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DEPARTMENT OF REVENUE

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

DEUEL 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 Deuel 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 Deuel 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: Marica Schievelbein, Deuel 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.

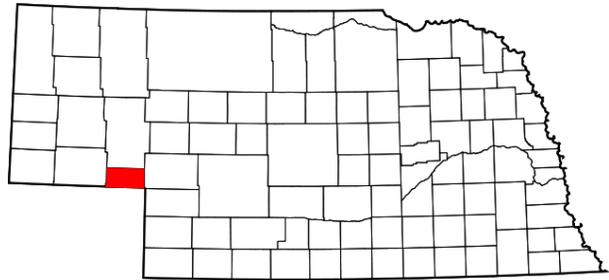
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

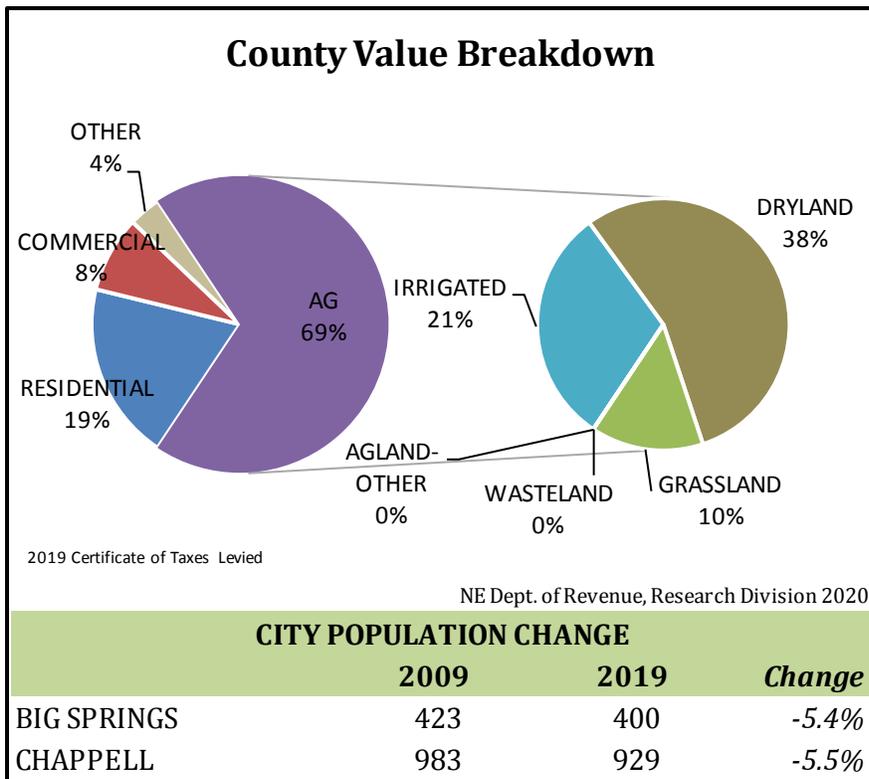
**Further information may be found in Exhibit 94*

County Overview

With a total area of 440 square miles, Deuel County had 1,883 residents, per the Census Bureau Quick Facts for 2017, a 3% population decline from the 2010 U.S. Census. Reports indicated that 75% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$61,740 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Deuel County are located in and around Big Springs and Chappell. According to the latest information available from the U.S. Census Bureau, there were 56 employer establishments with total employment of 312.



Agricultural land accounts for the overwhelming majority of the valuation base. Dryland makes up a majority of the land in the county. Deuel is included in the South Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Deuel County ranks fourth in both wheat for grain and all wheat for grain. In top livestock inventory items, Deuel County ranks second in poultry chukars (USDA AgCensus).

2020 Residential Correlation for Deuel County

Assessment Actions

Pick-up work was completed and entered on the appraisal record. All lot values were adjusted to \$.50 per square foot. Valuation Group 10 was increased 5%.

Assessment Practice Review

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

The verification and qualification of arm's-length transactions appears to meet the Property Assessment Division (Division's) standards. The usability rate of the residential class is above the range compared to the statewide average.

Deuel County is current in the six-year inspection and review cycle. Stanard Appraisal will begin review of Chappell Residential in 2020. The county assessor has provided a written Property Valuation Methodology that details the assessment actions and the process that is used. Cost tables using Marshall & Swift cost tables were updated in 2017 to the 2016 costing table for all improved residential parcels in Big Springs and rural properties. Chappell was updated in 2018.

There are three valuation groups including Chappell, Big Springs and Rural Residential; this structure appear to follow the general economic areas of the county.

Description of Analysis

The Deuel County Assessor has designated three Valuation Groups for the residential property class, based on assessor location.

Valuation Group	Description
10	Chappell residential properties.
20	Residential properties in the village of Big Springs.
80	Rural residential properties.

Deuel County had 71 qualified residential sales during the study period. The overall median was within the acceptable range at 92%. The other measures of central tendency are also within the acceptable ranges. Valuation Group 10 comprises the largest number of sales. All of the measures of central tendency are within the acceptable ranges except the PRD which is slightly elevated. Valuation Group 20 had 11 sales. The median is within range while the COD at 43% and the PRD at 128% are above the recommended range. Valuation Group 40 had nine sales with measures

2020 Residential Correlation for Deuel County

within the acceptable ranges except for the PRD which was slightly elevated at 105. The low number of sales within Valuation Groups 20 and 80 make the reliability of the statistics questionable.

The assessment actions appear to be reflected in the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied (CTL).

Equalization and Quality of Assessment

The median, mean and COD are all within the acceptable range while the PRD is elevated.

Based on the review of the assessment actions and the statistical analysis, the residential property is valued uniformly and is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	51	92.03	98.52	93.54	22.13	105.32
20	11	97.35	109.34	85.27	43.45	128.23
80	9	91.54	98.27	93.78	14.46	104.79
____ALL____	71	92.03	100.17	92.72	24.93	108.03

Level of Value

Based on analysis of all available information, the level of value for the residential property in Deuel County is 92%.

2020 Commercial Correlation for Deuel County

Assessment Actions

Pick-up work was completed and entered on the appraisal record.

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.

Deuel County commercial properties are grouped the same as residential properties. Because there are few commercial sales each year, the only viable approach to value is the cost approach. Income data is generally not available. The small number of sales make the sales comparison approach less than reliable. The usability rate of the commercial class is above the range compared to the statewide average.

The six-year review and inspection and cycle remains up to date in the county. The county assessor has provided a written Property Valuation Methodology that details the assessment actions and the process that is used. Cost tables using Marshall & Swift cost tables were updated in 2017 to the 2016 costing table for all improved commercial parcels in Big Springs and rural properties. Chappell was updated in 2018.

Description of Analysis

The Deuel County Assessor uses three valuation groups for the commercial property class based entirely on assessor location. In all, 10 sales were determined to be qualified sales by the assessor.

Valuation Group	Description
10	Chappell commercial properties.
20	Commercial properties in the village of Big Springs.
80	Rural commercial properties.

Valuation Group 10 is comprised of Chappell commercial properties, which had six sales. Valuation Group 20 had four sales. While Valuation Group 80 had no sales, rural commercial represents 57% of total commercial value in the county (see Schedule XII of the 2020 County Abstract for Assessment for Real Property, Form 45). The overall median of the class is 100%. Valuation Group 10 had a median of 102, slightly above the range. Valuation Group 20 had a median value of 99. With so few sales in the class, analysis of the individual valuation groups is not feasible.

2020 Commercial Correlation for Deuel County

The PRD value for the overall group and the PRD for Valuation Group 10 were unusually low. The sale of a defunct nursing home that was sold at a significantly lower price than the assessed value largely contributes to the low PRD. The overall sales of only 10 commercial properties with only two of the valuation groups having sales, is too small to use as a point estimate of the level of value.

The 2020 County Abstract of Assessment for Real Property, Form 45, Compared with the 2019 Certificate Taxes Levied Report (CTL) shows a statistically insignificant increase in the value difference. It also showed no 2020 Growth.

Equalization and Quality of Assessment

The number of sales was insufficient to establish a level of value based on the sales. However, based on the review of assessment practices, commercial property in Deuel County complies with generally accepted mass appraisal techniques and is uniformly assessed.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	6	101.88	122.60	143.32	32.22	85.54
20	4	98.74	95.34	94.58	04.81	100.80
____ALL____	10	100.09	111.70	136.90	22.01	81.59

Level of Value

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

2020 Agricultural Correlation for Deuel County

Assessment Actions

Pick-up work and general maintenance were completed for the 2020 assessment year. A land use review was also completed using Farm Service Agency (FSA) maps . The county continued to work to identify land enrolled in government programs. The Land Capability Group (LCG) conversion was implemented and the changes were studied resulting in the decision to lower dryland 6% and CRP 19%.

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.

A review of sales verification and qualification shows 48 sales during the study period. Non-qualified sales have documentation for disqualification reason. The usability rate of the agricultural class is above average compared to the statewide average; however, review of non-qualified rosters, supported that sales were properly qualified. Agricultural land was reviewed by the assessor in 2019. The information obtained was used to make adjustments to the land use completing the six-year cycle of review. The information was used to set 2020 values. Also, a site study was conducted to bring both home and farm site values into alignment with the market. The current homesite value as well as the farm site with an accompanying improved home site were also increased for 2020.

Dryland comprises the largest portion of agricultural land. Grassland is the second largest portion of agricultural land. The county assessor has determined that agricultural sales remain consistent across the county and uses only one market area to value agricultural land.

Description of Analysis

Deuel County had 48 qualified sales during the study period which yielded all three measures of central tendency above the acceptable range. Both qualitative statistical measures are in range and a review of the three study years' trend shows that the market for agricultural land is decreasing in the county.

<u>Study Yrs</u>	COUNT	MEDIAN	MEAN	WGT .MEAN	COD	PRD
01-OCT-16 To 30-SEP-17	10	70.33	71.57	79.36	13.24	90.18
01-OCT-17 To 30-SEP-18	18	86.26	85.28	85.70	10.82	99.51
01-OCT-18 To 30-SEP-19	20	76.39	79.95	81.18	12.99	98.48

A review of both the 95% and 80% Majority Land Use (MLU) section of the statistical profile reveal 34 dryland sales with statistical measures that are above the range.

2020 Agricultural Correlation for Deuel County

The assessment actions developed by the county assessor were intended to bring dryland median into the range. However, the county assessor while simultaneously conducting the land use study and analyzing the sales data ultimately did not consider all of the corrected LCG data and the adjustments made ultimately resulted in dryland being over assessed.

The weighted average value of dryland in the county is \$659 per acre. The surrounding county's market area that is most similar to Deuel Cheyenne Market Area 1 with a weighted dryland average of \$446 (only a small portion of Cheyenne Market Area 3 touches the very upper west portion of Deuel). Deuel County dryland, comprises 64% of total agricultural acres and accounts for 54% of agricultural land value. Neighboring Garden County dryland accounts for only 10% of acres and 15% of total agricultural value.

An 8% decrease to 80% MLU dryland would bring the subclass to the midpoint of the range, while keeping the overall class within the acceptable range. Several additional statistical profiles are included in the appendices of this report to demonstrate the affect of the adjustment. These include a substat of the 80% MLU dryland subclass before adjustment, and 80% MLU dryland subclass with an 8% decrease, a statistical profile of all 48 agricultural sales with an 8% decrease to dryland, and a LCG Average Value Comparison Chart showing Deuel County's values before and after adjustment.

Equalization and Quality of Assessment

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

Level of Value

Based on analysis of all available information, the overall level of value of agricultural land in Deuel County is 79%. The non-binding recommendation of the Property Tax Administrator (PTA) is that in order to achieve the statutory range of value in Deuel County, an 8% decrease to dryland is necessary. With this decreases, the 80% MLU dryland subclass would be moved to the midpoint of the acceptable range.

