%	39.09%	8.25%
2017	35.70%	39.34%	7.93%
2018	46.17%	47.81%	12.78%
2019	65.61%	67.49%	6.55%

County Number	24
County Name	Dawson

24 Dawson

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

AGRICULTURAL LAND

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

Number of Sales : 61
 Total Sales Price : 44,187,703
 Total Adj. Sales Price : 44,187,703
 Total Assessed Value : 30,581,724
 Avg. Adj. Sales Price : 724,389
 Avg. Assessed Value : 501,340

MEDIAN : 69
 WGT. MEAN : 69
 MEAN : 71
 COD : 15.64
 PRD : 102.40

COV : 20.71
 STD : 14.68
 Avg. Abs. Dev : 10.75
 MAX Sales Ratio : 123.46
 MIN Sales Ratio : 46.32

95% Median C.I. : 64.77 to 71.28
 95% Wgt. Mean C.I. : 64.76 to 73.66
 95% Mean C.I. : 67.19 to 74.55

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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	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	4	64.75	72.69	66.25	20.00	109.72	58.74	102.50	N/A	680,195	450,647	
01-JAN-17 To 31-MAR-17	8	69.03	70.61	69.21	09.37	102.02	60.07	88.21	60.07 to 88.21	717,615	496,667	
01-APR-17 To 30-JUN-17	4	71.11	71.13	71.72	06.67	99.18	64.07	78.24	N/A	539,250	386,766	
01-JUL-17 To 30-SEP-17	2	52.39	52.39	53.72	08.84	97.52	47.76	57.01	N/A	930,930	500,114	
01-OCT-17 To 31-DEC-17	13	65.51	68.49	65.53	13.88	104.52	55.22	93.11	58.35 to 79.45	610,657	400,191	
01-JAN-18 To 31-MAR-18	7	70.80	67.75	68.59	07.90	98.78	46.32	79.07	46.32 to 79.07	712,627	488,817	
01-APR-18 To 30-JUN-18	5	59.10	60.09	60.78	03.99	98.86	56.04	64.77	N/A	850,633	517,009	
01-JUL-18 To 30-SEP-18	3	58.08	70.46	77.27	30.89	91.19	49.74	103.55	N/A	307,199	237,365	
01-OCT-18 To 31-DEC-18	2	93.09	93.09	91.89	04.61	101.31	88.80	97.37	N/A	277,000	254,538	
01-JAN-19 To 31-MAR-19	7	75.21	79.44	75.53	16.62	105.18	61.97	123.46	61.97 to 123.46	1,163,002	878,456	
01-APR-19 To 30-JUN-19	5	80.58	81.22	81.16	09.52	100.07	70.42	92.39	N/A	762,089	618,496	
01-JUL-19 To 30-SEP-19	1	53.31	53.31	53.31	00.00	100.00	53.31	53.31	N/A	1,100,000	586,428	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	18	68.71	69.16	66.69	12.55	103.70	47.76	102.50	60.74 to 73.50	693,364	462,401	
01-OCT-17 To 30-SEP-18	28	64.95	67.02	65.86	14.33	101.76	46.32	103.55	58.74 to 70.80	646,489	425,762	
01-OCT-18 To 30-SEP-19	15	80.33	80.11	75.98	15.25	105.44	53.31	123.46	68.59 to 89.55	907,030	689,145	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	27	66.78	68.32	66.24	12.68	103.14	47.76	93.11	60.73 to 72.49	655,493	434,189	
01-JAN-18 To 31-DEC-18	17	65.13	68.96	67.44	17.87	102.25	46.32	103.55	58.08 to 79.07	630,421	425,172	
<u>ALL</u>	61	68.72	70.87	69.21	15.64	102.40	46.32	123.46	64.77 to 71.28	724,389	501,340	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	56	69.89	72.25	69.91	15.02	103.35	47.76	123.46	65.72 to 72.49	745,640	521,244	
2	5	55.22	55.43	57.24	10.79	96.84	46.32	65.13	N/A	486,371	278,416	
<u>ALL</u>	61	68.72	70.87	69.21	15.64	102.40	46.32	123.46	64.77 to 71.28	724,389	501,340	

24 Dawson
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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MEAN : 71
COD : 15.64
PRD : 102.40

COV : 20.71
STD : 14.68
Avg. Abs. Dev : 10.75
MAX Sales Ratio : 123.46
MIN Sales Ratio : 46.32

95% Median C.I. : 64.77 to 71.28
95% Wgt. Mean C.I. : 64.76 to 73.66
95% Mean C.I. : 67.19 to 74.55

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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	39	68.76	71.42	67.52	15.13	105.78	47.76	123.46	61.97 to 72.49	734,355	495,857
1	38	69.06	71.70	67.72	15.15	105.88	47.76	123.46	63.32 to 72.49	732,601	496,103
2	1	60.74	60.74	60.74	00.00	100.00	60.74	60.74	N/A	801,000	486,499
Grass											
County	4	68.79	66.92	76.12	14.57	87.91	49.74	80.38	N/A	1,005,277	765,196
1	3	73.50	72.65	77.47	07.40	93.78	64.07	80.38	N/A	1,274,838	987,668
2	1	49.74	49.74	49.74	00.00	100.00	49.74	49.74	N/A	196,596	97,780
ALL	61	68.72	70.87	69.21	15.64	102.40	46.32	123.46	64.77 to 71.28	724,389	501,340

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	46	68.74	70.79	67.76	13.92	104.47	47.76	123.46	63.32 to 71.28	758,187	513,753
1	45	68.76	71.01	67.93	13.98	104.53	47.76	123.46	64.77 to 71.28	757,235	514,359
2	1	60.74	60.74	60.74	00.00	100.00	60.74	60.74	N/A	801,000	486,499
Grass											
County	5	66.13	66.76	75.78	12.11	88.10	49.74	80.38	N/A	832,222	630,673
1	4	69.82	71.02	77.07	08.48	92.15	64.07	80.38	N/A	991,128	763,896
2	1	49.74	49.74	49.74	00.00	100.00	49.74	49.74	N/A	196,596	97,780
ALL	61	68.72	70.87	69.21	15.64	102.40	46.32	123.46	64.77 to 71.28	724,389	501,340

Dawson County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dawson	1	4414	4418	4102	3876	3595	3449	3327	3135	4224
Custer	4	3694	3697	3799	3297	3000	2996	2800	2618	3381
Custer	5	3694	3690	3733	3294	2997	2998	2784	2609	3419
Buffalo	1	5090	5090	4875	4765	3386	4480	4110	4110	4616
Buffalo	6	2795	5480	5230	5170	n/a	4695	n/a	4400	4848
Kearney	1	4800	4799	4750	4550	4000	3000	3000	3000	4519
Gosper	1	4975	4975	4100	3300	n/a	3100	2900	2750	4756
Lincoln	1	4398	4392	4173	4144	4023	3887	4013	3895	4240
Dawson	2	3300	3300	3300	2690	n/a	1640	1510	1480	3146
Frontier	1	2885	2881	2812	2833	2785	2785	2731	2678	2856
Lincoln	4	2790	2768	2278	2703	2790	2790	2495	2604	2704

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dawson	1	n/a	2210	2211	2005	1994	1800	1555	1540	1965
Custer	4	n/a	1700	1700	1325	1325	1200	1200	1135	1431
Custer	5	n/a	1700	1699	1325	1325	1200	1200	1135	1439
Buffalo	1	2355	2355	2195	2195	2040	1940	1900	1900	2098
Buffalo	6	n/a	2340	2195	2110	2005	n/a	1890	1865	1997
Kearney	1	n/a	2770	2500	2500	2230	1785	1785	1785	2593
Gosper	1	n/a	1821	1730	1635	1500	1280	1215	1215	1719
Lincoln	1	1675	1675	1675	1675	1675	1675	1675	1675	1675
Dawson	2	n/a	1345	1345	1200	1200	1045	890	735	1152
Frontier	1	1235	1235	1185	1185	1135	n/a	1085	1085	1212
Lincoln	4	1250	1250	1250	1250	1250	1250	1250	1250	1250

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dawson	1	1200	1200	1170	1170	1170	1172	1170	1170	1173
Custer	4	792	825	822	750	824	623	n/a	2730	764
Custer	5	796	893	886	750	886	868	750	1343	859
Buffalo	1	1422	1482	1420	1376	1417	1195	1371	1350	1366
Buffalo	6	1413	1449	1390	n/a	1345	n/a	n/a	n/a	1413
Kearney	1	1300	1300	1300	1300	1300	1300	1300	1300	1300
Gosper	1	975	984	975	975	1349	n/a	975	1335	977
Lincoln	1	1025	1025	1025	1025	1025	1025	1025	1025	1025
Dawson	2	735	735	590	590	590	n/a	590	n/a	603
Frontier	1	585	585	585	n/a	585	585	585	585	585
Lincoln	4	625	625	625	625	625	585	585	585	622

County	Mkt Area	CRP	TIMBER	WASTE
Dawson	1	n/a	n/a	50
Custer	4	n/a	594	50
Custer	5	n/a	n/a	50
Buffalo	1	2026	1851	400
Buffalo	6	1307	449	474
Kearney	1	n/a	n/a	150
Gosper	1	n/a	n/a	100
Lincoln	1	n/a	n/a	1025
Dawson	2	n/a	n/a	50
Frontier	1	1076	n/a	n/a
Lincoln	4	n/a	n/a	306

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.

