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DEPARTMENT OF REVENUE

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

FRONTIER 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 Frontier 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 Frontier 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: Regina Andrijeski, Frontier 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.

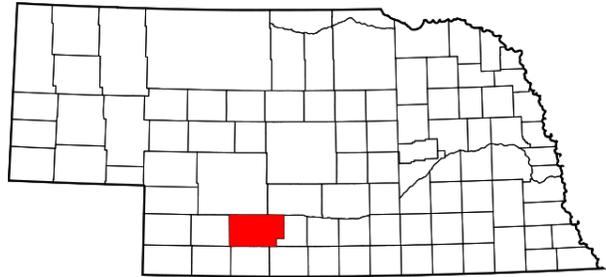
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

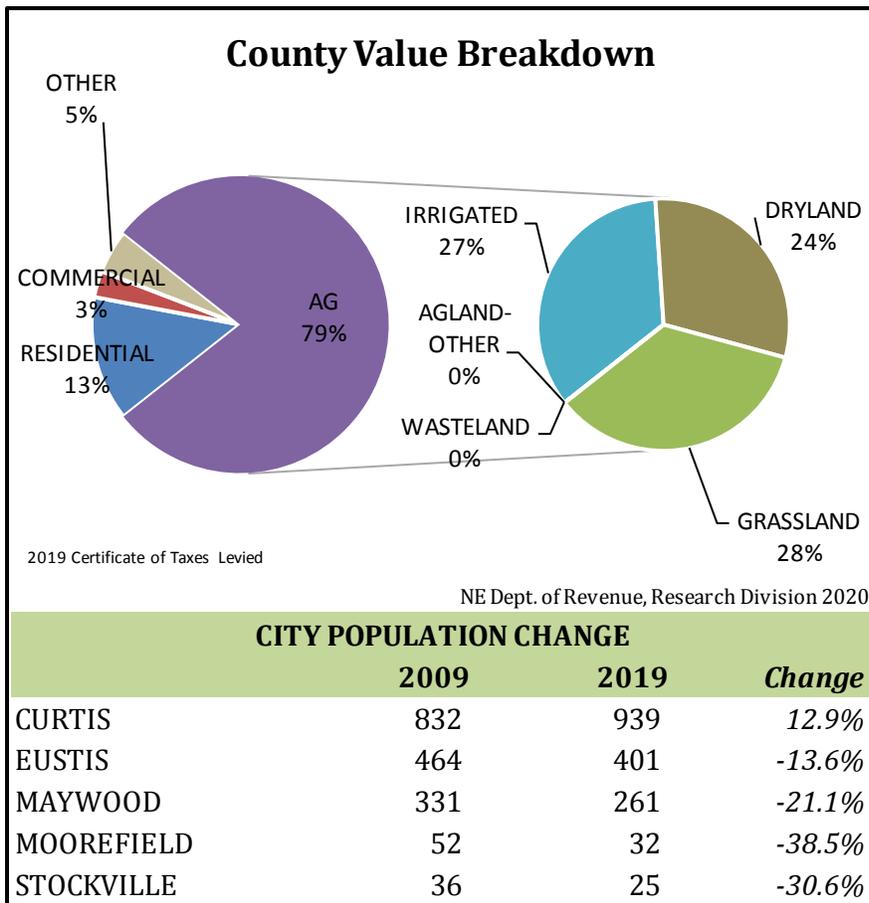
**Further information may be found in Exhibit 94*

County Overview

With a total area of 975 square miles, Frontier County had 2,608 residents, per the Census Bureau Quick Facts for 2018, reflecting a 5% overall population decline from the 2010 U.S. Census. Reports indicated that 69% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$86,567 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Frontier County are located in and around Curtis, the largest town in the county. According information available from the U.S. Census Bureau, there are 72 employer establishments with total employment of 428.



Agricultural land is the single greatest contributor to the county’s valuation base by an overwhelming majority. Grassland makes up a majority of the land in the county. Frontier is included in the Middle Republican Natural Resources District (NRD).