2020 Agricultural Correlation for Deuel County

25 - Deuel COUNTY		PAD 2020 R&O Statistics 2020 Values						
AGRICULTURAL		Type : Qualified						
Number of Sales :	34	Median :	72	COV :	14.87			
Total Sales Price :	6,579,570	Wgt. Mean :	74	STD :	10.97			
Total Adj. Sales Price :	6,579,570	Mean :	74	Avg.Abs.Dev :	09.04			
Total Assessed Value :	4,848,860							
Avg. Adj. Sales Price :	193,517	COD :	12.54	MAX Sales Ratio :	93.67			
Avg. Assessed Value :	142,614	PRD :	100.07	MIN Sales Ratio :	47.36			
<hr/>								
<u>95%MLU By Market Area</u>								
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX
____Dry____								
County	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67
1	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67
ALL								
10/01/2016 To 09/30/2019	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67
<u>80%MLU By Market Area</u>								
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX
____Dry____								
County	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67
1	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67
ALL								
10/01/2016 To 09/30/2019	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67

2020 Opinions of the Property Tax Administrator for Deuel 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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	79	Does not meet generally accepted mass appraisal techniques.	Dry; All Dryland; -8%

***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 Deuel County

Residential Real Property - Current

Number of Sales	71	Median	92.03
Total Sales Price	\$5,898,152	Mean	100.17
Total Adj. Sales Price	\$5,898,152	Wgt. Mean	92.72
Total Assessed Value	\$5,468,595	Average Assessed Value of the Base	\$56,767
Avg. Adj. Sales Price	\$83,073	Avg. Assessed Value	\$77,022

Confidence Interval - Current

95% Median C.I	87.31 to 100.67
95% Wgt. Mean C.I	88.27 to 97.17
95% Mean C.I	92.09 to 108.25
% of Value of the Class of all Real Property Value in the County	16.70
% of Records Sold in the Study Period	7.60
% of Value Sold in the Study Period	10.31

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	56	95	94.94
2018	55	93	92.55
2017	50	94	93.80
2016	54	94	93.80

2020 Commission Summary for Deuel County

Commercial Real Property - Current

Number of Sales	10	Median	100.09
Total Sales Price	\$364,500	Mean	111.70
Total Adj. Sales Price	\$364,500	Wgt. Mean	136.90
Total Assessed Value	\$499,005	Average Assessed Value of the Base	\$163,831
Avg. Adj. Sales Price	\$36,450	Avg. Assessed Value	\$49,901

Confidence Interval - Current

95% Median C.I	83.38 to 139.95
95% Wgt. Mean C.I	74.79 to 199.01
95% Mean C.I	80.98 to 142.42
% of Value of the Class of all Real Property Value in the County	8.15
% of Records Sold in the Study Period	6.33
% of Value Sold in the Study Period	1.93

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	9	100	99.67
2018	9	100	99.67
2017	7	100	99.40
2016	4	100	99.64

25 Deuel
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 : 71
Total Sales Price : 5,898,152
Total Adj. Sales Price : 5,898,152
Total Assessed Value : 5,468,595
Avg. Adj. Sales Price : 83,073
Avg. Assessed Value : 77,022

MEDIAN : 92
WGT. MEAN : 93
MEAN : 100
COD : 24.93
PRD : 108.03

COV : 34.69
STD : 34.75
Avg. Abs. Dev : 22.94
MAX Sales Ratio : 227.86
MIN Sales Ratio : 38.95

95% Median C.I. : 87.31 to 100.67
95% Wgt. Mean C.I. : 88.27 to 97.17
95% Mean C.I. : 92.09 to 108.25

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	2	106.55	106.55	113.23	13.63	94.10	92.03	121.06	N/A	63,000	71,333
01-JAN-18 To 31-MAR-18	7	85.90	89.10	93.10	10.34	95.70	73.48	107.07	73.48 to 107.07	64,929	60,447
01-APR-18 To 30-JUN-18	11	100.88	105.34	96.80	16.95	108.82	67.85	147.00	88.09 to 135.89	78,591	76,076
01-JUL-18 To 30-SEP-18	11	107.32	109.86	102.56	17.20	107.12	83.23	156.99	84.14 to 141.47	78,364	80,370
01-OCT-18 To 31-DEC-18	8	80.50	85.25	83.39	18.04	102.23	65.35	122.61	65.35 to 122.61	92,369	77,031
01-JAN-19 To 31-MAR-19	14	91.60	102.30	90.70	32.60	112.79	53.81	222.39	71.28 to 115.18	98,014	88,897
01-APR-19 To 30-JUN-19	9	98.63	114.21	101.03	29.36	113.05	74.37	227.86	77.51 to 151.49	72,556	73,306
01-JUL-19 To 30-SEP-19	9	82.05	85.09	79.97	30.05	106.40	38.95	188.63	51.78 to 91.54	91,889	73,484
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	31	98.92	103.36	99.12	16.94	104.28	67.85	156.99	89.26 to 110.33	74,419	73,764
01-OCT-18 To 30-SEP-19	40	89.04	97.70	88.60	30.15	110.27	38.95	227.86	77.51 to 94.55	89,779	79,548
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	37	95.58	99.27	94.53	18.23	105.01	65.35	156.99	87.31 to 101.55	78,918	74,602
<u>ALL</u>	71	92.03	100.17	92.72	24.93	108.03	38.95	227.86	87.31 to 100.67	83,073	77,022

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	51	92.03	98.52	93.54	22.13	105.32	53.81	227.86	85.90 to 100.67	79,670	74,521
20	11	97.35	109.34	85.27	43.45	128.23	38.95	222.39	51.78 to 188.63	56,455	48,141
80	9	91.54	98.27	93.78	14.46	104.79	74.37	151.49	83.23 to 107.07	134,889	126,497
<u>ALL</u>	71	92.03	100.17	92.72	24.93	108.03	38.95	227.86	87.31 to 100.67	83,073	77,022

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	71	92.03	100.17	92.72	24.93	108.03	38.95	227.86	87.31 to 100.67	83,073	77,022
06											
07											
<u>ALL</u>	71	92.03	100.17	92.72	24.93	108.03	38.95	227.86	87.31 to 100.67	83,073	77,022

25 Deuel
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 : 71	MEDIAN : 92	COV : 34.69	95% Median C.I. : 87.31 to 100.67
Total Sales Price : 5,898,152	WGT. MEAN : 93	STD : 34.75	95% Wgt. Mean C.I. : 88.27 to 97.17
Total Adj. Sales Price : 5,898,152	MEAN : 100	Avg. Abs. Dev : 22.94	95% Mean C.I. : 92.09 to 108.25
Total Assessed Value : 5,468,595			
Avg. Adj. Sales Price : 83,073	COD : 24.93	MAX Sales Ratio : 227.86	
Avg. Assessed Value : 77,022	PRD : 108.03	MIN Sales Ratio : 38.95	

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	1	222.39	222.39	222.39	00.00	100.00	222.39	222.39	N/A	9,000	20,015	
Less Than 30,000	10	134.27	146.24	137.38	35.37	106.45	72.13	227.86	73.48 to 222.39	21,970	30,183	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	71	92.03	100.17	92.72	24.93	108.03	38.95	227.86	87.31 to 100.67	83,073	77,022	
Greater Than 14,999	70	92.02	98.42	92.52	23.27	106.38	38.95	227.86	87.31 to 98.92	84,131	77,837	
Greater Than 29,999	61	91.20	92.61	90.99	18.13	101.78	38.95	156.99	84.14 to 95.58	93,089	84,701	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	222.39	222.39	222.39	00.00	100.00	222.39	222.39	N/A	9,000	20,015	
15,000 TO 29,999	9	121.54	137.78	133.75	34.19	103.01	72.13	227.86	73.48 to 188.63	23,411	31,312	
30,000 TO 59,999	21	92.03	97.06	94.85	27.80	102.33	38.95	156.99	77.51 to 116.99	45,262	42,931	
60,000 TO 99,999	18	90.91	92.41	92.42	12.25	99.99	65.35	122.61	83.32 to 100.67	79,275	73,265	
100,000 TO 149,999	12	85.97	87.95	88.45	18.22	99.43	63.74	115.18	71.28 to 107.07	120,417	106,509	
150,000 TO 249,999	9	91.20	88.98	89.61	09.30	99.30	68.06	107.32	78.05 to 101.55	176,278	157,960	
250,000 TO 499,999	1	91.54	91.54	91.54	00.00	100.00	91.54	91.54	N/A	269,500	246,700	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	71	92.03	100.17	92.72	24.93	108.03	38.95	227.86	87.31 to 100.67	83,073	77,022	

25 Deuel
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 : 10
Total Sales Price : 364,500
Total Adj. Sales Price : 364,500
Total Assessed Value : 499,005
Avg. Adj. Sales Price : 36,450
Avg. Assessed Value : 49,901

MEDIAN : 100
WGT. MEAN : 137
MEAN : 112
COD : 22.01
PRD : 81.59

COV : 38.44
STD : 42.94
Avg. Abs. Dev : 22.03
MAX Sales Ratio : 224.41
MIN Sales Ratio : 77.71

95% Median C.I. : 83.38 to 139.95
95% Wgt. Mean C.I. : 74.79 to 199.01
95% Mean C.I. : 80.98 to 142.42

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	2	119.81	119.81	133.81	16.81	89.54	99.67	139.95	N/A	29,500	39,473
01-JUL-17 To 30-SEP-17	1	100.50	100.50	100.50	00.00	100.00	100.50	100.50	N/A	6,000	6,030
01-OCT-17 To 31-DEC-17	1	97.80	97.80	97.80	00.00	100.00	97.80	97.80	N/A	20,000	19,560
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	2	101.88	101.88	101.87	00.05	100.01	101.83	101.92	N/A	54,000	55,008
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	1	83.38	83.38	83.38	00.00	100.00	83.38	83.38	N/A	13,000	10,840
01-APR-19 To 30-JUN-19	3	89.79	130.64	172.63	54.46	75.68	77.71	224.41	N/A	52,833	91,205
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	3	100.50	113.37	130.73	13.36	86.72	99.67	139.95	N/A	21,667	28,325
01-OCT-17 To 30-SEP-18	3	101.83	100.52	101.23	01.35	99.30	97.80	101.92	N/A	42,667	43,192
01-OCT-18 To 30-SEP-19	4	86.59	118.82	165.86	44.21	71.64	77.71	224.41	N/A	42,875	71,114
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	4	100.09	109.48	122.98	10.74	89.02	97.80	139.95	N/A	21,250	26,134
01-JAN-18 To 31-DEC-18	2	101.88	101.88	101.87	00.05	100.01	101.83	101.92	N/A	54,000	55,008
<u>ALL</u>	10	100.09	111.70	136.90	22.01	81.59	77.71	224.41	83.38 to 139.95	36,450	49,901

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	6	101.88	122.60	143.32	32.22	85.54	77.71	224.41	77.71 to 224.41	52,750	75,601
20	4	98.74	95.34	94.58	04.81	100.80	83.38	100.50	N/A	12,000	11,350
<u>ALL</u>	10	100.09	111.70	136.90	22.01	81.59	77.71	224.41	83.38 to 139.95	36,450	49,901

25 Deuel
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 : 10
Total Sales Price : 364,500
Total Adj. Sales Price : 364,500
Total Assessed Value : 499,005
Avg. Adj. Sales Price : 36,450
Avg. Assessed Value : 49,901

MEDIAN : 100
WGT. MEAN : 137
MEAN : 112
COD : 22.01
PRD : 81.59

COV : 38.44
STD : 42.94
Avg. Abs. Dev : 22.03
MAX Sales Ratio : 224.41
MIN Sales Ratio : 77.71

95% Median C.I. : 83.38 to 139.95
95% Wgt. Mean C.I. : 74.79 to 199.01
95% Mean C.I. : 80.98 to 142.42

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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	10	100.09	111.70	136.90	22.01	81.59	77.71	224.41	83.38 to 139.95	36,450	49,901
04											
<u>ALL</u>	10	100.09	111.70	136.90	22.01	81.59	77.71	224.41	83.38 to 139.95	36,450	49,901

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	99.67	94.52	92.29	05.73	102.42	83.38	100.50	N/A	9,333	8,613
Less Than 30,000	5	97.80	91.81	88.44	08.00	103.81	77.71	100.50	N/A	15,100	13,354
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	10	100.09	111.70	136.90	22.01	81.59	77.71	224.41	83.38 to 139.95	36,450	49,901
Greater Than 14,999	7	101.83	119.06	140.61	28.19	84.67	77.71	224.41	77.71 to 224.41	48,071	67,595
Greater Than 29,999	5	101.92	131.58	149.56	33.90	87.98	89.79	224.41	N/A	57,800	86,447
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	99.67	94.52	92.29	05.73	102.42	83.38	100.50	N/A	9,333	8,613
15,000 TO 29,999	2	87.76	87.76	86.17	11.45	101.85	77.71	97.80	N/A	23,750	20,465
30,000 TO 59,999	3	101.92	110.55	114.32	16.41	96.70	89.79	139.95	N/A	41,000	46,872
60,000 TO 99,999	1	101.83	101.83	101.83	00.00	100.00	101.83	101.83	N/A	66,000	67,210
100,000 TO 149,999	1	224.41	224.41	224.41	00.00	100.00	224.41	224.41	N/A	100,000	224,410
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	10	100.09	111.70	136.90	22.01	81.59	77.71	224.41	83.38 to 139.95	36,450	49,901