Loup County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Loup	1	3045	3045	3045	3045	2685	2685	2685	1790	2816
Rock	2	n/a	2700	2600	2600	2500	2400	2350	2200	2368
Garfield	1	3305	3305	3305	2820	2820	2500	2500	2140	2874
Custer	3	3706	3679	3700	3437	3236	3162	2437	2439	3144
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2100
Brown	1	3600	3600	3400	3400	3140	3139	3030	3030	3337

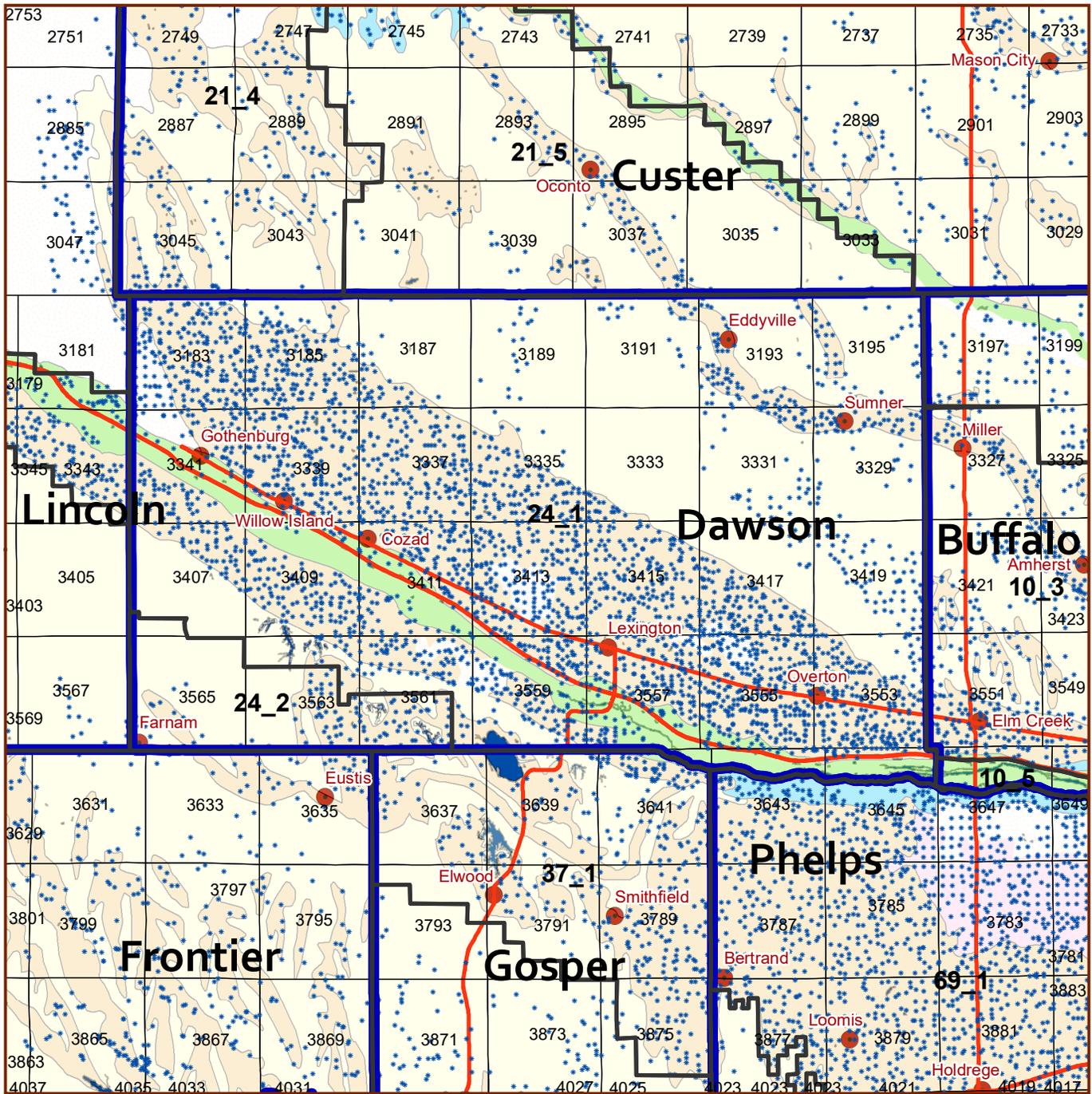
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Loup	1	n/a	830	830	830	775	700	700	700	769
Rock	2	n/a	n/a	1070	1070	960	n/a	n/a	800	912
Garfield	1	n/a	1450	1450	1270	1270	1060	1055	995	1229
Custer	3	n/a	1375	1375	1375	1375	1375	1375	1375	1375
Blaine	1	n/a	n/a	n/a	600	n/a	n/a	n/a	570	570
Brown	1	n/a	1090	1090	1090	995	810	810	810	1003

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Loup	1	630	n/a	630	630	630	630	630	630	630
Rock	2	890	945	830	851	765	636	635	404	724
Garfield	1	922	n/a	812	930	636	660	906	700	718
Custer	3	849	961	804	752	797	632	n/a	2730	758
Blaine	1	600	600	600	600	570	570	570	570	575
Brown	1	810	810	750	750	500	500	500	500	561

County	Mkt Area	CRP	TIMBER	WASTE
Loup	1	787	n/a	100
Rock	2	748	350	101
Garfield	1	908	n/a	191
Custer	3	n/a	612	40
Blaine	1	n/a	n/a	25
Brown	1	726	500	78

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.

DAWSON COUNTY



Legend

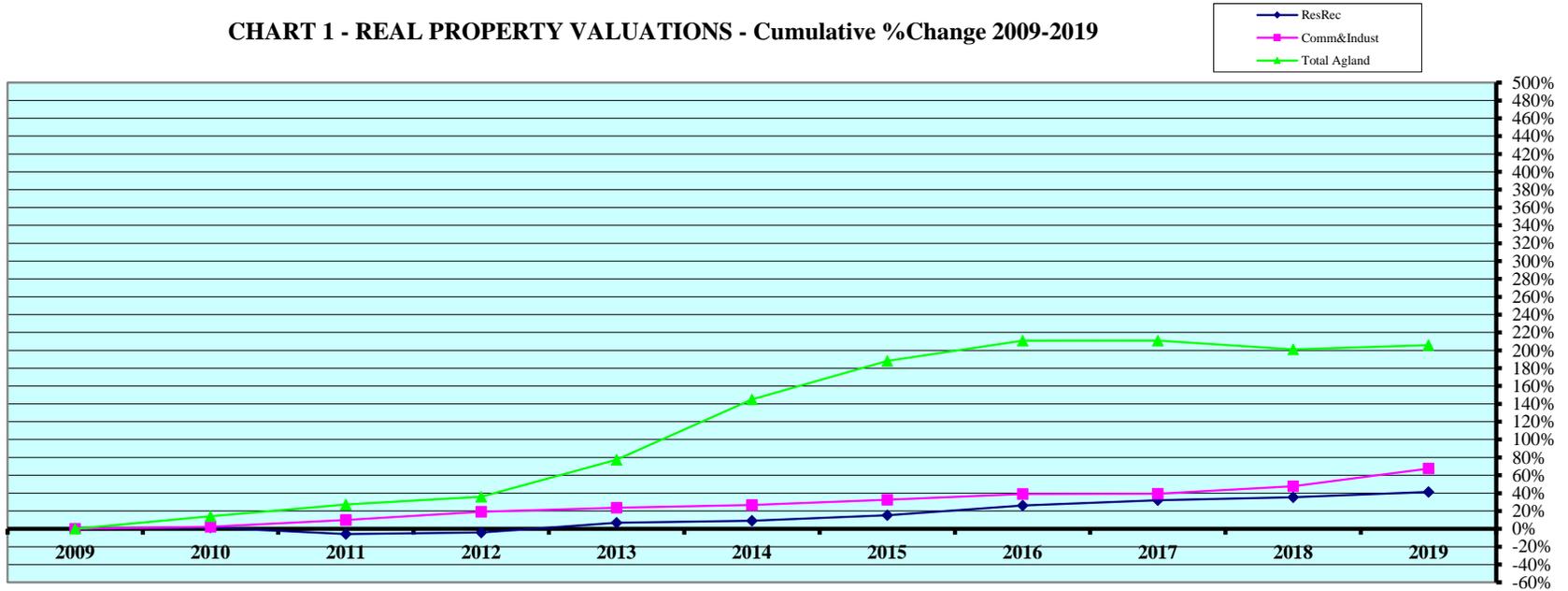
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	613,330,856	--	--	--	179,113,454	--	--	--	569,492,808	--	--	--
2010	622,215,727	8,884,871	1.45%	1.45%	183,388,037	4,274,583	2.39%	2.39%	650,298,017	80,805,209	14.19%	14.19%
2011	577,103,245	-45,112,482	-7.25%	-5.91%	196,765,240	13,377,203	7.29%	9.86%	725,065,990	74,767,973	11.50%	27.32%
2012	587,681,526	10,578,281	1.83%	-4.18%	213,323,805	16,558,565	8.42%	19.10%	774,575,677	49,509,687	6.83%	36.01%
2013	655,852,170	68,170,644	11.60%	6.93%	221,466,541	8,142,736	3.82%	23.65%	1,011,158,114	236,582,437	30.54%	77.55%
2014	668,039,748	12,187,578	1.86%	8.92%	227,126,167	5,659,626	2.56%	26.81%	1,395,591,635	384,433,521	38.02%	145.06%
2015	707,005,113	38,965,365	5.83%	15.27%	237,585,741	10,459,574	4.61%	32.65%	1,641,643,143	246,051,508	17.63%	188.26%
2016	773,044,351	66,039,238	9.34%	26.04%	249,127,319	11,541,578	4.86%	39.09%	1,769,967,049	128,323,906	7.82%	210.80%
2017	810,261,475	37,217,124	4.81%	32.11%	249,577,923	450,604	0.18%	39.34%	1,770,728,075	761,026	0.04%	210.93%
2018	831,155,570	20,894,095	2.58%	35.52%	264,743,511	15,165,588	6.08%	47.81%	1,714,996,890	-55,731,185	-3.15%	201.14%
2019	866,943,677	35,788,107	4.31%	41.35%	300,005,639	35,262,128	13.32%	67.49%	1,741,232,061	26,235,171	1.53%	205.75%