2020 Residential Correlation for Frontier County

Assessment Actions

Frontier County is scheduled for detailed reviews throughout the entire county on a four-year cycle. This year lake properties were inspected and reappraised. The county assessor added an additional 5% economic depreciation for Maywood for the 2020 assessment year. Pick-up work was completely in a timely fashion.

Assessment Practice Review

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

Review of the qualified and non-qualified sales rosters revealed the Frontier County Assessor uses approximately 65% of residential sales, sales are qualified without an apparent bias and all available arm's-length sales have been utilized for the measurement of the residential class.

The county has five valuation groups for the residential class, based on the economic characteristics of the towns. Frontier County is in compliance with the six-year inspection cycle. The county assessor conducts all the physical review work, with an on-site review. Review questionnaires are also mailed out at the time of the review to collect interior information. Land, cost factors, and depreciation tables are adjusted at the time of review. The county equalizes assessments in non-review years with percent adjustments as needed.

The county's Valuation Methodology covers all aspects of valuation.

Description of Analysis

The statistical profile indicates that qualified sales occurred in all valuation groups; however, only Valuation Groups 1 and 2 have a sufficiently large sample of sales.

<u>Valuation Group</u>	<u>Description</u>
1	Curtis
2	Eustis
3	Maywood, Stockville, Moorefield
4	Lake Properties
5	Rural Residential

The median is within the acceptable range and the other two measures of central tendency are only slightly high, the mean is impacted by low dollar sales. The price related differential (PRD) is within the range recommended by IAAO and the COD is slightly high but not abnormally so for small rural markets. All three measures of central tendency are within the acceptable range for Valuation Groups 1 and 2.

2020 Residential Correlation for Frontier County

The statistical sample and the 2020 County Abstract of Assessment, Form 45 Compared with the 2019 Certificate of Taxes Levied (CTL) Report indicate that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions of a lake reappraisal and additional economic depreciation for Maywood.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. Although Valuation Groups 3, 4, and 5 have an insufficient number of sales for measurement, these areas are subject to the same appraisal techniques as the acceptable valuation groups and are believed to be at an acceptable level of value. The quality of assessment complies with generally accepted mass appraisal standards.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	38	91.91	99.66	97.50	21.22	102.22
2	10	96.75	98.31	98.62	20.39	99.69
3	6	106.94	105.91	101.36	23.69	104.49
4	3	91.04	102.26	91.11	17.39	112.24
5	3	131.45	123.78	125.11	14.29	98.94
<u>ALL</u>	60	96.13	101.39	101.09	21.74	100.30

Level of Value

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

2020 Commercial Correlation for Frontier County

Assessment Actions

The commercial assessment for Frontier County included pick-up work for this year.

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.

Frontier County has one valuation group for commercial as the class is too small for multiple groupings. The county assessor is in compliance with the six-year inspection cycle and the Valuation Methodology covers all aspects of valuation.

Review of sales verification and qualification indicates that Frontier County uses over half of the commercial sales, which is within the typical range. The county assessor physically inspected commercial properties in 2017; depreciation tables and lot values were also updated that year. The assessor is using 2008 costing, which will be updated when the 2020 manual becomes available.

Description of Analysis

Like many rural Nebraska counties, Frontier County has few commercial sales and the sample is not reliable for statistical measurement. The median and mean are within the range, with the weighted mean slightly high. Statistics showing annualized rates of change for villages and second-class towns for neighboring counties affirm that the rate of change for Frontier villages including Curtis is typical, and has kept pace with the market.

The County Abstract of Assessment, Form 45 compared to the Certificate of Taxes Levied (CTL) report indicates a 13% decrease in the commercial class, this is attributed to reclassification of intensive use to agricultural parcels. When this change is taken into account, both the Abstract and the sales file changes support that only minimal valuation adjustments were made this year.

Equalization and Quality of Assessment

While the statistical sample size is considered unreliable for measurement purposes, review of the assessment practices demonstrate that the assessment practices are uniform and equalized. The quality of assessment for the commercial class of real property in Frontier County complies with generally accepted mass appraisal techniques.