25 Deuel
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 : 10
 Total Sales Price : 364,500
 Total Adj. Sales Price : 364,500
 Total Assessed Value : 499,005
 Avg. Adj. Sales Price : 36,450
 Avg. Assessed Value : 49,901

MEDIAN : 100
 WGT. MEAN : 137
 MEAN : 112
 COD : 22.01
 PRD : 81.59

COV : 38.44
 STD : 42.94
 Avg. Abs. Dev : 22.03
 MAX Sales Ratio : 224.41
 MIN Sales Ratio : 77.71

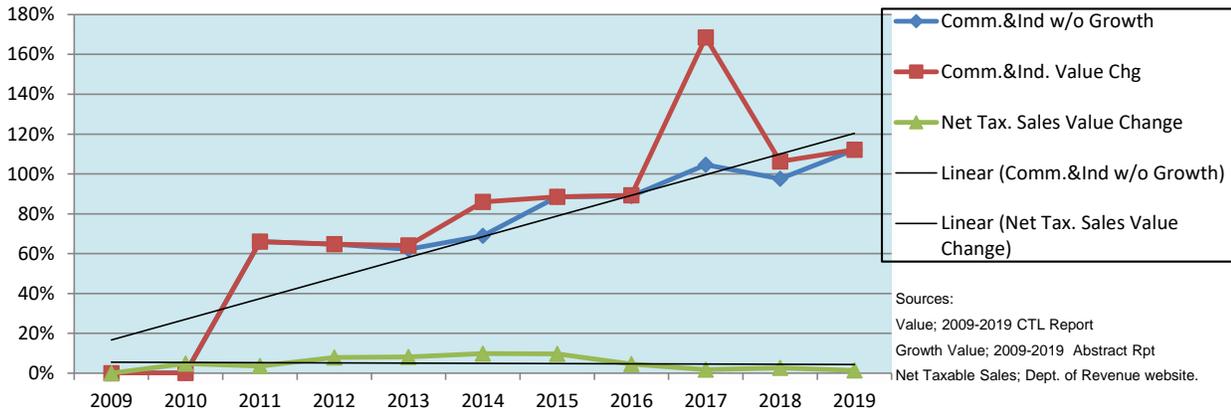
95% Median C.I. : 83.38 to 139.95
 95% Wgt. Mean C.I. : 74.79 to 199.01
 95% Mean C.I. : 80.98 to 142.42

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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
313	1	224.41	224.41	224.41	00.00	100.00	224.41	224.41	N/A	100,000	224,410
326	1	99.67	99.67	99.67	00.00	100.00	99.67	99.67	N/A	9,000	8,970
342	1	101.83	101.83	101.83	00.00	100.00	101.83	101.83	N/A	66,000	67,210
344	2	83.75	83.75	84.11	07.21	99.57	77.71	89.79	N/A	29,250	24,603
353	1	101.92	101.92	101.92	00.00	100.00	101.92	101.92	N/A	42,000	42,805
406	2	91.94	91.94	88.79	09.31	103.55	83.38	100.50	N/A	9,500	8,435
442	1	97.80	97.80	97.80	00.00	100.00	97.80	97.80	N/A	20,000	19,560
444	1	139.95	139.95	139.95	00.00	100.00	139.95	139.95	N/A	50,000	69,975
<u> </u> ALL <u> </u>	10	100.09	111.70	136.90	22.01	81.59	77.71	224.41	83.38 to 139.95	36,450	49,901

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	\$ 12,190,667	\$ -		\$ 12,190,667	--	\$ 14,966,767	--
2009	\$ 12,190,667	\$ -	0.00%	\$ 12,190,667	--	\$ 14,500,724	--
2010	\$ 12,207,730	\$ -	0.00%	\$ 12,207,730	0.14%	\$ 15,209,054	4.88%
2011	\$ 20,234,005	\$ -	0.00%	\$ 20,234,005	65.75%	\$ 15,020,254	-1.24%
2012	\$ 20,080,131	\$ -	0.00%	\$ 20,080,131	-0.76%	\$ 15,635,728	4.10%
2013	\$ 19,998,352	\$ 219,816	1.10%	\$ 19,778,536	-1.50%	\$ 15,680,734	0.29%
2014	\$ 22,667,129	\$ 2,065,860	9.11%	\$ 20,601,269	3.01%	\$ 15,926,289	1.57%
2015	\$ 22,972,950	\$ -	0.00%	\$ 22,972,950	1.35%	\$ 15,904,065	-0.14%
2016	\$ 23,077,890	\$ 51,570	0.22%	\$ 23,026,320	0.23%	\$ 15,155,321	-4.71%
2017	\$ 32,736,286	\$ 7,800,075	23.83%	\$ 24,936,211	8.05%	\$ 14,756,667	-2.63%
2018	\$ 25,139,200	\$ 1,046,408	4.16%	\$ 24,092,792	-26.40%	\$ 14,880,275	0.84%
2019	\$ 25,864,675	\$ 6,237	0.02%	\$ 25,858,438	2.86%	\$ 14,700,649	-1.21%
Ann %chg	7.81%			Average	5.27%	0.14%	0.17%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.14%	0.14%	4.88%
2011	65.98%	65.98%	3.58%
2012	64.72%	64.72%	7.83%
2013	62.24%	64.05%	8.14%
2014	68.99%	85.94%	9.83%
2015	88.45%	88.45%	9.68%
2016	88.88%	89.31%	4.51%
2017	104.55%	168.54%	1.77%
2018	97.63%	106.22%	2.62%
2019	112.12%	112.17%	1.38%

County Number	25
County Name	Deuel

25 Deuel
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 48
Total Sales Price : 12,547,627
Total Adj. Sales Price : 12,547,627
Total Assessed Value : 10,241,195
Avg. Adj. Sales Price : 261,409
Avg. Assessed Value : 213,358

MEDIAN : 79
WGT. MEAN : 82
MEAN : 80
COD : 14.26
PRD : 98.26

COV : 17.88
STD : 14.34
Avg. Abs. Dev : 11.29
MAX Sales Ratio : 126.53
MIN Sales Ratio : 51.48

95% Median C.I. : 72.77 to 86.19
95% Wgt. Mean C.I. : 75.46 to 87.78
95% Mean C.I. : 76.14 to 84.26

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qrtrs											
01-OCT-16 To 31-DEC-16	2	60.52	60.52	56.85	13.68	106.46	52.24	68.79	N/A	372,500	211,768
01-JAN-17 To 31-MAR-17	7	72.77	77.59	86.75	10.10	89.44	68.82	98.45	68.82 to 98.45	436,514	378,673
01-APR-17 To 30-JUN-17	1	51.48	51.48	51.48	00.00	100.00	51.48	51.48	N/A	208,000	107,070
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	4	79.64	78.54	81.38	09.59	96.51	68.47	86.40	N/A	97,250	79,144
01-JAN-18 To 31-MAR-18	5	79.85	78.69	74.97	17.03	104.96	52.13	95.91	N/A	150,294	112,671
01-APR-18 To 30-JUN-18	3	91.71	92.94	93.26	06.01	99.66	85.30	101.82	N/A	281,061	262,108
01-JUL-18 To 30-SEP-18	6	91.48	91.43	89.67	07.33	101.96	81.65	99.57	81.65 to 99.57	141,322	126,723
01-OCT-18 To 31-DEC-18	9	78.55	83.90	85.38	13.37	98.27	69.01	126.53	73.16 to 91.16	262,171	223,847
01-JAN-19 To 31-MAR-19	2	82.85	82.85	89.99	16.85	92.07	68.89	96.81	N/A	241,450	217,283
01-APR-19 To 30-JUN-19	7	69.10	74.61	72.52	08.81	102.88	68.22	92.28	68.22 to 92.28	288,857	209,471
01-JUL-19 To 30-SEP-19	2	77.97	77.97	85.15	15.31	91.57	66.03	89.91	N/A	421,500	358,900
Study Yrs											
01-OCT-16 To 30-SEP-17	10	70.33	71.57	79.36	13.24	90.18	51.48	98.45	52.24 to 82.40	400,860	318,132
01-OCT-17 To 30-SEP-18	18	86.26	85.28	85.70	10.82	99.51	52.13	101.82	79.85 to 95.91	157,310	134,811
01-OCT-18 To 30-SEP-19	20	76.39	79.95	81.18	12.99	98.48	66.03	126.53	69.01 to 86.42	285,372	231,664
Calendar Yrs											
01-JAN-17 To 31-DEC-17	12	73.05	75.73	84.17	11.91	89.97	51.48	98.45	68.82 to 85.95	304,383	256,196
01-JAN-18 To 31-DEC-18	23	86.19	85.91	85.89	12.54	100.02	52.13	126.53	78.55 to 94.88	208,788	179,332
ALL	48	79.20	80.20	81.62	14.26	98.26	51.48	126.53	72.77 to 86.19	261,409	213,358

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	48	79.20	80.20	81.62	14.26	98.26	51.48	126.53	72.77 to 86.19	261,409	213,358
ALL	48	79.20	80.20	81.62	14.26	98.26	51.48	126.53	72.77 to 86.19	261,409	213,358

25 Deuel
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)
Qualified
Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 48
Total Sales Price : 12,547,627
Total Adj. Sales Price : 12,547,627
Total Assessed Value : 10,241,195
Avg. Adj. Sales Price : 261,409
Avg. Assessed Value : 213,358

MEDIAN : 79
WGT. MEAN : 82
MEAN : 80
COD : 14.26
PRD : 98.26

COV : 17.88
STD : 14.34
Avg. Abs. Dev : 11.29
MAX Sales Ratio : 126.53
MIN Sales Ratio : 51.48

95% Median C.I. : 72.77 to 86.19
95% Wgt. Mean C.I. : 75.46 to 87.78
95% Mean C.I. : 76.14 to 84.26

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	80.06	80.06	80.06	00.00	100.00	80.06	80.06	N/A	580,000	464,330
1	1	80.06	80.06	80.06	00.00	100.00	80.06	80.06	N/A	580,000	464,330
Dry											
County	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015
1	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015
Grass											
County	5	68.79	70.88	66.83	12.91	106.06	52.13	95.91	N/A	134,994	90,212
1	5	68.79	70.88	66.83	12.91	106.06	52.13	95.91	N/A	134,994	90,212
ALL	48	79.20	80.20	81.62	14.26	98.26	51.48	126.53	72.77 to 86.19	261,409	213,358

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	2	81.23	81.23	81.15	01.44	100.10	80.06	82.40	N/A	545,000	442,293
1	2	81.23	81.23	81.15	01.44	100.10	80.06	82.40	N/A	545,000	442,293
Dry											
County	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015
1	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015
Grass											
County	6	68.82	70.54	67.98	10.77	103.77	52.13	95.91	52.13 to 95.91	262,495	178,457
1	6	68.82	70.54	67.98	10.77	103.77	52.13	95.91	52.13 to 95.91	262,495	178,457
ALL	48	79.20	80.20	81.62	14.26	98.26	51.48	126.53	72.77 to 86.19	261,409	213,358

Deuel County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Deuel	1	3024	3018	2945	2844	2973	2678	2619	2309	2957
Cheyenne	1	2465	2455	2445	2440	2438	2333	2098	1948	2422
Cheyenne	3	2780	2775	n/a	2767	2762	2597	2522	2478	2755
Garden	1	2245	2245	n/a	2200	2200	2190	2190	2190	2208
Keith	2	2750	2750	2750	2750	2650	2650	2650	2650	2732
Keith	3	3785	3785	3785	3610	3610	3610	3610	3610	3723

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Deuel	1	n/a	700	696	597	597	n/a	506	497	659
Cheyenne	1	n/a	463	398	445	440	440	376	361	446
Cheyenne	3	n/a	630	625	620	618	n/a	615	600	627
Garden	1	n/a	755	n/a	750	750	n/a	730	730	752
Keith	2	n/a	905	n/a	905	875	876	875	875	900
Keith	3	n/a	1350	1350	1265	1265	1260	1230	1230	1316

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Deuel	1	385	n/a	385	417	n/a	387	385	385	386
Cheyenne	1	442	435	n/a	390	n/a	375	367	313	341
Cheyenne	3	n/a	560	n/a	540	n/a	513	500	325	405
Garden	1	415	n/a	418	415	410	410	405	405	409
Keith	2	500	n/a	n/a	500	n/a	475	470	470	473
Keith	3	525	n/a	500	500	n/a	500	480	480	495

County	Mkt Area	CRP	TIMBER	WASTE
Deuel	1	597	n/a	n/a
Cheyenne	1	392	n/a	100
Cheyenne	3	509	n/a	100
Garden	1	745	n/a	50
Keith	2	710	n/a	332
Keith	3	710	n/a	335

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.