Rate Annual %chg: Residential & Recreational **3.52%**

Commercial & Industrial **5.29%**

Agricultural Land **11.82%**

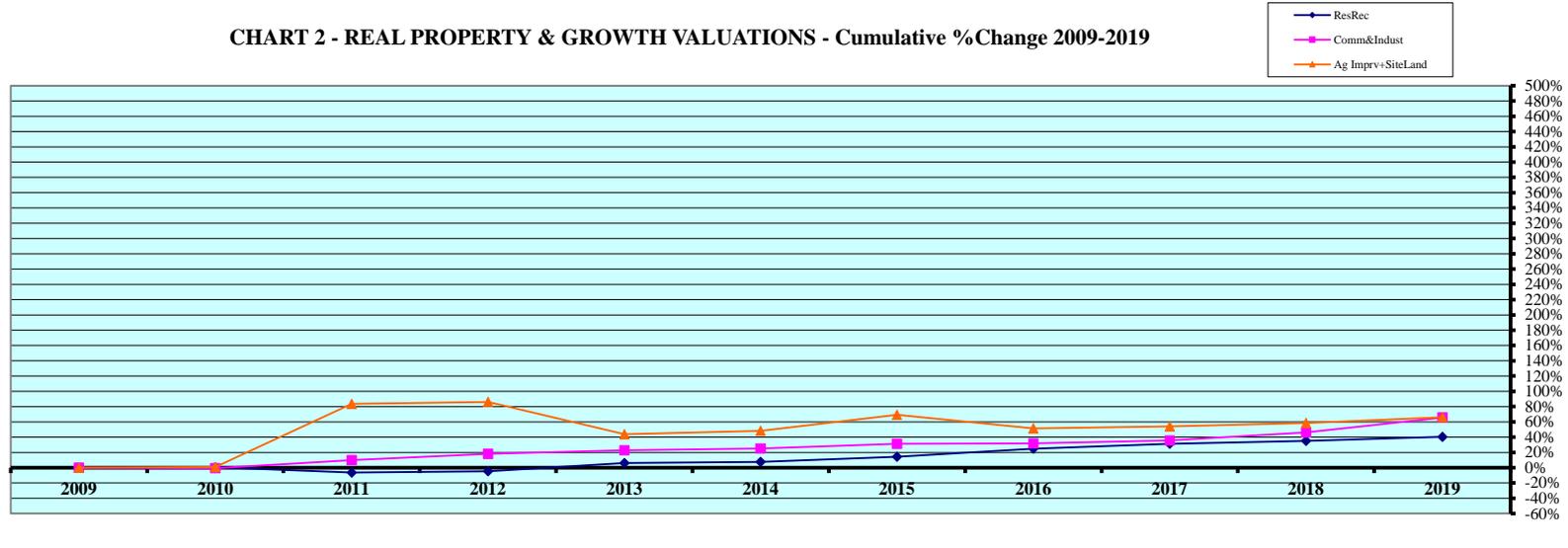
Cnty# **24**
County **DAWSON**

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	613,330,856	9,369,122	1.53%	603,961,734	--	--	179,113,454	3,903,990	2.18%	175,209,464	--	--	
2010	622,215,727	5,702,457	0.92%	616,513,270	0.52%	0.52%	183,388,037	5,511,020	3.01%	177,877,017	-0.69%	-0.69%	
2011	577,103,245	2,374,944	0.41%	574,728,301	-7.63%	-6.29%	196,765,240	34,481	0.02%	196,730,759	7.28%	9.84%	
2012	587,681,526	3,037,043	0.52%	584,644,483	1.31%	-4.68%	213,323,805	1,858,302	0.87%	211,465,503	7.47%	18.06%	
2013	655,852,170	5,599,093	0.85%	650,253,077	10.65%	6.02%	221,466,541	1,469,330	0.66%	219,997,211	3.13%	22.83%	
2014	668,039,748	8,613,745	1.29%	659,426,003	0.54%	7.52%	227,126,167	3,004,885	1.32%	224,121,282	1.20%	25.13%	
2015	707,005,113	5,128,780	0.73%	701,876,333	5.07%	14.44%	237,585,741	2,412,203	1.02%	235,173,538	3.54%	31.30%	
2016	773,044,351	6,499,088	0.84%	766,545,263	8.42%	24.98%	249,127,319	12,869,825	5.17%	236,257,494	-0.56%	31.90%	
2017	810,261,475	4,457,116	0.55%	805,804,359	4.24%	31.38%	249,577,923	6,526,312	2.61%	243,051,611	-2.44%	35.70%	
2018	831,155,570	3,590,875	0.43%	827,564,695	2.14%	34.93%	264,743,511	2,927,365	1.11%	261,816,146	4.90%	46.17%	
2019	866,943,677	5,700,070	0.66%	861,243,607	3.62%	40.42%	300,005,639	3,372,581	1.12%	296,633,058	12.05%	65.61%	
Rate Ann%chg	3.52%			2.89%			5.29%			C & I w/o growth			3.59%