2020 Commercial Correlation for Frontier County

Level of Value

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

2020 Agricultural Correlation for Frontier County

Assessment Actions

The Land Capability Group (LCG) conversion was implemented this year and the county assessor reviewed and adjusted assessed values on all classes of agricultural land to reflect regional market trends. Each class was decreased by the following rounded amounts: irrigated 2%, dryland 5% and grassland 6%. Additionally, the county assessor analyzed intensive use and reclassified intensive use properties from commercial to agricultural.

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.

Frontier County qualifies sales for usability in statistical measurement at a slightly higher rate than the state average. The county does not have unique agricultural economic factors so all agricultural sales are classified in the same market area. Frontier County updates agricultural improvement tables with the rural inspection cycle once every four years. The county assessor's Valuation Methodology covers all aspects of valuation.

Agricultural homes and outbuildings were physically reviewed in 2018, which included lot value adjustments. Depreciation tables are dated 2017. The costing manual is from 2008 and will be updated when the 2020 manual is available.

Description of Analysis

A statistical analysis found that the median, mean and weighted mean are all within the range. The COD is within IAAO standards. Review of the statistics by 80% Majority Land Use (MLU) shows that dry and grass are within the range. There were not any sales with 80% irrigated MLU, which is typical for the county.

Historically, Frontier County agricultural values align closely to those of Red Willow County and 2020 values match that pattern. The decreases in value are similar to the changes of the surrounding counties and mirror area market trends.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued using the same appraisal methods as the rural residential parcels with the exception of the home site values. They are believed to be generally equalized and at an acceptable level of value.

2020 Agricultural Correlation for Frontier County

Review of the statistics and assessment practices indicate that the Frontier County Assessor has achieved equalization within the county and with the surrounding counties. The quality of assessment of the agricultural class of property complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Dry____						
County	7	70.33	67.21	68.58	09.30	98.00
1	7	70.33	67.21	68.58	09.30	98.00
____Grass____						
County	13	74.59	71.42	71.89	18.34	99.35
1	13	74.59	71.42	71.89	18.34	99.35
____ALL____	44	70.36	72.51	71.35	15.08	101.63

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Frontier County is 70%.

2020 Opinions of the Property Tax Administrator for Frontier 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Frontier County

Residential Real Property - Current

Number of Sales	60	Median	96.13
Total Sales Price	\$5,269,150	Mean	101.39
Total Adj. Sales Price	\$5,269,150	Wgt. Mean	101.09
Total Assessed Value	\$5,326,536	Average Assessed Value of the Base	\$65,183
Avg. Adj. Sales Price	\$87,819	Avg. Assessed Value	\$88,776

Confidence Interval - Current

95% Median C.I	88.90 to 110.20
95% Wgt. Mean C.I	92.82 to 109.35
95% Mean C.I	94.96 to 107.82
% of Value of the Class of all Real Property Value in the County	8.70
% of Records Sold in the Study Period	5.61
% of Value Sold in the Study Period	7.64

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	66	99	98.72
2018	61	99	99.05
2017	51	100	99.79
2016	67	98	97.96

2020 Commission Summary for Frontier County

Commercial Real Property - Current

Number of Sales	8	Median	99.08
Total Sales Price	\$353,000	Mean	93.43
Total Adj. Sales Price	\$353,000	Wgt. Mean	100.71
Total Assessed Value	\$355,493	Average Assessed Value of the Base	\$112,148
Avg. Adj. Sales Price	\$44,125	Avg. Assessed Value	\$44,437

Confidence Interval - Current

95% Median C.I	49.98 to 136.50
95% Wgt. Mean C.I	78.07 to 123.34
95% Mean C.I	67.94 to 118.92
% of Value of the Class of all Real Property Value in the County	2.59
% of Records Sold in the Study Period	4.32
% of Value Sold in the Study Period	1.71

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	9	100	99.80
2018	10	100	95.02
2017	16	100	96.35
2016	15	100	95.63