AGRICULTURAL

Type : Qualified

Number of Sales :	34	Median :	78	COV :	14.88	95% Median C.I. :	72.77 to 86.40
Total Sales Price :	6,579,570	Wgt. Mean :	80	STD :	11.93	95% Wgt. Mean C.I. :	75.96 to 84.25
Total Adj. Sales Price :	6,579,570	Mean :	80	Avg. Abs. Dev :	09.83	95% Mean C.I. :	76.16 to 84.18
Total Assessed Value :	5,270,500						
Avg. Adj. Sales Price :	193,517	COD :	12.55	MAX Sales Ratio :	101.82		
Avg. Assessed Value :	155,015	PRD :	100.09	MIN Sales Ratio :	51.48		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	4	70.33	70.56	70.55	01.68	100.01	68.82	72.77	N/A	151,400	106,815
04/01/2017 To 06/30/2017	1	51.48	51.48	51.48		100.00	51.48	51.48	N/A	208,000	107,070
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	2	79.86	79.86	83.58	08.19	95.55	73.32	86.40	N/A	102,000	85,250
01/01/2018 To 03/31/2018	3	79.85	81.80	80.36	10.11	101.79	70.68	94.88	N/A	172,667	138,753
04/01/2018 To 06/30/2018	2	96.77	96.77	96.06	05.23	100.74	91.71	101.82	N/A	311,799	299,510
07/01/2018 To 09/30/2018	6	91.48	91.43	89.67	07.33	101.96	81.65	99.57	81.65 to 99.57	141,322	126,723
10/01/2018 To 12/31/2018	8	76.93	78.58	76.98	07.55	102.08	69.01	91.16	69.01 to 91.16	244,943	188,563
01/01/2019 To 03/31/2019	2	82.85	82.85	89.99	16.85	92.07	68.89	96.81	N/A	241,450	217,283
04/01/2019 To 06/30/2019	5	77.47	76.87	76.51	08.78	100.47	68.22	92.28	N/A	192,400	147,210
07/01/2019 To 09/30/2019	1	66.03	66.03	66.03		100.00	66.03	66.03	N/A	168,000	110,930
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	5	69.95	66.75	65.67	06.63	101.64	51.48	72.77	N/A	162,720	106,866
10/01/2017 To 09/30/2018	13	86.40	88.25	88.72	09.33	99.47	70.68	101.82	79.85 to 98.20	168,733	149,702
10/01/2018 To 09/30/2019	16	76.39	77.79	78.10	09.80	99.60	66.03	96.81	68.89 to 86.42	223,278	174,378
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	7	70.71	70.49	69.26	08.53	101.78	51.48	86.40	51.48 to 86.40	145,371	100,690
01/01/2018 To 12/31/2018	19	86.19	85.06	83.16	09.99	102.28	69.01	101.82	75.31 to 94.88	207,846	172,849

AGRICULTURAL

Type : Qualified

Number of Sales :	34	Median :	78	COV :	14.88	95% Median C.I. :	72.77 to 86.40
Total Sales Price :	6,579,570	Wgt. Mean :	80	STD :	11.93	95% Wgt. Mean C.I. :	75.96 to 84.25
Total Adj. Sales Price :	6,579,570	Mean :	80	Avg. Abs. Dev :	09.83	95% Mean C.I. :	76.16 to 84.18
Total Assessed Value :	5,270,500						
Avg. Adj. Sales Price :	193,517	COD :	12.55	MAX Sales Ratio :	101.82		
Avg. Assessed Value :	155,015	PRD :	100.09	MIN Sales Ratio :	51.48		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015

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 Value
_____Dry_____											
County	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015
1	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015
_____ALL_____											
10/01/2016 To 09/30/2019	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015

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 Value
_____Dry_____											
County	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015
1	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015
_____ALL_____											
10/01/2016 To 09/30/2019	34	78.35	80.17	80.10	12.55	100.09	51.48	101.82	72.77 to 86.40	193,517	155,015

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_1	Land	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	34	Median :	72	COV :	14.87	95% Median C.I. :	66.95 to 79.49
Total Sales Price :	6,579,570	Wgt. Mean :	74	STD :	10.97	95% Wgt. Mean C.I. :	68.62 to 78.77
Total Adj. Sales Price :	6,579,570	Mean :	74	Avg. Abs. Dev :	09.04	95% Mean C.I. :	70.06 to 77.44
Total Assessed Value :	4,848,860						
Avg. Adj. Sales Price :	193,517	COD :	12.54	MAX Sales Ratio :	93.67		
Avg. Assessed Value :	142,614	PRD :	100.07	MIN Sales Ratio :	47.36		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	4	64.71	64.92	64.91	01.68	100.02	63.31	66.95	N/A	151,400	98,270
04/01/2017 To 06/30/2017	1	47.36	47.36	47.36		100.00	47.36	47.36	N/A	208,000	98,504
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	2	73.47	73.47	76.89	08.19	95.55	67.45	79.49	N/A	102,000	78,430
01/01/2018 To 03/31/2018	3	73.47	75.26	73.93	10.10	101.80	65.03	87.29	N/A	172,667	127,653
04/01/2018 To 06/30/2018	2	89.02	89.02	88.37	05.22	100.74	84.37	93.67	N/A	311,799	275,549
07/01/2018 To 09/30/2018	6	84.16	84.11	82.50	07.33	101.95	75.12	91.60	75.12 to 91.60	141,322	116,586
10/01/2018 To 12/31/2018	8	70.78	72.29	70.82	07.56	102.08	63.49	83.87	63.49 to 83.87	244,943	173,478
01/01/2019 To 03/31/2019	2	76.22	76.22	82.79	16.85	92.06	63.38	89.06	N/A	241,450	199,900
04/01/2019 To 06/30/2019	5	71.28	70.72	70.39	08.78	100.47	62.76	84.90	N/A	192,400	135,433
07/01/2019 To 09/30/2019	1	60.75	60.75	60.75		100.00	60.75	60.75	N/A	168,000	102,056
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	5	64.35	61.41	60.42	06.64	101.64	47.36	66.95	N/A	162,720	98,317
10/01/2017 To 09/30/2018	13	79.49	81.19	81.62	09.32	99.47	65.03	93.67	73.47 to 90.34	168,733	137,725
10/01/2018 To 09/30/2019	16	70.28	71.57	71.85	09.80	99.61	60.75	89.06	63.38 to 79.51	223,278	160,428
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	7	65.06	64.85	63.72	08.53	101.77	47.36	79.49	47.36 to 79.49	145,371	92,635
01/01/2018 To 12/31/2018	19	79.30	78.25	76.51	09.99	102.27	63.49	93.67	69.28 to 87.29	207,846	159,021

AGRICULTURAL

Type : Qualified

Number of Sales :	34	Median :	72	COV :	14.87	95% Median C.I. :	66.95 to 79.49
Total Sales Price :	6,579,570	Wgt. Mean :	74	STD :	10.97	95% Wgt. Mean C.I. :	68.62 to 78.77
Total Adj. Sales Price :	6,579,570	Mean :	74	Avg. Abs. Dev :	09.04	95% Mean C.I. :	70.06 to 77.44
Total Assessed Value :	4,848,860						
Avg. Adj. Sales Price :	193,517	COD :	12.54	MAX Sales Ratio :	93.67		
Avg. Assessed Value :	142,614	PRD :	100.07	MIN Sales Ratio :	47.36		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614

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 Value
_____Dry_____											
County	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614
1	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614
_____ALL_____											
10/01/2016 To 09/30/2019	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614

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 Value
_____Dry_____											
County	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614
1	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614
_____ALL_____											
10/01/2016 To 09/30/2019	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_1	Total	Decrease	8%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	48	Median :	73	COV :	18.66	95% Median C.I. :	68.47 to 80.06
Total Sales Price :	12,547,627	Wgt. Mean :	78	STD :	14.12	95% Wgt. Mean C.I. :	71.64 to 84.88
Total Adj. Sales Price :	12,547,627	Mean :	76	Avg. Abs. Dev :	11.00	95% Mean C.I. :	71.67 to 79.65
Total Assessed Value :	9,819,555						
Avg. Adj. Sales Price :	261,409	COD :	15.10	MAX Sales Ratio :	126.53		
Avg. Assessed Value :	204,574	PRD :	96.68	MIN Sales Ratio :	47.36		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	2	60.52	60.52	56.85	13.68	106.46	52.24	68.79	N/A	372,500	211,768
01/01/2017 To 03/31/2017	7	66.95	74.37	85.63	14.55	86.85	63.31	98.45	63.31 to 98.45	436,514	373,790
04/01/2017 To 06/30/2017	1	47.36	47.36	47.36		100.00	47.36	47.36	N/A	208,000	98,504
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	4	73.98	75.34	77.88	09.98	96.74	67.45	85.95	N/A	97,250	75,734
01/01/2018 To 03/31/2018	5	73.47	74.77	70.54	17.98	106.00	52.13	95.91	N/A	150,294	106,011
04/01/2018 To 06/30/2018	3	85.30	87.78	87.57	03.63	100.24	84.37	93.67	N/A	281,061	246,134
07/01/2018 To 09/30/2018	6	84.16	84.11	82.50	07.33	101.95	75.12	91.60	75.12 to 91.60	141,322	116,586
10/01/2018 To 12/31/2018	9	72.27	78.32	80.27	14.92	97.57	63.49	126.53	67.31 to 83.87	262,171	210,438
01/01/2019 To 03/31/2019	2	76.22	76.22	82.79	16.85	92.06	63.38	89.06	N/A	241,450	199,900
04/01/2019 To 06/30/2019	7	69.10	70.22	69.60	06.98	100.89	62.76	84.90	62.76 to 84.90	288,857	201,059
07/01/2019 To 09/30/2019	2	75.33	75.33	84.10	19.35	89.57	60.75	89.91	N/A	421,500	354,463
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	10	66.01	68.90	78.30	15.80	87.99	47.36	98.45	52.24 to 82.40	400,860	313,857
10/01/2017 To 09/30/2018	18	81.93	80.18	80.20	11.08	99.98	52.13	95.91	73.47 to 88.90	157,310	126,161
10/01/2018 To 09/30/2019	20	70.28	74.97	77.27	13.43	97.02	60.75	126.53	67.31 to 79.51	285,372	220,504
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	12	67.96	72.44	82.63	14.76	87.67	47.36	98.45	64.35 to 82.40	304,383	251,497
01/01/2018 To 12/31/2018	23	79.41	80.29	80.42	13.54	99.84	52.13	126.53	72.27 to 87.29	208,788	167,909

AGRICULTURAL

Type : Qualified

Number of Sales :	48	Median :	73	COV :	18.66	95% Median C.I. :	68.47 to 80.06
Total Sales Price :	12,547,627	Wgt. Mean :	78	STD :	14.12	95% Wgt. Mean C.I. :	71.64 to 84.88
Total Adj. Sales Price :	12,547,627	Mean :	76	Avg. Abs. Dev :	11.00	95% Mean C.I. :	71.67 to 79.65
Total Assessed Value :	9,819,555						
Avg. Adj. Sales Price :	261,409	COD :	15.10	MAX Sales Ratio :	126.53		
Avg. Assessed Value :	204,574	PRD :	96.68	MIN Sales Ratio :	47.36		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	48	72.87	75.66	78.26	15.10	96.68	47.36	126.53	68.47 to 80.06	261,409	204,574

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 Value
<u>Irrigated</u>											
County	1	80.06	80.06	80.06		100.00	80.06	80.06	N/A	580,000	464,330
1	1	80.06	80.06	80.06		100.00	80.06	80.06	N/A	580,000	464,330
<u>Dry</u>											
County	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614
1	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614
<u>Grass</u>											
County	5	68.79	70.88	66.83	12.91	106.06	52.13	95.91	N/A	134,994	90,212
1	5	68.79	70.88	66.83	12.91	106.06	52.13	95.91	N/A	134,994	90,212
<u>ALL</u>											
10/01/2016 To 09/30/2019	48	72.87	75.66	78.26	15.10	96.68	47.36	126.53	68.47 to 80.06	261,409	204,574