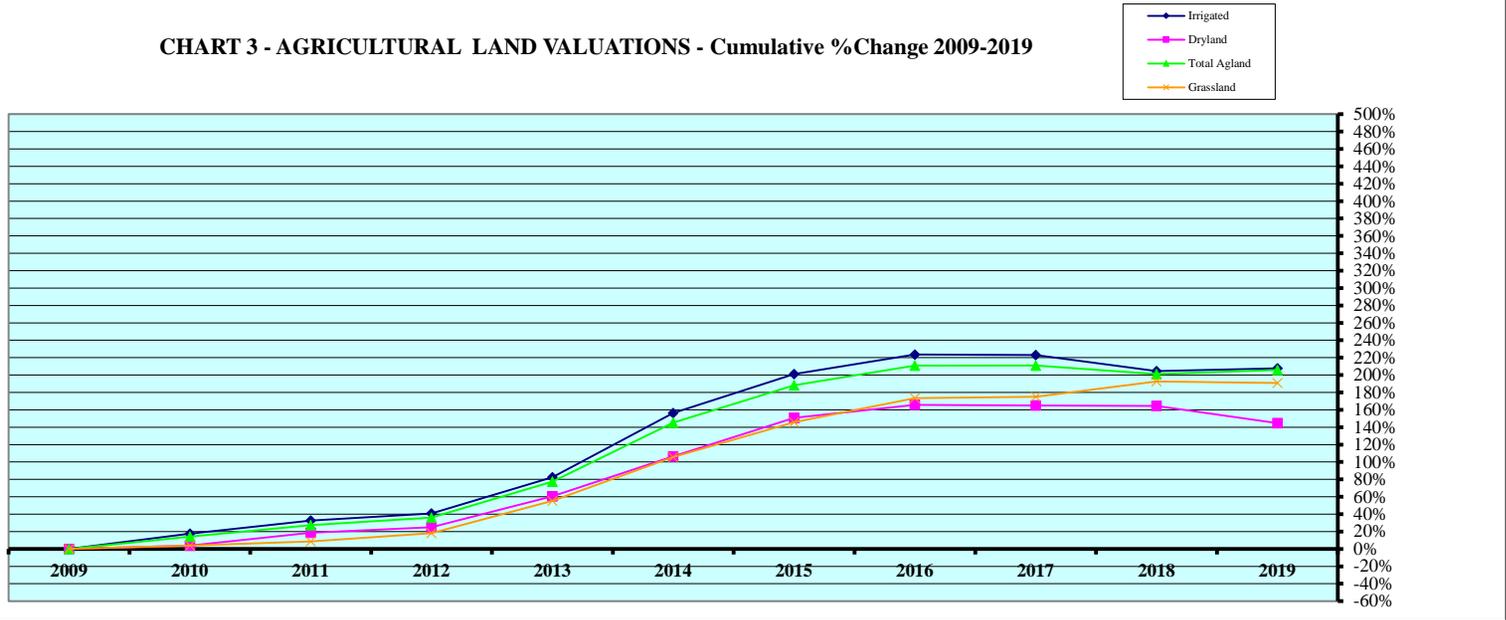
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2009	68,536,679	28,180,392	96,717,071	5,463,167	5.65%	91,253,904	--	--
2010	72,190,854	35,119,265	107,310,119	9,621,289	8.97%	97,688,830	1.00%	1.00%
2011	126,030,459	53,266,570	179,297,029	1,826,537	1.02%	177,470,492	65.38%	83.49%
2012	126,319,177	59,278,775	185,597,952	5,628,199	3.03%	179,969,753	0.38%	86.08%
2013	82,801,209	61,221,872	144,023,081	4,899,930	3.40%	139,123,151	-25.04%	43.85%
2014	84,405,233	64,518,622	148,923,855	5,553,356	3.73%	143,370,499	-0.45%	48.24%
2015	92,479,298	74,208,181	166,687,479	2,874,433	1.72%	163,813,046	10.00%	69.37%
2016	76,672,198	73,746,231	150,418,429	3,822,958	2.54%	146,595,471	-12.05%	51.57%
2017	86,428,616	67,338,039	153,766,655	4,786,701	3.11%	148,979,954	-0.96%	54.04%
2018	86,869,320	68,689,935	155,559,255	2,436,625	1.57%	153,122,630	-0.42%	58.32%
2019	92,487,232	72,071,736	164,558,968	3,921,136	2.38%	160,637,832	3.26%	66.09%
Rate Ann%chg	3.04%	9.85%	5.46%	Ag Imprv+Site w/o growth			4.11%	

(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# 24
County DAWSON

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	433,391,281	--	--	--	22,446,191	--	--	--	107,052,181	--	--	--
2010	509,325,741	75,934,460	17.52%	17.52%	23,292,293	846,102	3.77%	3.77%	111,275,079	4,222,898	3.94%	3.94%
2011	575,250,736	65,924,995	12.94%	32.73%	26,611,275	3,318,982	14.25%	18.56%	116,140,832	4,865,753	4.37%	8.49%
2012	610,173,692	34,922,956	6.07%	40.79%	28,068,375	1,457,100	5.48%	25.05%	126,472,158	10,331,326	8.90%	18.14%
2013	790,938,354	180,764,662	29.63%	82.50%	36,042,108	7,973,733	28.41%	60.57%	166,295,951	39,823,793	31.49%	55.34%
2014	1,111,112,004	320,173,650	40.48%	156.38%	46,352,094	10,309,986	28.61%	106.50%	220,218,537	53,922,586	32.43%	105.71%
2015	1,304,575,715	193,463,711	17.41%	201.02%	56,272,168	9,920,074	21.40%	150.70%	262,905,140	42,686,603	19.38%	145.59%
2016	1,402,378,038	97,802,323	7.50%	223.58%	59,631,285	3,359,117	5.97%	165.66%	292,621,316	29,716,176	11.30%	173.34%
2017	1,399,450,660	-2,927,378	-0.21%	222.91%	59,501,801	-129,484	-0.22%	165.09%	294,479,194	1,857,878	0.63%	175.08%
2018	1,319,410,717	-80,039,943	-5.72%	204.44%	59,342,136	-159,665	-0.27%	164.38%	313,234,164	18,754,970	6.37%	192.60%
2019	1,333,592,124	14,181,407	1.07%	207.71%	54,898,563	-4,443,573	-7.49%	144.58%	311,373,125	-1,861,039	-0.59%	190.86%

Rate Ann.%chg: Irrigated **11.90%** Dryland **9.36%** Grassland **11.27%**

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	207,363	--	--	--	6,395,792	--	--	--	569,492,808	--	--	--
2010	90,226	-117,137	-56.49%	-56.49%	6,314,678	-81,114	-1.27%	-1.27%	650,298,017	80,805,209	14.19%	14.19%
2011	89,961	-265	-0.29%	-56.62%	6,973,186	658,508	10.43%	9.03%	725,065,990	74,767,973	11.50%	27.32%
2012	89,019	-942	-1.05%	-57.07%	9,772,433	2,799,247	40.14%	52.79%	774,575,677	49,509,687	6.83%	36.01%
2013	127,046	38,027	42.72%	-38.73%	17,754,655	7,982,222	81.68%	177.60%	1,011,158,114	236,582,437	30.54%	77.55%
2014	128,401	1,355	1.07%	-38.08%	17,780,599	25,944	0.15%	178.00%	1,395,591,635	384,433,521	38.02%	145.06%
2015	127,351	-1,050	-0.82%	-38.59%	17,762,769	-17,830	-0.10%	177.73%	1,641,643,143	246,051,508	17.63%	188.26%
2016	128,274	923	0.72%	-38.14%	15,208,136	-2,554,633	-14.38%	137.78%	1,769,967,049	128,323,906	7.82%	210.80%
2017	128,364	90	0.07%	-38.10%	17,168,056	1,959,920	12.89%	168.43%	1,770,728,075	761,026	0.04%	210.93%
2018	128,364	0	0.00%	-38.10%	22,881,509	5,713,453	33.28%	257.76%	1,714,996,890	-55,731,185	-3.15%	201.14%
2019	78,490	-49,874	-38.85%	-62.15%	41,289,759	18,408,250	80.45%	545.58%	1,741,232,061	26,235,171	1.53%	205.75%

Cnty# **24**
County **DAWSON**

Rate Ann.%chg: Total Agric Land **11.82%**

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	433,447,812	279,660	1,550			22,268,232	35,583	626			106,881,101	269,339	397		
2010	509,159,759	289,236	1,760	13.58%	13.58%	23,554,933	33,157	710	13.52%	13.52%	111,578,682	266,916	418	5.34%	5.34%
2011	575,261,303	289,058	1,990	13.05%	28.40%	26,603,603	33,225	801	12.71%	27.95%	115,979,295	266,203	436	4.22%	9.79%
2012	610,259,310	289,014	2,112	6.10%	36.24%	28,254,364	33,111	853	6.57%	36.36%	126,329,552	266,630	474	8.75%	19.40%
2013	792,058,164	288,796	2,743	29.89%	76.95%	36,106,663	33,041	1,093	28.06%	74.62%	165,862,375	266,944	621	31.14%	56.58%
2014	1,111,938,513	288,390	3,856	40.58%	148.77%	46,320,515	32,706	1,416	29.60%	126.31%	220,039,278	267,716	822	32.28%	107.12%
2015	1,305,705,465	288,089	4,532	17.55%	192.42%	55,799,835	32,692	1,707	20.52%	172.74%	262,866,293	268,028	981	19.32%	147.15%
2016	1,402,595,942	287,812	4,873	7.52%	214.43%	59,559,427	32,844	1,813	6.24%	189.77%	292,504,208	266,465	1,098	11.93%	176.62%
2017	1,400,365,042	287,338	4,874	0.01%	214.44%	59,638,870	32,891	1,813	-0.01%	189.74%	292,456,387	266,430	1,098	0.00%	176.62%
2018	1,320,867,229	287,085	4,601	-5.59%	196.85%	59,114,398	32,745	1,805	-0.44%	188.47%	312,925,643	268,054	1,167	6.35%	194.18%
2019	1,326,280,437	288,561	4,596	-0.10%	196.55%	57,260,590	31,753	1,803	-0.11%	188.16%	312,315,845	267,573	1,167	-0.02%	194.14%