**32 Frontier
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 : 60
 Total Sales Price : 5,269,150
 Total Adj. Sales Price : 5,269,150
 Total Assessed Value : 5,326,536
 Avg. Adj. Sales Price : 87,819
 Avg. Assessed Value : 88,776

MEDIAN : 96
 WGT. MEAN : 101
 MEAN : 101
 COD : 21.74
 PRD : 100.30

COV : 25.07
 STD : 25.42
 Avg. Abs. Dev : 20.90
 MAX Sales Ratio : 153.48
 MIN Sales Ratio : 44.90

95% Median C.I. : 88.90 to 110.20
 95% Wgt. Mean C.I. : 92.82 to 109.35
 95% Mean C.I. : 94.96 to 107.82

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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	12	91.10	100.08	95.77	22.96	104.50	66.78	148.14	73.75 to 130.29	95,163	91,133
01-JAN-18 To 31-MAR-18	7	97.16	96.13	96.70	11.67	99.41	65.16	119.63	65.16 to 119.63	73,629	71,202
01-APR-18 To 30-JUN-18	4	112.20	103.02	102.33	22.70	100.67	44.90	142.78	N/A	60,500	61,907
01-JUL-18 To 30-SEP-18	7	88.90	95.12	92.34	11.62	103.01	83.87	137.78	83.87 to 137.78	83,214	76,838
01-OCT-18 To 31-DEC-18	5	90.06	92.92	92.70	15.81	100.24	67.55	120.79	N/A	88,700	82,223
01-JAN-19 To 31-MAR-19	3	99.67	91.81	94.12	20.61	97.55	57.07	118.69	N/A	54,333	51,137
01-APR-19 To 30-JUN-19	8	102.59	105.38	90.27	26.47	116.74	69.35	138.93	69.35 to 138.93	68,600	61,922
01-JUL-19 To 30-SEP-19	14	108.32	110.63	115.76	20.09	95.57	69.98	153.48	85.14 to 136.72	116,571	134,938
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	30	91.91	98.39	95.80	19.94	102.70	44.90	148.14	87.86 to 106.61	82,728	79,250
01-OCT-18 To 30-SEP-19	30	102.76	104.40	105.80	21.89	98.68	57.07	153.48	85.14 to 120.79	92,910	98,301
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	23	91.84	96.32	95.04	17.60	101.35	44.90	142.78	84.56 to 106.61	77,539	73,696
<u>ALL</u>	60	96.13	101.39	101.09	21.74	100.30	44.90	153.48	88.90 to 110.20	87,819	88,776

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	38	91.91	99.66	97.50	21.22	102.22	57.07	153.48	86.38 to 106.61	89,151	86,921
2	10	96.75	98.31	98.62	20.39	99.69	65.16	137.78	69.96 to 121.73	60,800	59,960
3	6	106.94	105.91	101.36	23.69	104.49	44.90	142.78	44.90 to 142.78	47,067	47,709
4	3	91.04	102.26	91.11	17.39	112.24	84.12	131.61	N/A	100,167	91,266
5	3	131.45	123.78	125.11	14.29	98.94	91.76	148.14	N/A	230,167	287,959
<u>ALL</u>	60	96.13	101.39	101.09	21.74	100.30	44.90	153.48	88.90 to 110.20	87,819	88,776

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	57	97.16	101.35	101.69	21.68	99.67	44.90	153.48	88.90 to 110.20	87,169	88,645
06	3	91.04	102.26	91.11	17.39	112.24	84.12	131.61	N/A	100,167	91,266
07											
<u>ALL</u>	60	96.13	101.39	101.09	21.74	100.30	44.90	153.48	88.90 to 110.20	87,819	88,776

**32 Frontier
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 : 60
 Total Sales Price : 5,269,150
 Total Adj. Sales Price : 5,269,150
 Total Assessed Value : 5,326,536
 Avg. Adj. Sales Price : 87,819
 Avg. Assessed Value : 88,776

MEDIAN : 96
 WGT. MEAN : 101
 MEAN : 101
 COD : 21.74
 PRD : 100.30

COV : 25.07
 STD : 25.42
 Avg. Abs. Dev : 20.90
 MAX Sales Ratio : 153.48
 MIN Sales Ratio : 44.90