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 Value
<u>Irrigated</u>											
County	2	81.23	81.23	81.15	01.44	100.10	80.06	82.40	N/A	545,000	442,293
1	2	81.23	81.23	81.15	01.44	100.10	80.06	82.40	N/A	545,000	442,293
<u>Dry</u>											
County	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614
1	34	72.09	73.75	73.70	12.54	100.07	47.36	93.67	66.95 to 79.49	193,517	142,614
<u>Grass</u>											
County	6	68.82	70.54	67.98	10.77	103.77	52.13	95.91	52.13 to 95.91	262,495	178,457
1	6	68.82	70.54	67.98	10.77	103.77	52.13	95.91	52.13 to 95.91	262,495	178,457
<u>ALL</u>											

10/01/2016 To 09/30/2019

48

72.87

75.66

78.26

15.10

96.68

47.36

126.53

68.47 to 80.06

261,409

204,574

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_1	Land	Decrease	8%

What IF

Deuel County 2020 Average Acre Value Comparison
After 8% Decrease to Dry Values Only

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Deuel	1	3024	3018	2945	2844	2973	2678	2619	2309	2957
Cheyenne	1	2465	2455	2445	2440	2438	2333	2098	1948	2422
Cheyenne	3	2780	2775	n/a	2767	2762	2597	2522	2478	2755
Garden	1	2245	2245	n/a	2200	2200	2190	2190	2190	2208
Keith	2	2750	2750	2750	2750	2650	2650	2650	2650	2732
Keith	3	3785	3785	3785	3610	3610	3610	3610	3610	3723

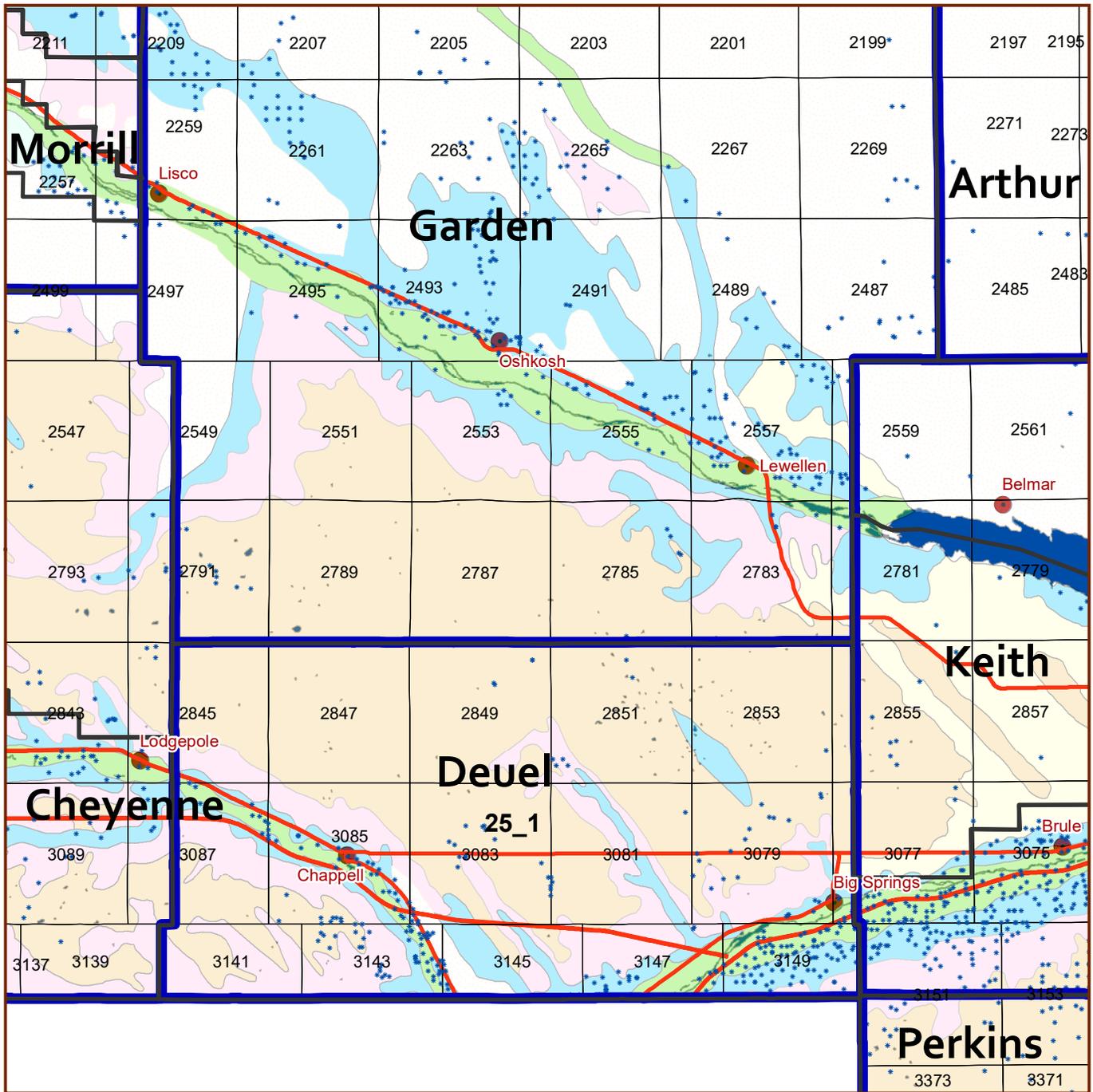
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Deuel	1	n/a	644	640	549	549	n/a	466	457	606
Cheyenne	1	n/a	463	398	445	440	440	376	361	446
Cheyenne	3	n/a	630	625	620	618	n/a	615	600	627
Garden	1	n/a	755	n/a	750	750	n/a	730	730	752
Keith	2	n/a	905	n/a	905	875	876	875	875	900
Keith	3	n/a	1350	1350	1265	1265	1260	1230	1230	1316

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Deuel	1	385	n/a	385	417	n/a	387	385	385	386
Cheyenne	1	442	435	n/a	390	n/a	375	367	313	341
Cheyenne	3	n/a	560	n/a	540	n/a	513	500	325	405
Garden	1	415	n/a	418	415	410	410	405	405	409
Keith	2	500	n/a	n/a	500	n/a	475	470	470	473
Keith	3	525	n/a	500	500	n/a	500	480	480	495

County	Mkt Area	CRP	TIMBER	WASTE
Deuel	1	597	n/a	n/a
Cheyenne	1	392	n/a	100
Cheyenne	3	509	n/a	100
Garden	1	745	n/a	50
Keith	2	710	n/a	332
Keith	3	710	n/a	335

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.

DEUEL COUNTY



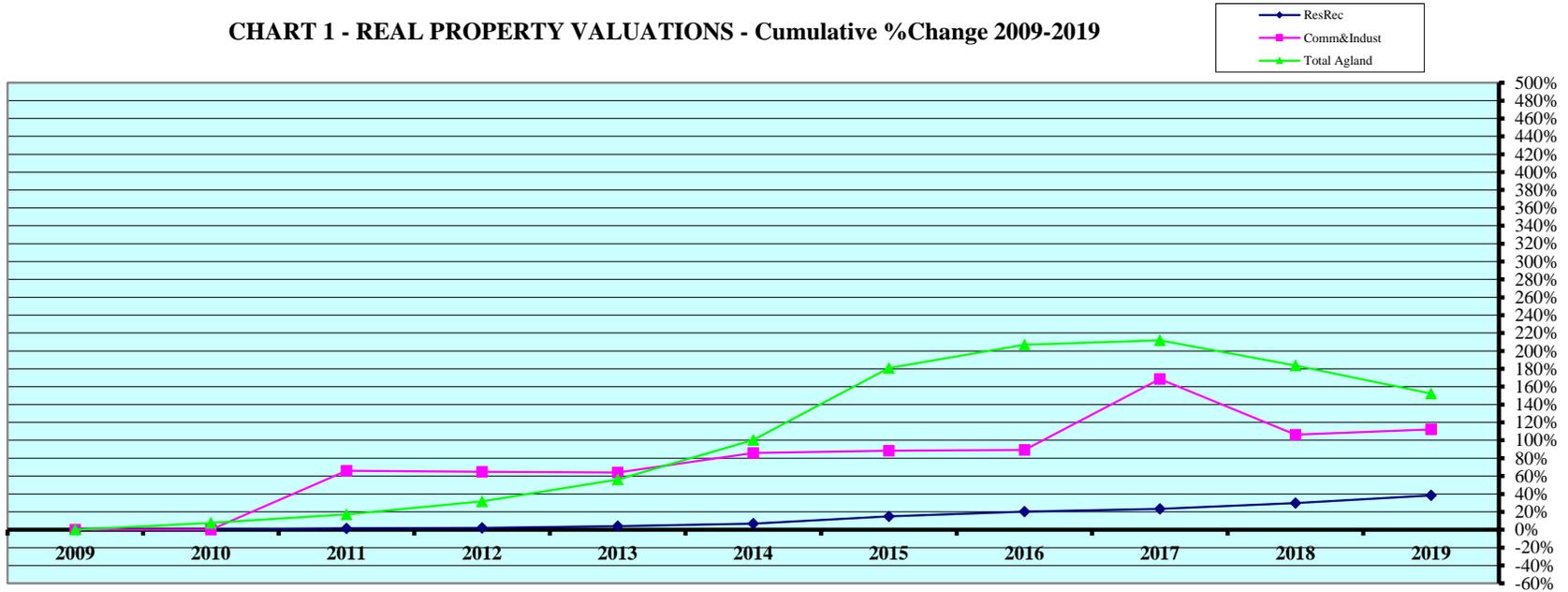
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 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	34,730,624	--	--	--	12,190,667	--	--	--	84,814,885	--	--	--
2010	34,797,727	67,103	0.19%	0.19%	12,207,730	17,063	0.14%	0.14%	91,171,505	6,356,620	7.49%	7.49%
2011	35,251,448	453,721	1.30%	1.50%	20,234,005	8,026,275	65.75%	65.98%	99,303,180	8,131,675	8.92%	17.08%
2012	35,434,703	183,255	0.52%	2.03%	20,080,131	-153,874	-0.76%	64.72%	111,807,100	12,503,920	12.59%	31.82%
2013	36,136,652	701,949	1.98%	4.05%	19,998,352	-81,779	-0.41%	64.05%	132,354,295	20,547,195	18.38%	56.05%
2014	37,054,150	917,498	2.54%	6.69%	22,667,129	2,668,777	13.34%	85.94%	169,982,770	37,628,475	28.43%	100.42%
2015	39,902,927	2,848,777	7.69%	14.89%	22,972,950	305,821	1.35%	88.45%	238,136,050	68,153,280	40.09%	180.77%
2016	41,796,102	1,893,175	4.74%	20.34%	23,077,890	104,940	0.46%	89.31%	260,354,300	22,218,250	9.33%	206.97%
2017	42,831,676	1,035,574	2.48%	23.33%	32,736,286	9,658,396	41.85%	168.54%	264,512,100	4,157,800	1.60%	211.87%
2018	45,069,611	2,237,935	5.22%	29.77%	25,139,200	-7,597,086	-23.21%	106.22%	240,552,735	-23,959,365	-9.06%	183.62%
2019	48,056,335	2,986,724	6.63%	38.37%	25,864,675	725,475	2.89%	112.17%	214,036,647	-26,516,088	-11.02%	152.36%