Rate Annual %chg Average Value/Acre: 11.48%

11.16%

11.39%

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	207,433	5,940	35			6,395,792	19,587	327			569,200,370	610,110	933		
2010	88,870	2,539	35	0.24%	0.24%	5,848,250	18,660	313	-4.02%	-4.02%	650,230,494	610,508	1,065	14.16%	14.16%
2011	89,852	2,567	35	0.00%	0.24%	6,314,678	19,317	327	4.30%	0.11%	724,248,731	610,370	1,187	11.41%	27.19%
2012	89,029	2,543	35	0.00%	0.24%	9,113,925	19,315	472	44.34%	44.50%	774,046,180	610,613	1,268	6.83%	35.88%
2013	127,046	2,541	50	42.86%	43.21%	17,153,147	19,315	888	88.21%	171.97%	1,011,307,395	610,637	1,656	30.65%	77.52%
2014	127,046	2,541	50	0.00%	43.21%	17,153,147	19,315	888	0.00%	171.97%	1,395,578,499	610,667	2,285	37.99%	144.96%
2015	127,351	2,547	50	0.00%	43.21%	17,157,036	19,329	888	-0.05%	171.84%	1,641,655,980	610,684	2,688	17.63%	188.14%
2016	127,324	2,546	50	0.00%	43.21%	15,228,724	17,068	892	0.52%	173.25%	1,770,015,625	606,735	2,917	8.52%	212.70%
2017	128,124	2,562	50	0.00%	43.21%	15,190,616	17,050	891	-0.15%	172.85%	1,767,779,039	606,271	2,916	-0.05%	212.54%
2018	128,146	2,563	50	0.00%	43.21%	41,932,975	19,238	2,180	144.65%	567.52%	1,734,968,391	609,686	2,846	-2.41%	205.02%
2019	105,117	2,102	50	0.00%	43.20%	53,965,957	19,561	2,759	26.57%	744.89%	1,749,927,946	609,550	2,871	0.88%	207.72%

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DAWSON

Rate Annual %chg Average Value/Acre: 11.90%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 15,829	Value : 3,017,656,983	Growth 9,857,651	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	601	48,069,239	152	1,345,144	1,020	9,107,182	1,773	58,521,565	
02. Res Improve Land	5,794	49,789,306	169	3,021,602	1,106	40,401,443	7,069	93,212,351	
03. Res Improvements	6,433	497,921,988	180	22,636,404	1,260	201,416,313	7,873	721,974,705	
04. Res Total	7,034	595,780,533	332	27,003,150	2,280	250,924,938	9,646	873,708,621	3,561,798
% of Res Total	72.92	68.19	3.44	3.09	23.64	28.72	60.94	28.95	36.13
05. Com UnImp Land	150	4,237,062	5	89,627	20	185,937	175	4,512,626	
06. Com Improve Land	841	22,638,693	36	1,068,635	70	2,203,751	947	25,911,079	
07. Com Improvements	876	172,371,084	37	11,335,341	98	20,457,098	1,011	204,163,523	
08. Com Total	1,026	199,246,839	42	12,493,603	118	22,846,786	1,186	234,587,228	1,881,259
% of Com Total	86.51	84.94	3.54	5.33	9.95	9.74	7.49	7.77	19.08
09. Ind UnImp Land	5	58,076	1	254,196	0	0	6	312,272	
10. Ind Improve Land	14	912,451	7	1,228,007	1	57,486	22	2,197,944	
11. Ind Improvements	14	35,358,809	7	28,346,687	2	893,914	23	64,599,410	
12. Ind Total	19	36,329,336	8	29,828,890	2	951,400	29	67,109,626	0
% of Ind Total	65.52	54.13	27.59	44.45	6.90	1.42	0.18	2.22	0.00
13. Rec UnImp Land	0	0	0	0	39	1,138,806	39	1,138,806	
14. Rec Improve Land	1	780	0	0	356	21,698,034	357	21,698,814	
15. Rec Improvements	1	1,000	0	0	363	56,287,634	364	56,288,634	
16. Rec Total	1	1,780	0	0	402	79,124,474	403	79,126,254	0
% of Rec Total	0.25	0.00	0.00	0.00	99.75	100.00	2.55	2.62	0.00
Res & Rec Total	7,035	595,782,313	332	27,003,150	2,682	330,049,412	10,049	952,834,875	3,561,798
% of Res & Rec Total	70.01	62.53	3.30	2.83	26.69	34.64	63.48	31.58	36.13
Com & Ind Total	1,045	235,576,175	50	42,322,493	120	23,798,186	1,215	301,696,854	1,881,259
% of Com & Ind Total	86.01	78.08	4.12	14.03	9.88	7.89	7.68	10.00	19.08
17. Taxable Total	8,080	831,358,488	382	69,325,643	2,802	353,847,598	11,264	1,254,531,729	5,443,057
% of Taxable Total	71.73	66.27	3.39	5.53	24.88	28.21	71.16	41.57	55.22

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	63	529,975	8,361,075	2	19,162	326,610
19. Commercial	28	1,836,860	36,791,158	0	0	0
20. Industrial	1	9,406	1,030,581	0	0	0
21. Other	1	15,480	645	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	65	549,137	8,687,685
19. Commercial	0	0	0	28	1,836,860	36,791,158
20. Industrial	0	0	0	1	9,406	1,030,581
21. Other	0	0	0	1	15,480	645
22. Total Sch II				95	2,410,883	46,510,069

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	1	4,257	1	4,257	0
25. Total	0	0	0	0	1	4,257	1	4,257	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,277	4	41	1,322

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	495,626	3,430	1,215,167,218	3,432	1,215,662,844
28. Ag-Improved Land	1	3,624	0	0	1,082	397,692,780	1,083	397,696,404
29. Ag Improvements	1	27,410	0	0	1,131	149,734,339	1,132	149,761,749

30. Ag Total					4,564	1,763,120,997
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	27,410	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	1	2.30	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	66	64.47	1,377,050	66	64.47	1,377,050	
32. HomeSite Improv Land	464	468.79	10,036,850	464	468.79	10,036,850	
33. HomeSite Improvements	704	0.00	86,588,418	704	0.00	86,588,418	147,181
34. HomeSite Total				770	533.26	98,002,318	
35. FarmSite UnImp Land	82	266.37	660,405	82	266.37	660,405	
36. FarmSite Improv Land	863	3,053.31	8,955,585	863	3,053.31	8,955,585	
37. FarmSite Improvements	1,091	0.00	63,145,921	1,092	0.00	63,173,331	4,267,413
38. FarmSite Total				1,174	3,319.68	72,789,321	
39. Road & Ditches	3,415	8,770.16	0	3,416	8,772.46	0	
40. Other- Non Ag Use	3	109.80	159,282	3	109.80	159,282	
41. Total Section VI				1,944	12,735.20	170,950,921	4,414,594

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	212.43	182,644	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	212.43	182,644

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	162,151.96	58.38%	715,784,008	61.02%	4,414.28
46. 1A	39,539.61	14.24%	174,693,763	14.89%	4,418.20
47. 2A1	22,047.50	7.94%	90,436,315	7.71%	4,101.89
48. 2A	21,047.79	7.58%	81,584,442	6.95%	3,876.15
49. 3A1	9,712.50	3.50%	34,914,543	2.98%	3,594.80
50. 3A	4,304.45	1.55%	14,845,561	1.27%	3,448.89
51. 4A1	7,462.46	2.69%	24,829,804	2.12%	3,327.29
52. 4A	11,469.78	4.13%	35,956,799	3.07%	3,134.92
53. Total	277,736.05	100.00%	1,173,045,235	100.00%	4,223.60
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,688.12	40.83%	19,200,796	45.91%	2,210.01
56. 2D1	1,768.09	8.31%	3,908,859	9.35%	2,210.78
57. 2D	812.54	3.82%	1,629,145	3.90%	2,005.00
58. 3D1	3,250.19	15.28%	6,481,674	15.50%	1,994.24
59. 3D	582.47	2.74%	1,048,446	2.51%	1,800.00
60. 4D1	2,680.06	12.60%	4,167,499	9.97%	1,555.00
61. 4D	3,495.82	16.43%	5,383,564	12.87%	1,540.00
62. Total	21,277.29	100.00%	41,819,983	100.00%	1,965.48
Grass					
63. 1G1	19,832.05	8.27%	23,798,464	8.46%	1,200.00
64. 1G	3,262.67	1.36%	3,915,204	1.39%	1,200.00
65. 2G1	178,955.08	74.60%	209,377,592	74.41%	1,170.00
66. 2G	846.89	0.35%	990,862	0.35%	1,170.00
67. 3G1	14,991.46	6.25%	17,540,026	6.23%	1,170.00
68. 3G	3,154.91	1.32%	3,697,360	1.31%	1,171.94
69. 4G1	18,648.84	7.77%	21,819,152	7.75%	1,170.00
70. 4G	199.83	0.08%	233,801	0.08%	1,170.00
71. Total	239,891.73	100.00%	281,372,461	100.00%	1,172.91
Irrigated Total					
	277,736.05	49.46%	1,173,045,235	77.02%	4,223.60
Dry Total					
	21,277.29	3.79%	41,819,983	2.75%	1,965.48
Grass Total					
	239,891.73	42.72%	281,372,461	18.47%	1,172.91
72. Waste	1,993.98	0.36%	100,093	0.01%	50.20
73. Other	20,615.69	3.67%	26,673,514	1.75%	1,293.85
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	561,514.74	100.00%	1,523,011,286	100.00%	2,712.33