95% Median C.I. : 88.90 to 110.20
 95% Wgt. Mean C.I. : 92.82 to 109.35
 95% Mean C.I. : 94.96 to 107.82

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	2	113.09	113.09	113.09	26.25	100.00	83.40	142.78	N/A	14,000	15,833	
Less Than 30,000	4	129.81	121.45	121.74	14.55	99.76	83.40	142.78	N/A	18,000	21,913	
___Ranges Excl. Low \$___												
Greater Than 4,999	60	96.13	101.39	101.09	21.74	100.30	44.90	153.48	88.90 to 110.20	87,819	88,776	
Greater Than 14,999	58	96.13	100.99	101.02	21.43	99.97	44.90	153.48	90.06 to 106.61	90,365	91,291	
Greater Than 29,999	56	93.54	99.96	100.80	21.48	99.17	44.90	153.48	88.90 to 103.52	92,806	93,552	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	2	113.09	113.09	113.09	26.25	100.00	83.40	142.78	N/A	14,000	15,833	
15,000 TO 29,999	2	129.81	129.81	127.24	06.22	102.02	121.73	137.89	N/A	22,000	27,993	
30,000 TO 59,999	20	110.41	105.31	105.29	23.35	100.02	44.90	153.48	83.87 to 131.45	42,053	44,278	
60,000 TO 99,999	17	97.16	99.29	99.01	17.65	100.28	65.16	148.14	82.26 to 119.63	74,524	73,785	
100,000 TO 149,999	11	90.21	88.73	88.46	11.52	100.31	69.35	113.12	69.98 to 101.87	122,382	108,257	
150,000 TO 249,999	7	87.86	99.47	100.76	16.36	98.72	83.45	149.22	83.45 to 149.22	178,286	179,643	
250,000 TO 499,999	1	131.45	131.45	131.45	00.00	100.00	131.45	131.45	N/A	495,000	650,655	
500,000 TO 999,999												
1,000,000 +												
___ALL___	60	96.13	101.39	101.09	21.74	100.30	44.90	153.48	88.90 to 110.20	87,819	88,776	

**32 Frontier
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 : 8
 Total Sales Price : 353,000
 Total Adj. Sales Price : 353,000
 Total Assessed Value : 355,493
 Avg. Adj. Sales Price : 44,125
 Avg. Assessed Value : 44,437

MEDIAN : 99
 WGT. MEAN : 101
 MEAN : 93
 COD : 23.90
 PRD : 92.77

COV : 32.63
 STD : 30.49
 Avg. Abs. Dev : 23.68
 MAX Sales Ratio : 136.50
 MIN Sales Ratio : 49.98

95% Median C.I. : 49.98 to 136.50
 95% Wgt. Mean C.I. : 78.07 to 123.34
 95% Mean C.I. : 67.94 to 118.92

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	136.50	136.50	136.50	00.00	100.00	136.50	136.50	N/A	45,000	61,427
01-OCT-17 To 31-DEC-17	1	72.15	72.15	72.15	00.00	100.00	72.15	72.15	N/A	65,000	46,897
01-JAN-18 To 31-MAR-18	2	107.22	107.22	102.55	06.92	104.55	99.80	114.64	N/A	13,500	13,844
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	1	117.46	117.46	117.46	00.00	100.00	117.46	117.46	N/A	100,000	117,455
01-JAN-19 To 31-MAR-19	2	74.17	74.17	89.56	32.61	82.82	49.98	98.35	N/A	55,000	49,258
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	1	58.52	58.52	58.52	00.00	100.00	58.52	58.52	N/A	6,000	3,511
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	1	136.50	136.50	136.50	00.00	100.00	136.50	136.50	N/A	45,000	61,427
01-OCT-17 To 30-SEP-18	3	99.80	95.53	81.07	14.19	117.84	72.15	114.64	N/A	30,667	24,862
01-OCT-18 To 30-SEP-19	4	78.44	81.08	101.61	34.20	79.80	49.98	117.46	N/A	54,000	54,870
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	2	104.33	104.33	98.48	30.84	105.94	72.15	136.50	N/A	55,000	54,162
01-JAN-18 To 31-DEC-18	3	114.64	110.63	114.29	05.14	96.80	99.80	117.46	N/A	42,333	48,381
<u>ALL</u>	8	99.08	93.43	100.71	23.90	92.77	49.98	136.50	49.98 to 136.50	44,125	44,437