Rate Annual %chg: Residential & Recreational **3.30%**

Commercial & Industrial **7.81%**

Agricultural Land **9.70%**

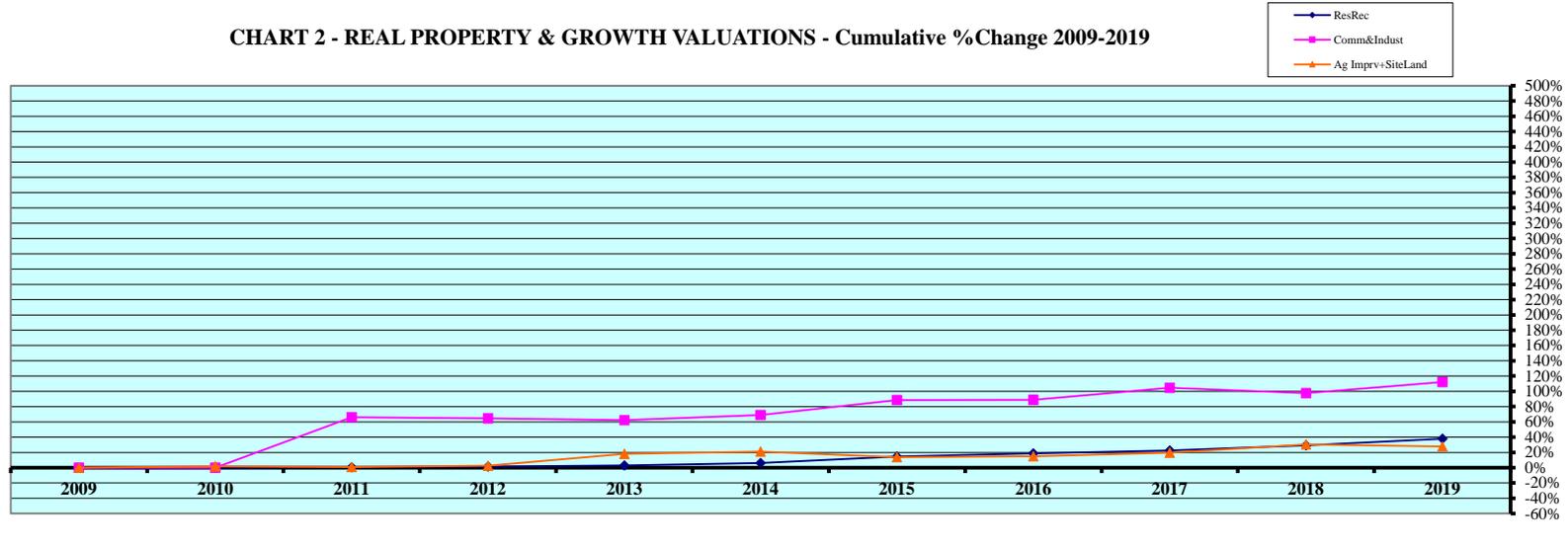
Cnty# **25**
County **DEUEL**

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	34,730,624	330,225	0.95%	34,400,399	--	--	12,190,667	0	0.00%	12,190,667	--	--
2010	34,797,727	125,455	0.36%	34,672,272	-0.17%	-0.17%	12,207,730	0	0.00%	12,207,730	0.14%	0.14%
2011	35,251,448	277,655	0.79%	34,973,793	0.51%	0.70%	20,234,005	0	0.00%	20,234,005	65.75%	65.98%
2012	35,434,703	163,901	0.46%	35,270,802	0.05%	1.56%	20,080,131	0	0.00%	20,080,131	-0.76%	64.72%
2013	36,136,652	340,292	0.94%	35,796,360	1.02%	3.07%	19,998,352	219,816	1.10%	19,778,536	-1.50%	62.24%
2014	37,054,150	219,884	0.59%	36,834,266	1.93%	6.06%	22,667,129	2,065,860	9.11%	20,601,269	3.01%	68.99%
2015	39,902,927	115,448	0.29%	39,787,479	7.38%	14.56%	22,972,950	0	0.00%	22,972,950	1.35%	88.45%
2016	41,796,102	563,908	1.35%	41,232,194	3.33%	18.72%	23,077,890	51,570	0.22%	23,026,320	0.23%	88.88%
2017	42,831,676	263,433	0.62%	42,568,243	1.85%	22.57%	32,736,286	7,800,075	23.83%	24,936,211	8.05%	104.55%
2018	45,069,611	218,632	0.49%	44,850,979	4.71%	29.14%	25,139,200	1,046,408	4.16%	24,092,792	-26.40%	97.63%
2019	48,056,335	167,521	0.35%	47,888,814	6.26%	37.89%	25,864,675	6,237	0.02%	25,858,438	2.86%	112.12%
Rate Ann%chg	3.30%			2.69%			7.81%			C & I w/o growth 5.27%		

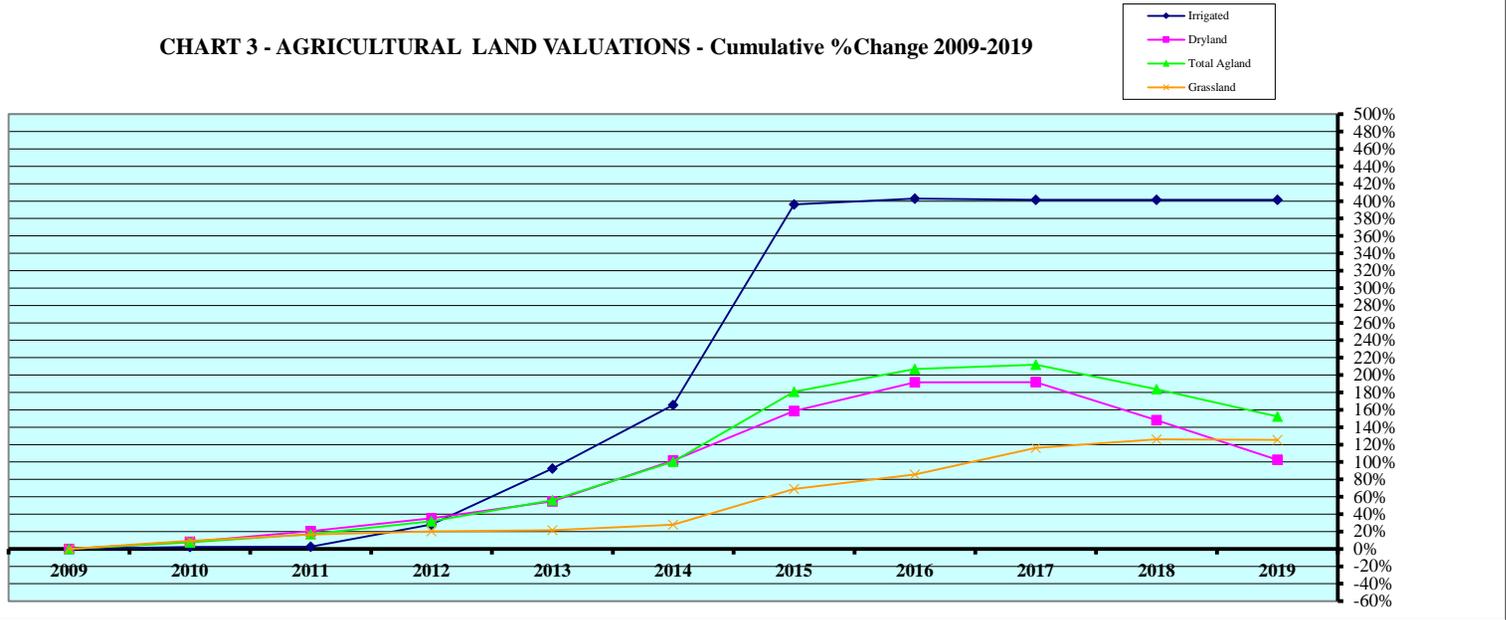
Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2009	12,038,547	5,343,573	17,382,120	451,328	2.60%	--	--
2010	12,318,697	5,384,369	17,703,066	31,745	0.18%	1.66%	1.66%
2011	12,494,202	5,531,223	18,025,425	499,640	2.77%	-1.00%	0.83%
2012	12,541,042	5,720,960	18,262,002	399,135	2.19%	-0.90%	2.77%
2013	13,087,510	8,213,555	21,301,065	763,812	3.59%	12.46%	18.15%
2014	12,933,070	8,470,990	21,404,060	374,564	1.75%	-1.27%	20.98%
2015	11,853,735	8,165,652	20,019,387	257,161	1.28%	-7.67%	13.69%
2016	11,887,340	8,209,377	20,096,717	106,226	0.53%	-0.14%	15.01%
2017	12,238,380	8,664,684	20,903,064	130,360	0.62%	3.36%	19.51%
2018	12,957,545	9,794,595	22,752,140	82,514	0.36%	8.45%	30.42%
2019	12,474,465	10,808,265	23,282,730	1,088,040	4.67%	-2.45%	27.69%
Rate Ann%chg	0.36%	7.30%	2.97%	Ag Imprv+Site w/o growth		1.25%	

(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# 25
County DEUEL

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	13,077,110	--	--	--	58,014,365	--	--	--	13,720,825	--	--	--
2010	13,370,650	293,540	2.24%	2.24%	62,762,285	4,747,920	8.18%	8.18%	15,013,365	1,292,540	9.42%	9.42%
2011	13,419,430	48,780	0.36%	2.62%	69,865,300	7,103,015	11.32%	20.43%	15,993,245	979,880	6.53%	16.56%
2012	16,769,550	3,350,120	24.96%	28.24%	78,506,895	8,641,595	12.37%	35.32%	16,497,965	504,720	3.16%	20.24%
2013	25,162,180	8,392,630	50.05%	92.41%	89,835,900	11,329,005	14.43%	54.85%	16,668,230	170,265	1.03%	21.48%
2014	34,701,055	9,538,875	37.91%	165.36%	117,042,940	27,207,040	30.29%	101.75%	17,539,030	870,800	5.22%	27.83%
2015	64,887,050	30,185,995	86.99%	396.19%	150,049,830	33,006,890	28.20%	158.64%	23,184,305	5,645,275	32.19%	68.97%
2016	65,761,470	874,420	1.35%	402.87%	169,109,735	19,059,905	12.70%	191.50%	25,483,095	2,298,790	9.92%	85.73%
2017	65,593,110	-168,360	-0.26%	401.59%	169,264,500	154,765	0.09%	191.76%	29,654,490	4,171,395	16.37%	116.13%
2018	65,593,125	15	0.00%	401.59%	143,943,855	-25,320,645	-14.96%	148.12%	31,015,755	1,361,265	4.59%	126.05%
2019	65,565,775	-27,350	-0.04%	401.38%	117,534,255	-26,409,600	-18.35%	102.60%	30,936,617	-79,138	-0.26%	125.47%

Rate Ann.%chg: Irrigated **17.49%** Dryland **7.32%** Grassland **8.47%**

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	2,585	--	--	--	0	--	--	--	84,814,885	--	--	--
2010	2,205	-380	-14.70%	-14.70%	23,000	23,000	--	--	91,171,505	6,356,620	7.49%	7.49%
2011	2,205	0	0.00%	-14.70%	23,000	0	0.00%	--	99,303,180	8,131,675	8.92%	17.08%
2012	2,205	0	0.00%	-14.70%	30,485	7,485	32.54%	--	111,807,100	12,503,920	12.59%	31.82%
2013	0	-2,205	-100.00%	-100.00%	687,985	657,500	2156.80%	--	132,354,295	20,547,195	18.38%	56.05%
2014	0	0	--	-100.00%	699,745	11,760	1.71%	--	169,982,770	37,628,475	28.43%	100.42%
2015	0	0	--	-100.00%	14,865	-684,880	-97.88%	--	238,136,050	68,153,280	40.09%	180.77%
2016	0	0	--	-100.00%	0	-14,865	-100.00%	--	260,354,300	22,218,250	9.33%	206.97%
2017	0	0	--	-100.00%	0	0	--	--	264,512,100	4,157,800	1.60%	211.87%
2018	0	0	--	-100.00%	0	0	--	--	240,552,735	-23,959,365	-9.06%	183.62%
2019	0	0	--	-100.00%	0	0	--	--	214,036,647	-26,516,088	-11.02%	152.36%

Cnty# **25**
County **DEUEL**

Rate Ann.%chg: Total Agric Land **9.70%**

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	13,008,935	20,521	634			58,148,305	178,782	325			13,658,770	70,570	194		
2010	13,364,025	20,631	648	2.18%	2.18%	62,895,370	178,405	353	8.39%	8.39%	15,029,510	70,832	212	9.63%	9.63%
2011	13,383,825	20,612	649	0.24%	2.43%	69,887,220	177,953	393	11.40%	20.75%	16,022,570	70,992	226	6.37%	16.61%
2012	16,769,550	20,688	811	24.84%	27.86%	78,666,420	178,041	442	12.51%	35.85%	16,401,000	70,837	232	2.59%	19.62%
2013	25,168,525	21,957	1,146	41.41%	80.81%	89,864,790	176,129	510	15.47%	56.87%	16,675,850	72,752	229	-1.00%	18.43%
2014	34,506,340	21,873	1,578	37.63%	148.85%	116,881,190	175,844	665	30.27%	104.36%	17,633,645	72,688	243	5.84%	25.34%
2015	64,966,830	21,965	2,958	87.48%	366.55%	150,116,835	173,076	867	30.49%	166.67%	23,158,680	75,275	308	26.82%	58.96%
2016	65,353,815	22,260	2,936	-0.74%	363.11%	169,410,130	173,556	976	12.54%	200.11%	25,190,435	74,524	338	9.87%	74.64%
2017	65,830,725	22,414	2,937	0.04%	363.29%	169,106,785	173,121	977	0.07%	200.33%	29,693,180	74,678	398	17.63%	105.44%
2018	65,593,125	22,334	2,937	0.00%	363.28%	143,943,480	173,322	830	-14.98%	155.34%	31,015,160	74,589	416	4.58%	114.84%
2019	65,565,745	22,334	2,936	-0.04%	363.08%	117,531,920	173,319	678	-18.35%	108.50%	30,959,860	74,446	416	0.01%	114.87%