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6,759.93	47.53%	22,307,769	49.86%	3,300.00
46. 1A	5,802.86	40.80%	19,149,438	42.80%	3,300.00
47. 2A1	223.65	1.57%	738,045	1.65%	3,300.00
48. 2A	308.90	2.17%	830,861	1.86%	2,689.74
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	195.50	1.37%	320,619	0.72%	1,639.99
51. 4A1	438.95	3.09%	662,815	1.48%	1,510.00
52. 4A	492.39	3.46%	728,737	1.63%	1,480.00
53. Total	14,222.18	100.00%	44,738,284	100.00%	3,145.67
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,104.58	54.06%	5,520,665	63.10%	1,345.00
56. 2D1	367.98	4.85%	494,935	5.66%	1,345.01
57. 2D	460.81	6.07%	552,972	6.32%	1,200.00
58. 3D1	62.85	0.83%	75,420	0.86%	1,200.00
59. 3D	21.62	0.28%	22,594	0.26%	1,045.05
60. 4D1	1,222.53	16.10%	1,088,053	12.44%	890.00
61. 4D	1,352.45	17.81%	994,050	11.36%	735.00
62. Total	7,592.82	100.00%	8,748,689	100.00%	1,152.23
Grass					
63. 1G1	797.71	3.07%	586,321	3.75%	735.01
64. 1G	1,468.96	5.65%	1,079,689	6.90%	735.00
65. 2G1	13,523.53	52.06%	7,978,895	50.97%	590.00
66. 2G	237.06	0.91%	139,865	0.89%	590.00
67. 3G1	1,333.79	5.13%	786,940	5.03%	590.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	8,615.35	33.17%	5,083,061	32.47%	590.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	25,976.40	100.00%	15,654,771	100.00%	602.65
Irrigated Total					
Irrigated Total	14,222.18	29.74%	44,738,284	64.69%	3,145.67
Dry Total					
Dry Total	7,592.82	15.88%	8,748,689	12.65%	1,152.23
Grass Total					
Grass Total	25,976.40	54.32%	15,654,771	22.64%	602.65
72. Waste	24.79	0.05%	1,240	0.00%	50.02
73. Other	5.34	0.01%	15,806	0.02%	2,959.93
74. Exempt	62.54	0.13%	66,682	0.10%	1,066.23
75. Market Area Total	47,821.53	100.00%	69,158,790	100.00%	1,446.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	140.80	464,640	291,817.43	1,217,318,879	291,958.23	1,217,783,519
77. Dry Land	0.00	0	22.41	30,986	28,847.70	50,537,686	28,870.11	50,568,672
78. Grass	3.02	3,624	0.00	0	265,865.11	297,023,608	265,868.13	297,027,232
79. Waste	0.00	0	0.00	0	2,018.77	101,333	2,018.77	101,333
80. Other	0.00	0	0.00	0	20,621.03	26,689,320	20,621.03	26,689,320
81. Exempt	0.00	0	0.00	0	62.54	66,682	62.54	66,682
82. Total	3.02	3,624	163.21	495,626	609,170.04	1,591,670,826	609,336.27	1,592,170,076

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	291,958.23	47.91%	1,217,783,519	76.49%	4,171.09
Dry Land	28,870.11	4.74%	50,568,672	3.18%	1,751.59
Grass	265,868.13	43.63%	297,027,232	18.66%	1,117.20
Waste	2,018.77	0.33%	101,333	0.01%	50.20
Other	20,621.03	3.38%	26,689,320	1.68%	1,294.28
Exempt	62.54	0.01%	66,682	0.00%	1,066.23
Total	609,336.27	100.00%	1,592,170,076	100.00%	2,612.96

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	3	44,562	7	102,050	11	1,423,422	14	1,570,034	65,640
83.2 Cozad	106	692,521	1,490	9,290,817	1,584	106,795,428	1,690	116,778,766	202,457
83.3 Cozad Rural	337	3,098,193	341	6,992,565	396	54,899,100	733	64,989,858	13,220
83.4 Eddyville	69	103,395	49	79,748	53	1,786,623	122	1,969,766	0
83.5 Farnam	62	44,601,634	101	254,594	103	4,111,876	165	48,968,104	0
83.6 Farnam Rural	21	806,045	57	4,730,145	59	11,555,327	80	17,091,517	0
83.7 Gothenburg	95	644,220	1,362	12,008,985	1,412	144,979,632	1,507	157,632,837	706,250
83.8 Gothenburg Rural	193	2,307,103	157	3,584,050	191	33,049,385	384	38,940,538	118,335
83.9 Johnson Lake	46	804,642	484	37,407,192	488	89,191,254	534	127,403,088	976,595
83.10 Lakeview Acres	1	12,500	0	0	0	0	1	12,500	0
83.11 Lexington	163	1,806,246	2,433	26,461,915	2,741	215,144,183	2,904	243,412,344	753,761
83.12 Lexington Rural	429	3,121,429	435	9,529,479	589	64,612,307	1,018	77,263,215	401,225
83.13 Overton	48	146,433	227	1,017,201	263	14,653,759	311	15,817,393	52,290
83.14 Overton Rural	155	1,173,469	141	2,684,950	182	25,221,758	337	29,080,177	2,070
83.15 Plum Creek Canyon	1	52,377	1	135,000	1	419,605	2	606,982	92,315
83.16 Sumner	51	69,984	113	179,324	126	6,201,630	177	6,450,938	0
83.17 Sumner Rural	32	175,618	28	453,150	38	4,218,050	70	4,846,818	177,640
84 Residential Total	1,812	59,660,371	7,426	114,911,165	8,237	778,263,339	10,049	952,834,875	3,561,798

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	1	73,160	0	0	0	0	1	73,160	0
85.2	Cozad	40	1,338,361	208	3,738,692	219	39,616,770	259	44,693,823	1,199,365
85.3	Cozad Rural	9	57,753	14	236,465	25	2,439,115	34	2,733,333	0
85.4	Eddyville	7	8,338	14	19,212	17	245,431	24	272,981	0
85.5	Farnam	4	1,050	19	44,778	19	1,069,097	23	1,114,925	0
85.6	Farnam Rural	0	0	1	4,248	2	39,070	2	43,318	0
85.7	Gothenburg	36	942,776	217	4,734,637	220	57,670,353	256	63,347,766	158,350
85.8	Gothenburg Rural	4	46,874	15	840,059	20	7,720,123	24	8,607,056	0
85.9	Johnson Lake	3	56,141	12	248,198	13	1,494,794	16	1,799,133	0
85.10	Lexington	46	1,881,018	342	14,813,323	356	105,746,721	402	122,441,062	523,544
85.11	Lexington Rural	18	382,273	63	3,029,319	75	46,220,877	93	49,632,469	0
85.12	Overton	8	22,523	32	107,225	35	3,224,610	43	3,354,358	0
85.13	Overton Rural	1	9,209	12	240,637	13	2,388,371	14	2,638,217	0
85.14	Sumner	4	5,422	18	25,287	18	766,805	22	797,514	0
85.15	Sumner Rural	0	0	2	26,943	2	120,796	2	147,739	0
86	Commercial Total	181	4,824,898	969	28,109,023	1,034	268,762,933	1,215	301,696,854	1,881,259

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	19,832.05	8.27%	23,798,464	8.46%	1,200.00
88. 1G	3,262.67	1.36%	3,915,204	1.39%	1,200.00
89. 2G1	178,955.08	74.60%	209,377,592	74.41%	1,170.00
90. 2G	846.89	0.35%	990,862	0.35%	1,170.00
91. 3G1	14,991.46	6.25%	17,540,026	6.23%	1,170.00
92. 3G	3,154.91	1.32%	3,697,360	1.31%	1,171.94
93. 4G1	18,648.84	7.77%	21,819,152	7.75%	1,170.00
94. 4G	199.83	0.08%	233,801	0.08%	1,170.00
95. Total	239,891.73	100.00%	281,372,461	100.00%	1,172.91
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	239,891.73	100.00%	281,372,461	100.00%	1,172.91
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	239,891.73	100.00%	281,372,461	100.00%	1,172.91

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	797.71	3.07%	586,321	3.75%	735.01
88. 1G	1,468.96	5.65%	1,079,689	6.90%	735.00
89. 2G1	13,523.53	52.06%	7,978,895	50.97%	590.00
90. 2G	237.06	0.91%	139,865	0.89%	590.00
91. 3G1	1,333.79	5.13%	786,940	5.03%	590.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	8,615.35	33.17%	5,083,061	32.47%	590.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	25,976.40	100.00%	15,654,771	100.00%	602.65
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	25,976.40	100.00%	15,654,771	100.00%	602.65
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	25,976.40	100.00%	15,654,771	100.00%	602.65