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	8	99.08	93.43	100.71	23.90	92.77	49.98	136.50	49.98 to 136.50	44,125	44,437
<u>ALL</u>	8	99.08	93.43	100.71	23.90	92.77	49.98	136.50	49.98 to 136.50	44,125	44,437

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	8	99.08	93.43	100.71	23.90	92.77	49.98	136.50	49.98 to 136.50	44,125	44,437
04											
<u>ALL</u>	8	99.08	93.43	100.71	23.90	92.77	49.98	136.50	49.98 to 136.50	44,125	44,437

**32 Frontier
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 : 8
Total Sales Price : 353,000
Total Adj. Sales Price : 353,000
Total Assessed Value : 355,493
Avg. Adj. Sales Price : 44,125
Avg. Assessed Value : 44,437

MEDIAN : 99
WGT. MEAN : 101
MEAN : 93
COD : 23.90
PRD : 92.77

COV : 32.63
STD : 30.49
Avg. Abs. Dev : 23.68
MAX Sales Ratio : 136.50
MIN Sales Ratio : 49.98

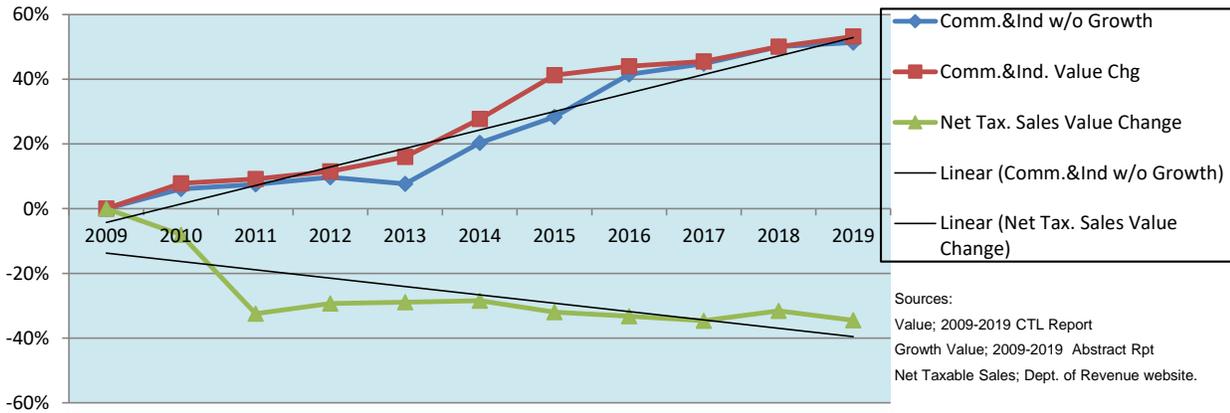
95% Median C.I. : 49.98 to 136.50
95% Wgt. Mean C.I. : 78.07 to 123.34
95% Mean C.I. : 67.94 to 118.92