Rate Annual %chg Average Value/Acre:

16.56%

7.62%

7.95%

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	2,585	259	10								84,818,595	270,132	314		
2010	2,585	259	10	0.00%	0.00%						91,291,490	270,127	338	7.63%	7.63%
2011	2,205	221	10	0.00%	0.00%						99,295,820	269,778	368	8.91%	17.22%
2012	2,205	221	10	0.00%	0.00%						111,839,175	269,787	415	12.63%	32.03%
2013	0	0									131,709,165	271,149	486	17.18%	54.70%
2014	0	0									169,021,175	270,708	624	28.54%	98.85%
2015	0	0									238,242,345	270,625	880	41.00%	180.37%
2016	0	0									259,954,380	270,639	961	9.11%	205.91%
2017	0	0									264,630,690	270,513	978	1.85%	211.56%
2018	0	0									240,551,765	270,545	889	-9.11%	183.17%
2019	0	0									214,057,525	270,401	792	-10.97%	152.12%

25
DEUEL

Rate Annual %chg Average Value/Acre:

9.69%

(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
Agland 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 : 2,451	Value : 317,516,763	Growth 384,570	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	-----------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	45	226,506	0	0	96	312,320	141	538,826	
02. Res Improve Land	655	4,135,960	0	0	124	5,318,598	779	9,454,558	
03. Res Improvements	662	34,957,650	0	0	131	8,069,190	793	43,026,840	
04. Res Total	707	39,320,116	0	0	227	13,700,108	934	53,020,224	198,492
% of Res Total	75.70	74.16	0.00	0.00	24.30	25.84	38.11	16.70	51.61
05. Com UnImp Land	8	78,075	0	0	9	192,350	17	270,425	
06. Com Improve Land	101	1,276,363	1	1,025	27	1,003,581	129	2,280,969	
07. Com Improvements	108	14,374,760	1	14,015	32	8,945,110	141	23,333,885	
08. Com Total	116	15,729,198	1	15,040	41	10,141,041	158	25,885,279	0
% of Com Total	73.42	60.77	0.63	0.06	25.95	39.18	6.45	8.15	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	707	39,320,116	0	0	227	13,700,108	934	53,020,224	198,492
% of Res & Rec Total	75.70	74.16	0.00	0.00	24.30	25.84	38.11	16.70	51.61
Com & Ind Total	116	15,729,198	1	15,040	41	10,141,041	158	25,885,279	0
% of Com & Ind Total	73.42	60.77	0.63	0.06	25.95	39.18	6.45	8.15	0.00
17. Taxable Total	823	55,049,314	1	15,040	268	23,841,149	1,092	78,905,503	198,492
% of Taxable Total	75.37	69.77	0.09	0.02	24.54	30.21	44.55	24.85	51.61

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	80	88,870	80	88,870	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	80	88,870	80	88,870	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	69	0	34	103

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	13,115	0	0	972	155,639,170	974	155,652,285
28. Ag-Improved Land	1	38,185	0	0	290	63,337,000	291	63,375,185
29. Ag Improvements	1	88,200	0	0	304	19,406,720	305	19,494,920

30. Ag Total				1,279	238,522,390
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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	1	1.00	30,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	83,340	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	0.95	7,125	0	0.00	0	
37. FarmSite Improvements	1	0.00	4,860	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	2	0.31	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	6	16.76	212,520	6	16.76	212,520	
32. HomeSite Improv Land	169	175.14	5,010,940	170	176.14	5,040,940	
33. HomeSite Improvements	180	0.00	10,362,385	181	0.00	10,445,725	186,078
34. HomeSite Total				187	192.90	15,699,185	
35. FarmSite UnImp Land	25	45.12	225,455	25	45.12	225,455	
36. FarmSite Improv Land	246	944.24	2,869,450	247	945.19	2,876,575	
37. FarmSite Improvements	292	0.00	9,044,335	293	0.00	9,049,195	0
38. FarmSite Total				318	990.31	12,151,225	
39. Road & Ditches	1,053	3,754.83	0	1,055	3,755.14	0	
40. Other- Non Ag Use	1	18.11	37,555	1	18.11	37,555	
41. Total Section VI				505	4,956.46	27,887,965	186,078

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	8,539.73	38.24%	25,825,030	39.11%	3,024.10
46. 1A	8,512.13	38.11%	25,692,810	38.91%	3,018.38
47. 2A1	20.22	0.09%	59,545	0.09%	2,944.86
48. 2A	2,417.77	10.83%	6,876,980	10.41%	2,844.35
49. 3A1	430.27	1.93%	1,279,200	1.94%	2,973.02
50. 3A	313.10	1.40%	838,445	1.27%	2,677.88
51. 4A1	1,964.88	8.80%	5,146,485	7.79%	2,619.24
52. 4A	135.38	0.61%	312,595	0.47%	2,309.02
53. Total	22,333.48	100.00%	66,031,090	100.00%	2,956.60
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	118,632.32	68.82%	83,064,695	73.09%	700.19
56. 2D1	228.99	0.13%	159,375	0.14%	695.99
57. 2D	24,924.15	14.46%	14,879,765	13.09%	597.00
58. 3D1	12,081.31	7.01%	7,212,580	6.35%	597.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	13,844.50	8.03%	7,005,290	6.16%	506.00
61. 4D	2,680.21	1.55%	1,332,085	1.17%	497.01
62. Total	172,391.48	100.00%	113,653,790	100.00%	659.28
Grass					
63. 1G1	1,620.51	2.15%	666,265	2.15%	411.15
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	452.35	0.60%	192,385	0.62%	425.30
66. 2G	910.98	1.21%	440,975	1.42%	484.07
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	18,884.03	25.07%	8,215,340	26.54%	435.04
69. 4G1	47,470.91	63.03%	19,079,680	61.65%	401.92
70. 4G	5,978.79	7.94%	2,354,900	7.61%	393.88
71. Total	75,317.57	100.00%	30,949,545	100.00%	410.92
Irrigated Total					
Irrigated Total	22,333.48	8.26%	66,031,090	31.35%	2,956.60
Dry Total					
Dry Total	172,391.48	63.77%	113,653,790	53.96%	659.28
Grass Total					
Grass Total	75,317.57	27.86%	30,949,545	14.69%	410.92
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	300.55	0.11%	0	0.00%	0.00
74. Exempt	315.78	0.12%	77,775	0.04%	246.29
75. Market Area Total	270,343.08	100.00%	210,634,425	100.00%	779.14

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1.99	6,020	0.00	0	22,331.49	66,025,070	22,333.48	66,031,090
77. Dry Land	0.00	0	0.00	0	172,391.48	113,653,790	172,391.48	113,653,790
78. Grass	21.17	8,155	0.00	0	75,296.40	30,941,390	75,317.57	30,949,545
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	300.55	0	300.55	0
81. Exempt	42.00	0	0.00	0	273.78	77,775	315.78	77,775
82. Total	23.16	14,175	0.00	0	270,319.92	210,620,250	270,343.08	210,634,425

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	22,333.48	8.26%	66,031,090	31.35%	2,956.60
Dry Land	172,391.48	63.77%	113,653,790	53.96%	659.28
Grass	75,317.57	27.86%	30,949,545	14.69%	410.92
Waste	0.00	0.00%	0	0.00%	0.00
Other	300.55	0.11%	0	0.00%	0.00
Exempt	315.78	0.12%	77,775	0.04%	246.29
Total	270,343.08	100.00%	210,634,425	100.00%	779.14

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 Big Springs	16	37,301	211	918,350	211	9,544,640	227	10,500,291	3,684
83.2 Chappell	29	189,205	444	3,217,610	452	25,414,490	481	28,821,305	25,713
83.3 Rural	96	312,320	124	5,318,598	130	8,067,710	226	13,698,628	169,095
84 Residential Total	141	538,826	779	9,454,558	793	43,026,840	934	53,020,224	198,492

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Big Springs	2	11,025	33	242,433	38	5,296,155	40	5,549,613	0
85.2 Chappell	5	56,050	64	602,955	65	4,854,340	70	5,513,345	0
85.3 Rural	10	203,350	32	1,435,581	38	13,183,390	48	14,822,321	0
86 Commercial Total	17	270,425	129	2,280,969	141	23,333,885	158	25,885,279	0

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	1,411.94	2.13%	543,625	2.12%	385.02
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	362.59	0.55%	139,605	0.54%	385.02
90. 2G	868.65	1.31%	362,580	1.42%	417.41
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	14,514.72	21.86%	5,616,660	21.93%	386.96
93. 4G1	43,513.39	65.54%	16,752,670	65.40%	385.00
94. 4G	5,717.37	8.61%	2,201,175	8.59%	385.00
95. Total	66,388.66	100.00%	25,616,315	100.00%	385.85
CRP					
96. 1C1	208.57	2.34%	122,640	2.30%	588.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	89.76	1.01%	52,780	0.99%	588.01
99. 2C	42.33	0.47%	78,395	1.47%	1,852.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	4,369.31	48.93%	2,598,680	48.73%	594.76
102. 4C1	3,957.52	44.32%	2,327,010	43.63%	588.00
103. 4C	261.42	2.93%	153,725	2.88%	588.04
104. Total	8,928.91	100.00%	5,333,230	100.00%	597.30
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	66,388.66	88.14%	25,616,315	82.77%	385.85
CRP Total	8,928.91	11.86%	5,333,230	17.23%	597.30
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	75,317.57	100.00%	30,949,545	100.00%	410.92

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

25 Deuel

	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	48,056,335	53,020,224	4,963,889	10.33%	198,492	9.92%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	12,474,465	15,699,185	3,224,720	25.85%	186,078	24.36%
04. Total Residential (sum lines 1-3)	60,530,800	68,719,409	8,188,609	13.53%	384,570	12.89%
05. Commercial	25,864,675	25,885,279	20,604	0.08%	0	0.08%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	25,864,675	25,885,279	20,604	0.08%	0	0.08%
08. Ag-Farmsite Land, Outbuildings	10,808,265	12,151,225	1,342,960	12.43%	0	12.43%
09. Minerals	106,160	88,870	-17,290	-16.29	0	-16.29%
10. Non Ag Use Land	0	37,555	37,555			
11. Total Non-Agland (sum lines 8-10)	10,914,425	12,277,650	1,363,225	12.49%	0	12.49%
12. Irrigated	65,565,775	66,031,090	465,315	0.71%		
13. Dryland	117,534,255	113,653,790	-3,880,465	-3.30%		
14. Grassland	30,936,617	30,949,545	12,928	0.04%		
15. Wasteland	0	0	0			
16. Other Agland	0	0	0			
17. Total Agricultural Land	214,036,647	210,634,425	-3,402,222	-1.59%		
18. Total Value of all Real Property (Locally Assessed)	311,346,547	317,516,763	6,170,216	1.98%	384,570	1.86%

2020 Assessment Survey for Deuel County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None.
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$164,045
7.	Adopted budget, or granted budget if different from above:
	\$164,045
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$56,995
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:
	\$9,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$6,700
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$23,344.36

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor/staff
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is http://deuel.gWorks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
9.	When was the aerial imagery last updated?
	2018
10.	Personal Property software:
	MIPS

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?
	Big Springs and Chappell
4.	When was zoning implemented?
	Chappell was zoned in 2002. Big Springs and rural Deuel County were zoned in 1975.

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for mineral appraisals.
2.	GIS Services:
	gWorks
3.	Other services:
	Pictometry.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanards. Pritchard & Abbott are contracted for mineral interests.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	We require that the appraisal firms be certified.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, for the areas of their appraisal contracts.