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

24 Dawson

	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	787,011,322	873,708,621	86,697,299	11.02%	3,561,798	10.56%
02. Recreational	79,932,355	79,126,254	-806,101	-1.01%	0	-1.01%
03. Ag-Homesite Land, Ag-Res Dwelling	92,487,232	98,002,318	5,515,086	5.96%	147,181	5.80%
04. Total Residential (sum lines 1-3)	959,430,909	1,050,837,193	91,406,284	9.53%	3,708,979	9.14%
05. Commercial	233,053,633	234,587,228	1,533,595	0.66%	1,881,259	-0.15%
06. Industrial	66,952,006	67,109,626	157,620	0.24%	0	0.24%
07. Total Commercial (sum lines 5-6)	300,005,639	301,696,854	1,691,215	0.56%	1,881,259	-0.06%
08. Ag-Farmsite Land, Outbuildings	71,838,174	72,789,321	951,147	1.32%	4,267,413	-4.62%
09. Minerals	4,257	4,257	0	0.00	0	0.00%
10. Non Ag Use Land	233,562	159,282	-74,280	-31.80%		
11. Total Non-Agland (sum lines 8-10)	72,075,993	72,952,860	876,867	1.22%	4,267,413	-4.70%
12. Irrigated	1,333,592,124	1,217,783,519	-115,808,605	-8.68%		
13. Dryland	54,898,563	50,568,672	-4,329,891	-7.89%		
14. Grassland	311,373,125	297,027,232	-14,345,893	-4.61%		
15. Wasteland	78,490	101,333	22,843	29.10%		
16. Other Agland	41,289,759	26,689,320	-14,600,439	-35.36%		
17. Total Agricultural Land	1,741,232,061	1,592,170,076	-149,061,985	-8.56%		
18. Total Value of all Real Property (Locally Assessed)	3,072,744,602	3,017,656,983	-55,087,619	-1.79%	9,857,651	-2.11%

2020 Assessment Survey for Dawson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	4
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$522,704.00
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$205,000
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:
	\$45,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	N/A

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC System V3
2.	CAMA software:
	MIPS PC System V3
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The maps are maintained in house with the assistance of the county surveyor.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.dawson.gworks.com
7.	Who maintains the GIS software and maps?
	The county assessor and staff.
8.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and Google Earth
9.	When was the aerial imagery last updated?
	2008
10.	Personal Property software:
	MIPS PC System V3

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?
	Cozad, Gothenburg, and Lexington are zoned.
4.	When was zoning implemented?
	1991

D. Contracted Services

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

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The appraisal firm employs Certified General Appraisers who conduct work within the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal service will establish valuation models, and the models are reviewed by the county assessor. The county assessor will determine the final valuations.

2020 Residential Assessment Survey for Dawson County

1.	Valuation data collection done by:																						
	The office lister, the county assessor, and the contract appraisal service.																						
2.	List the valuation group recognized by 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 residential properties.																						
	The cost approach and the market value approach are both developed. The cost approach uses pricing and depreciation from Marshall & Swift. The market approach stratifies sales by location, style, age, and other characteristics impacting value to develop a per square foot market value.																						
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																						

The county relies upon the CAMA depreciation tables for the cost approach; however, a market approach using local information is also considered when correlating the final values.

5. Are individual depreciation tables developed for each valuation group?

Not for the cost approach; however, market models are developed for each valuation grouping.

6. Describe the methodology used to determine the residential lot values?

All lot values are arrived at using a cost per square foot analysis; for leasehold vales at the lake, the value is often determined using a residual method.

7. How are rural residential site values developed?

Rural residential site values are derived from the market, and when there are not enough sales, research is conducted on the approximate costs of developing the 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?

There are no applications to combine lots held for sale or resale. All lots are valued using the same methodology.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2019	2017	2016	2019
2	2014	2017	2014	2019
3	2018	2017	2018	2018
4	2011	2017	2011	2014-2015
5	2015	2017	2015	2015
6	2015	2017	2014	2015
7	2011	2017	2011	2014-2015
8	2016	2017	2015	2014-2015
9	2016	2017	2015	2014-2015
AG	2016	2017	2015	2014-2015

2020 Commercial Assessment Survey for Dawson County

1.	Valuation data collection done by:																		
	The office lister, the county assessor, and the contract appraisal service.																		
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 income approach is utilized for all types of properties that rent, income, and expense data can be obtained for. The sales comparison approach is also used for properties of the same occupancy code when sufficient sales data is available. Where there are insufficient sales to conduct either of those approaches, the cost approach is relied upon.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The contract appraisal services is heavily depended on for arriving at values of unique commercial properties. The appraisers will use sales information from across the state to develop the values for these types of properties.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	For the cost approach, the county uses depreciation tables provided within the CAMA package. Values from the cost approach are correlated with values arrived from the other methods in determining the final valuations.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Within the commercial class, models tend to be developed based on occupancy code when sufficient data exists.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Lot values for properties along highway's and main street strips are developed using a front foot analysis. In the villages, the square foot method is generally used.																		
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	Commercial parcels within Cozad and Gothenburg were inspected and revalued for 2014; however, assessments in Lexington seem to be holding from the 2011 reappraisal of the entire class. Additionally, lots were reviewed in 2017, but no changes were deemed necessary.
--	--

2020 Agricultural Assessment Survey for Dawson County

1.	Valuation data collection done by:										
	The data collection for the agricultural improvements is done by the lister, the county assessor, and the contract appraisal service. Land use data is gathered by the county assessor and deputy county assessor with the office lister assisting when necessary.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
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3.	Describe the process used to determine and monitor market areas.										
	The market areas were established based on geographic and topographic differences. A ratio study is conducted annually to monitor the areas.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Tracts of land that are less than 20 acres are reviewed for residential use. Parcels that are in close proximity to bodies of water (Johnson Lake, Platte River, etc.) are reviewed for recreational use.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	The county does not differentiate a value between farm home sites and rural residential home sites; however, there are differences in the home site values based on location.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Feedlots were reviewed by Stanard Appraisal. Land values were based on irrigated values in the valley and grass values outside the valley.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	N/A										
	<i><u>If your county has special value applications, please answer the following</u></i>										
8a.	How many parcels have a special valuation application on file?										
	204										
8b.	What process was used to determine if non-agricultural influences exist in the county?										

	market analysis in influenced areas
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	The only non-agricultural influences are recreational influences along the Platte River; hunting is prevalent along the river with various blinds and small cabins scattered along the river throughout the county. Occasionally, parcels of river land will also be desirable for rural residential home sites when building is feasible; however, these sales are limited.
8d.	Where is the influenced area located within the county?
	The influenced area is a corridor along the Platte River. The Special Value Methodology submitted by the county assessor includes a map and an image detailing the location of these parcels.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Since the influenced value is limited to accretion acres, and there are no uninfluenced accretion sales, the uninfluenced value is developed from grass values, but is further discounted as the area is timbered and is less desirable for grazing. This value also compares to the accretion value in adjoining Platte River counties that have not identified a non-agricultural influence.



John Phillip Moore
Assessor

Dawson County Assessor's Office

700 N Washington
Lexington, NE 68850

November 14, 2019

TO: Dawson County Board of Commissioners
(CC: Nebraska Department of Revenue
Property Assessment Division
Ruth Sorensen, Administrator)

SUBJECT: Three-Year Plan of Assessment
FROM: John Phillip Moore, Dawson County Assessor

Dear County Board of Commissioners:

A Synopsis of the Year and Immediate Past

This report is presented annually in accordance with statutes (Neb. RS: 77-1311.02). It is aimed at keeping you abreast of the current and long term plans of the Dawson County Assessor concerning what properties are in line for review and most likely will receive an updated valuation.

The report is to be in your hands by July 31. A copy is submitted to state officials in October with any amendments added after July (*shown in italics*). I have prepared the document in such a manner that it is basically a "fill-in-the-blank" format from year to year. The report has evolved very much into a process much like the 1- and 6-Year Road Plan you deal with in the road department, only of course this involves the assessment of property.

This report is meant to focus on a three-year period. However, an additional statutory requirement influences it heavily. That law requires actual physical inspection of the different classes and subclasses of property within a six-year period. Nearly all property is inspected sooner than a six-year cycle due to market activity. The exception to this is very often villages and rural residential and *all* farm production land (portions of this group are inspected annually).

The final stages of upcoming plans include the updating of valuations of residential property within specific areas because the location appears to be below statically minimum standards. We completed inspection of Gothenburg properties for 2019 assessments. The statistics in those areas had sagged to the degree where this was needed despite the six-year timetable. A comprehensive update was completed in 2017 for Lexington residential properties, due to sales indicating the assessment sales ratio was below the 92% minimum. That situation has arisen again so that our focus for 2020 is Lexington again.

It was necessary again to add Johnson Lake residential properties to the list of updates needed in 2019 despite making changes in valuations at that location for several years in succession. So in 2019 residential areas were updated at Johnson Lake for the fifth consecutive year. The Johnson Lake update was not limited to the shoreline properties along the lake, but also included Lakeview Acres. Lakeview Acres which is deeded, and off the main lake, met the standards for 2018.

I am up against a six-year limit on the city of Cozad, it was pointed out to me. So we will review Cozad, but it has been within parameters for valuation, so this will be more of a staff review than one by the contracted appraisers from Stanard Appraisal.

The trend in the agricultural market appeared to be leveling off and sagging, especially in the irrigated class. The assessment "season" spans three calendar years. That is why we begin the field work in the last half of one year and finish it up so we have valuations for the most part in focus as of the March deadline for submission of the State

Abstract, and then the valuation change notices June 1. The protest period comes at the end of that work with any changes made in late July as a result of county board of equalization (CBOE) decisions.

As you are aware, those decisions can then be challenged at the Tax Equalization and Review Commission (TERC), on the state level. The time table for that is unpredictable, but it has generally been a year or more after the year the CBOE decisions are final. The judgments by TERC are almost always the end of the process but there are guidelines in place to allow TERC decisions to be appealed through the regular court system starting with the State Court of Appeals. We have not had a case extend that far to this point.

With changes in agricultural, high end sales should be leaving the three-year study. There does seem to be a leveling off of the number of sales. The nature of the cycle means we continue to lag behind those numbers concerning assessment levels. Up to 2018 we had had increases in valuations for five years running, After a couple of years of little or no change, it looks more like the market will force a value drop in 2020.

Added to the mix for 2017 was a change in some soils generated by a conversion sent by the Property Assessment Division of the Nebraska Department of Revenue. To that end my staff and I had reviewed the soils and uses of all agricultural ground utilizing the GIS Workshop software to verify classifications and planned to inspect on-site when needed. The soil conversion has added some soil definitions and that was to be implemented as well. Preliminary analysis has not shown any remarkable change in the sub classifications, so that work is ongoing, and it is on the schedule for 2019. It was so extensive, however; that we did not complete some of the details on a couple of ranges.

We have received word that additional changes coming on soils for 2020, involving the capability level of production. In recent years that capability was based on dryland classes. Due to legislation, that will change to irrigated capability now. It will mean a wholesale review in the naming of the uses.

After nearly three years of delay, a hearing was conducted by the Tax Equalization and Review Commission (TERC) in July of 2019. The crux of that case deals with a constitutional question on exemption and most likely it will be several months before the written opinion is forthcoming. And further legal action will depend on that.

I realize that the activity prompting all this effort has created some burden on the budgets. But I cannot see any backing off of that in the near future. It appears we will be looking at about \$220,000 or more in expenditures for some time. There has been some shifting of the workload to the professional contractor.

In House and Other Information

We have GIS Workshop. The web site is on line with total record details. The data transition from our records to GISW was not as smooth as I first thought, so that, like all other software apparently, is under a continuing process to be sure the data in the records match the software.

As you are aware, we never really stop looking at and gleaning sales. We are to look at three-year periods for agricultural sales, and two-year periods for commercial and residential. The 2019 assessments then were determined according to markets from 2016 forward up to September 2017. *That will move up a year obviously for 2020.*

Residential and commercial classes are by state regulations supposed to be valued within 92%-100% when compared to the sales. Agricultural ground is established proportionally using 75% as the top number and 69% as the lower one. These are “medians” (in the middle of the high and low) numbers, not averages. Using medians blunts the effects of the highs and lows in sales.

There are also qualifying figures used to determine the excellence of the statistical measurements, so likewise it reflects the quality of the assessment process. I look at these “quality” numbers as well. The PAD measurement group provides an annual Reports and Opinions paper submitted to the TERC to help with statewide equalization decisions.

In a county the size of Dawson, we generally have enough sales activity to conduct reliable statistical studies on an overall basis. Since these additional statistical readings tend to reflect that same degree of reliability, I look at them closely as does the appraisal company that works for us.

These statistics include the coefficient of dispersion (COD) and price related differential (PRD), and of somewhat less importance the coefficient of variation (COV) and the standard deviation (SD).

The medians for 2019 came in well within the proper range for residential and commercial, and 70% for agricultural ground (Dawson County sales only). These are figures for all of Dawson County, but they are broken down in a number of different ways to help analyze any particular category. The one looked at most is “assessor location” which is basically by specific communities or rural areas. In agricultural ground there is a close inspection by use: irrigated, grass and dry.

There are dozens of groupings that can be considered, however.

We attempt to keep the CODs for residential properties at about a 15% or better level, and commercial and agricultural at about 20% or less. The PRD is a measurement of how close the high and low valuations relate, with 1.00 as the ideal number. A higher number indicates higher priced properties may be over assessed compared to lower assessed properties. In contrast to that, a number below 1.00 would indicate lower assessments are too high compared to higher ones.

All these numbers are meant to designate a degree of reliability so when the property sells the price will be reasonably close to the assessment. The *averages* are numbers derived from all sales within a class and do not legitimately represent at what figure a **specific single** property should be assessed. The statute requiring the appearance of these numbers on valuation notices has been repealed, though I still must offer them to the news media for printing or broadcasting. They have never been utilized by the media.

Lending institutions and property owners ask for those figures as well regardless of how unreliable they are.

Also, on the agenda for 2020 will be a continuing study on a model for accretion value. For whatever the reason, accretion land has a market that defies its characteristics as undesirable ground. There appears to be a strong urge for recreational uses alongside agricultural and horticultural uses. So separating that has been a challenge.

Other studies and possible updates last year were the following: Farnam residential, Mid-Way Lake, feed lots, Plum Creek Canyon, Johnson Lake; retooling for soil conversions, and review of agricultural records. These were on the agenda before looking at preliminary statistics. We will visit the statistic again in early 2020 in case there other unknowns.

Definitions

Here are some of the definitions we work with:

Updating: Directly examining sold properties to determine the veracity of what’s on record. Models are developed involving components such as square feet, style, location, quality, condition and many other factors. These models are applied to both sold and unsold parcels within their neighborhoods to establish valuation. Any alteration of a structure would be noted and given proper consideration as well. Appraisers are trained to notice any suspected differences from what is on record and what they see in the field.

Reappraisal: This definition may overlap with “updating” in many ways, but I believe it is a more complete look at the property than mere updating. It signifies that there was a plan in place to examine and change the record despite what may already be in place. In many ways it creates a *new* record. The appraiser would measure and inspect thoroughly much more as if he/she was conducting a fee appraisal instead of dealing with only mass appraisal. Drastic changes in upward or downward markets, and unsettling quality statistics would prompt a hard look at doing a complete reappraisal. It would be extremely impractical of course, fiscally, to attempt a reappraisal annually of the entire inventory of property within the county.

Review: This is the initial stage of checking inspecting transfer statements and other data banks, such as multi-listings, to see if further study for updating or reappraising might be imminent. We look at all building permits and subsequently at least drive by properties and look at what has been done or not done in some cases and update records accordingly. There is also additional review if we have extreme variations indicated by very high or very low ratios.

Conclusion

The Dawson County Assessor's Office attempts to review and maintain market value updates on all classes of property on an annual basis, but follows three-year cycles for each class depending on the amount of sales activity and its influence on the market. This office follows generally accepted methods of assessment and appraisal practices in all work involving the assessment process. A Computer Assisted Mass Appraisal system is used to help with statistical analysis and the various approaches to value as well as to provide administrative reports and apply data to records.

Respectfully submitted,

John Phillip Moore
Dawson County Assessor

Dawson County Assessor's Office

John Phillip Moore, Assessor

Joyce Reil, Deputy

February 27, 2020

TO: Department of Revenue, Property Assessment Division

Ruth A. Sorensen Administrator

SUBJECT: Designation of special value methodology

Dear Property Tax Administrator Sorensen:

This letter concerns an explanation of how Dawson County arrives at valuations involving real estate properties

There are in excess of 200 parcels eligible for special value on agricultural or horticultural records related directly to accretion.

Owners, in 2019, were asked to apply for special valuation consideration as it pertains to some agricultural of horticultural use. A valuation of \$2,960 per acre was set for market, and \$1,170 per acre for special value on those that qualify. About half of the owners received special valuation for 2019, and those will continue.

We have received about six applications so far for 2020.

Some acres of accretion, recognized as "recreational" for hunting and other non-farm purposes, have retained values higher than special value. The special value figure was arrived at using accretion sales as comparison along the Platte River roughly from North Platte to Kearney. The range of these prices was from about \$1,777 upwards to \$8,154 an acre, and in some cases the acre count is difficult to ascertain because the owner refuses to provide a survey.

About half of the accretion acres are valued at \$1,170 an acre now after the reapplication of 2019. There continues to be slow sales activity that would allow for any statically useful measurement of "agricultural" value attributable directly to these acres because they generally are rough grassy river ground. There may be grazing but no cropping. The unit value for these acres this year was derived by looking at the lowest subclass of grass, allowing for grazing purposes, thus decreasing it to about 4G subclass of grass.

Respectfully submitted,

John Phillip Moore
Dawson County Assessor

Encl