2020 Residential Assessment Survey for Deuel County

1.	Valuation data collection done by:										
	The Assessor and staff will do Big Springs and Rural Res. Stanards will do Chappell.										
2.	List the valuation group recognized by the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Chappell—located on the I-80 corridor is the larger of the two towns in Deuel County. Chappell includes about three times more residential properties, more amenities (paved streets and businesses). There are no operating businesses on the I-80 exchange.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Big Springs—also located along Interstate 80 near the junction of I-80 and I-76. There are operating businesses located on the exchange. The Flying J Truck Stop is the primary local employer for the community.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—includes all properties not located within the boundaries of the Village of Big Springs or the City of Chappell. These properties are located on acreages with the characteristics of “country living.”</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Chappell—located on the I-80 corridor is the larger of the two towns in Deuel County. Chappell includes about three times more residential properties, more amenities (paved streets and businesses). There are no operating businesses on the I-80 exchange.	20	Big Springs—also located along Interstate 80 near the junction of I-80 and I-76. There are operating businesses located on the exchange. The Flying J Truck Stop is the primary local employer for the community.	80	Rural—includes all properties not located within the boundaries of the Village of Big Springs or the City of Chappell. These properties are located on acreages with the characteristics of “country living.”	AG	Agricultural homes and outbuildings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
10	Chappell—located on the I-80 corridor is the larger of the two towns in Deuel County. Chappell includes about three times more residential properties, more amenities (paved streets and businesses). There are no operating businesses on the I-80 exchange.										
20	Big Springs—also located along Interstate 80 near the junction of I-80 and I-76. There are operating businesses located on the exchange. The Flying J Truck Stop is the primary local employer for the community.										
80	Rural—includes all properties not located within the boundaries of the Village of Big Springs or the City of Chappell. These properties are located on acreages with the characteristics of “country living.”										
AG	Agricultural homes and outbuildings.										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	The cost approach.										
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?										
	The county utilizes the depreciation tables provided by the CAMA vendor.										
5.	Are individual depreciation tables developed for each valuation group?										
	CAMA depreciation tables are used for all residential properties within the County.										
6.	Describe the methodology used to determine the residential lot values?										
	The Assessor begins with price per square foot and then makes adjustments for location, etc.										
7.	How are rural residential site values developed?										
	The current assessor utilizes the prior assessor's site study from 2016 to value rural sites. Thus, the home site is at \$11,000, the farm site is \$3,500 and all remaining acres if there is no agricultural use is valued at \$1,000 per acre up to 40 acres.										
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?										

Currently there are no vacant lots being held for sale or resale.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2016	2016	2016	2015
20	2016	2016	2016	2017
80	2016	2016	2016	2018
AG	2016	2016	2016	2018

2020 Commercial Assessment Survey for Deuel County

1.	Valuation data collection done by:			
	The assessor and staff, Tax Valuation, Inc.			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	10	Chappell—has a commercial base that includes retail businesses, a bowling alley, gas stations and restaurants.		
	20	Big Springs—actually has a larger commercial base due to the businesses located on the I-80 exchange which was annexed into the village of Big Springs.		
	80	Rural Commercial—includes all commercial properties located outside of the village of Big Springs and the city of Chappell.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach based on sales is used to estimate the market value of commercial properties.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The Deuel County Assessor does not believe that there are any unique commercial properties in the county.			
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?			
	The county uses the tables provided by the CAMA vendor.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	No, due to the limited commercial market in Deuel County.			
6.	Describe the methodology used to determine the commercial lot values.			
	The Assessor uses a square foot value (an acre value for rural), then makes adjustments for location, etc. Tax Valuation assist in determining commercial lot values.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	10	2013	2016	2017
	20	2013	2016	2017
	80	2013	2016	2017

2020 Agricultural Assessment Survey for Deuel County

1.	Valuation data collection done by:							
	Assessor/staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>There is only one county-wide market area for agricultural land in Deuel County.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		There is only one county-wide market area for agricultural land in Deuel County.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	There is only one county-wide market area for agricultural land in Deuel County.	2016						
3.	Describe the process used to determine and monitor market areas.							
	The sales in Deuel County appear to be relatively consistent countywide.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The County classifies property as rural residential based on primary 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?							
	Yes. Farm home site values are determined by the quality of the amenities on the site, such as well, septic system and electricity.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Tax Valuation, Inc. reviewed intensive use parcels in 2016. The acres that have buildings are valued at \$10,000 per acre. The surrounding ground is valued at agricultural grass values.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The Assessor states that she has not identified any parcels enrolled in the Wetlands Reserve Program in Deuel County.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	N/A							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
8c.	Describe the non-agricultural influences recognized within the county.							
	N/A							

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

2020 Plan of Assessment for Deuel County Assessor's Office Assessment Years 2020, 2021, and 2022

Date: October 11, 2019

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the "plan"), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the Assessor may amend the plan, if necessary after the budget is approved by the County Board. A copy of the plan and any amendments shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural and horticultural land; and
3. 75% of actual value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347. Reference, Neb. Rev. Stat. 77-201 (R. S. Supp. 2004)

General Description of Real Property in Deuel County:

Per the 2019 County Abstract, Deuel County consists of 2,438 parcels with the following real property types:

	<u>No. of Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u> <u>Base of Real Estate</u>
Residential	929	38.11	15.43
Commercial	157	6.44	8.31
Mineral	80	3.28	.03
Agricultural	<u>1272</u>	<u>52.17</u>	<u>76.23</u>
Total	2438	100.00	100.00

Deuel County has 270,400.28 acres of agricultural land. Irrigated land accounts for 8.26%, 64.10% is Dry, 27.53% is Grass. Land classified as "other" accounts for .11% of the total.

New property: For assessment year 2019, 29 building permits and/or information statements were filed for new property construction/additions in the county. The total growth was \$1,261,798.00.

Current Resources:

A. Staff/Budget/Training:

The Deuel County Assessor's office staff consists of the assessor and assessment clerk. We submitted a budget request for 2019-2020 in the amount of \$162,545.00. This budget was approved without amendment by the County Board.

The cost for required training/continuing education has been incorporated into the budget. One staff member holds the Assessor Certificate. One staff member is working on attaining her certificate.

B. Cadastral Maps accuracy/condition, other land use maps, aerial photos:

The cadastral maps were updated in 1997 and are kept current by the staff. Even though this information is kept current on the GIS system, which was implemented in 2012, we frequently refer to the cadastral books for additional information.

All rural improved records contain an aerial photo taken in 1987. It is unknown what year the overlays were created.

C. Property Record Cards:

The property record cards are detailed, current and complete and meet the standards set by the department.

The property cards contain the following:

- Parcel identification number
- Owner's name and address
- Situs (911 address)
- Tax district code
- School district
- Geo code
- Cadastral Map index
- Current breakdown report
- Current CAMA appraisal report
- Photos
- Sketches
- Notes

D. Software for CAMA, Assessment Administration:

Deuel County has contracted with MIPS for CAMA pricing and administration. We are also under contract with GIS Workshop for our GIS system. Implemented Pictometry Imagery for current GIS Images. We have two websites available to the public. deuel.gworks.com and www.nebraskaassessoronline.us

Current Assessment Procedures for Real Property:

A. *Discover, List and Inventory all Property:*

The Assessor processes the Real Estate Transfers, updates the property records and maintains the Sales Reference Book. The staff maintains the Cadastral Books.

These steps are followed:

- 1) Fill out Sales Worksheets, using the "Real Estate – Form 521 Electronic tab on PC-Admin.
 - 2) Save updates to Sales file and Property Record.
 - 3) Scan & save all deeds, attachments, surveys, 521's along with any other pertinent documents. (521 folder on the assessor's desktop. When the MIPS program is updated we'll save these documents to each property record. These documents are available upon request only.)
 - 4) File a copy of 521, worksheet and updated breakdown with photo in the appropriate section of sales file book
 - 5) Send out questionnaire, add returned questionnaires to Sales File
 - 6) File update property breakdown sheet in record card.
 - 7) Update address book
 - 8) Update record label
 - 9) Update the Cadastral Map
 - 10) Update GIS, if necessary
 - 11) Scan and email original copies of the 521's to PAD by the 15th of the following month
- B. Data collection is completed by the Assessment Clerk. Improvements are priced by the Assessor (Assessment Clerk is being trained) using the current CAMA program (Cost Approach). We are currently using the 2016 costing table.
- C. The Assessor reviews the sales ratios to determine if any assessment action is needed.
- D. The Assessor reviews assessment/sale ratios with the liaison after assessment actions are completed and discusses areas of concern.
- E. The Assessor is responsible for Public Notices and maintains a file of all publications.

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

1. The Assessor makes all ownership changes. Record maintenance and mapping updates are the responsibility of the entire staff.
2. The Assessor is responsible for the filing of all Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update with the Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of all Exempt Property and Taxable Government Owned Property
 - i. Annual Plan of Assessment Report
3. Personal Property - The staff administers the annual filings of schedules. Personal Property filings can now be made online. The assessor prepares subsequent notices for incomplete filings or failure to file and penalties applied, as required.

4. Permissive Exemptions – The assessor administers the annual filings of applications for new or continued exempt use, reviews and makes recommendations to the county board.
5. Taxable Government Owned Property – the annual review of government owned property not used for public purpose and the sending of notices of intent to tax is the responsibility of the assessor.
6. Homestead Exemptions – The staff assists the taxpayer with the annual filings of application. The assessor approves or denies each application based on the value of the property and sends out taxpayer notifications.
7. Centrally Assessed – The assessor reviews the valuations as certified by PA&T for railroads and public service entities, establishes assessment records and tax billing for the tax list.
8. Tax Districts and Tax Rates – The assessor prepares the tax lists and certifies it to the County Treasurer for real property, personal property and centrally assessed property.
9. Tax List Corrections - The assessor and/or the deputy prepares and presents the tax list correction documents for county board approval and delivers the corrections to the Treasurer.
10. County Board of Equalizations – The assessor provides information regarding protests and attends the county board of equalization meetings for these protests. The deputy assessor will attend in the absence of the assessor
11. TERC Appeals – The assessor prepares information and attends taxpayer appeal hearings before TERC. It is the assessor’s duty to defend the valuation established by the assessor’s office.
12. Education – The Assessor, Deputy Assessor and any certified staff will attend meetings, workshops and educational classes to obtain the required 60 hours of continuing education to maintain their assessor certification.
13. GIS mapping – All GIS maps are updated at the time of any change. The mapping is maintained by the Assessor.

Current Assessment Procedures for Real Property:

Approaches to value:

- A. *Cost Approach; cost manual used, date of manual and latest depreciation study.*

The Marshall Swift manual was updated in 2015. We have the MIPS V3.0.7.8 which utilizes residential pricing from 2016 and commercial pricing from 2016. Our records show the Replacement Cost New of improvements as well as the depreciation. We converted to the current MIPS PC-ADMIN program in September 2010 and are current with all updates to the programming.

Market Approach; sales comparison: We perform extensive sales studies. All improvements are on or being entered into the comparison spreadsheet.

Income Approach; income and expense data collection/analysis from the market: Deuel is a small, rural county. We do not feel the income approach is applicable or workable for the majority of our properties.

- B. *Reconciliation of Final Value and Documentation:* The market is analyzed based on the standard approach to valuation, with the final value based on the most appropriate method.
- C. Each record contains all required information including: an index, current valuation sheet, CAMA worksheet and sketch and color photos of improvements.

Level of Value, Quality and Uniformity for assessment year 2019:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	95%	20.29	106.16
Commercial	100%	6.82	97.54
Agricultural	72%	17.00	101.50

Action Planned for Assessment Year 2020:

Residential:

1. We will continue to monitor Residential properties for changes and sales.
2. We have contracted with Standard Appraisal to complete our Chappell residential review. They will begin reviewing properties after May 1, 2020 and will have all review work completed and back to our office for data entry before the March 19, 2021 values are due.

Commercial:

1. We will continue to monitor Commercial properties for changes and sales.

Agricultural:

1. We will continue to monitor Agricultural land sales.
2. Continue working to Identify CRP, CREP, WRP, and Public Hunting Ground in the county.
3. Complete land use review for March 19, 2020 values using submitted FSA maps by property owners.
4. Identify Rural Residential properties not previously listed as such for March 19, 2020 values.

Action Planned for Assessment Year 2021:

Residential:

1. We will continue to monitor all Residential properties for changes and sales.
2. We will complete the review of Chappell Residential properties and implement all valuation changes prior to March 19, 2021.

Commercial:

1. We will begin review of Commercial properties and implement all valuation changes prior to March 19, 2022. I will be seeking bids from TVI and Standard Appraisal to complete our commercial review. I will keep the State updated on the outcome of those bids and selection by the county board of which company will complete the work.

Agricultural:

1. We will continue to monitor Agricultural land sales.
2. We will continue to work on identifying CRP, CREP, WRP, and Public Hinting Grounds in the county.
3. We will begin planning rural review process to begin in the spring on 2022.

Action Planned for Assessment Year 2022:

Residential:

1. We will continue to monitor Big Springs and Chappell residential properties for changes and sales.

Commercial:

2. We will complete review of Commercial properties and implement all valuation changes prior to March 19, 2022.

Agricultural:

1. We will continue to monitor Agricultural land sales.

Respectfully submitted,
Marica K. Schievelbein
Deuel County Assessor
Dated: 10/02/2018

Signed and submitted to:
Deuel County Board of Equalization