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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	2	86.58	86.58	84.03	32.41	103.03	58.52	114.64	N/A	5,500	4,622	
Less Than 30,000	4	79.16	80.74	77.73	33.46	103.87	49.98	114.64	N/A	13,250	10,299	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	8	99.08	93.43	100.71	23.90	92.77	49.98	136.50	49.98 to 136.50	44,125	44,437	
Greater Than 14,999	6	99.08	95.71	101.24	22.42	94.54	49.98	136.50	49.98 to 136.50	57,000	57,708	
Greater Than 29,999	4	107.91	106.12	104.77	19.34	101.29	72.15	136.50	N/A	75,000	78,575	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	2	86.58	86.58	84.03	32.41	103.03	58.52	114.64	N/A	5,500	4,622	
15,000 TO 29,999	2	74.89	74.89	76.08	33.26	98.44	49.98	99.80	N/A	21,000	15,976	
30,000 TO 59,999	1	136.50	136.50	136.50	00.00	100.00	136.50	136.50	N/A	45,000	61,427	
60,000 TO 99,999	2	85.25	85.25	87.37	15.37	97.57	72.15	98.35	N/A	77,500	67,708	
100,000 TO 149,999	1	117.46	117.46	117.46	00.00	100.00	117.46	117.46	N/A	100,000	117,455	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	8	99.08	93.43	100.71	23.90	92.77	49.98	136.50	49.98 to 136.50	44,125	44,437	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
350	1	136.50	136.50	136.50	00.00	100.00	136.50	136.50	N/A	45,000	61,427	
353	4	79.16	80.74	77.73	33.46	103.87	49.98	114.64	N/A	13,250	10,299	
406	1	98.35	98.35	98.35	00.00	100.00	98.35	98.35	N/A	90,000	88,519	
442	1	72.15	72.15	72.15	00.00	100.00	72.15	72.15	N/A	65,000	46,897	
528	1	117.46	117.46	117.46	00.00	100.00	117.46	117.46	N/A	100,000	117,455	
<u>ALL</u>	8	99.08	93.43	100.71	23.90	92.77	49.98	136.50	49.98 to 136.50	44,125	44,437	

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	\$ 14,757,254	\$ 118,683		\$ 14,638,571	--	\$ 13,686,080	--
2009	\$ 15,525,605	\$ 921,755	5.94%	\$ 14,603,850	--	\$ 15,180,973	--
2010	\$ 16,745,440	\$ 270,000	1.61%	\$ 16,475,440	6.12%	\$ 13,950,982	-8.10%
2011	\$ 16,950,620	\$ 258,610	1.53%	\$ 16,692,010	-0.32%	\$ 10,253,864	-26.50%
2012	\$ 17,310,824	\$ 282,322	1.63%	\$ 17,028,502	0.46%	\$ 10,734,744	4.69%
2013	\$ 18,016,208	\$ 1,299,623	7.21%	\$ 16,716,585	-3.43%	\$ 10,787,995	0.50%
2014	\$ 19,833,229	\$ 1,144,598	5.77%	\$ 18,688,631	3.73%	\$ 10,862,702	0.69%
2015	\$ 21,934,456	\$ 2,007,909	9.15%	\$ 19,926,547	0.47%	\$ 10,329,262	-4.91%
2016	\$ 22,362,106	\$ 387,869	1.73%	\$ 21,974,237	0.18%	\$ 10,131,869	-1.91%
2017	\$ 22,594,307	\$ 111,891	0.50%	\$ 22,482,416	0.54%	\$ 9,923,837	-2.05%
2018	\$ 23,303,443	\$ -	0.00%	\$ 23,303,443	3.14%	\$ 10,387,565	4.67%
2019	\$ 23,785,014	\$ 286,436	1.20%	\$ 23,498,578	0.84%	\$ 9,940,578	-4.30%
Ann %chg	4.36%			Average	1.17%	-4.15%	-3.72%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	6.12%	7.86%	-8.10%
2011	7.51%	9.18%	-32.46%
2012	9.68%	11.50%	-29.29%
2013	7.67%	16.04%	-28.94%
2014	20.37%	27.75%	-28.45%
2015	28.35%	41.28%	-31.96%
2016	41.54%	44.03%	-33.26%
2017	44.81%	45.53%	-34.63%
2018	50.10%	50.10%	-31.58%
2019	51.35%	53.20%	-34.52%

County Number	32
County Name	Frontier

32 Frontier
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 : 44
Total Sales Price : 17,289,105
Total Adj. Sales Price : 17,289,105
Total Assessed Value : 12,335,416
Avg. Adj. Sales Price : 392,934
Avg. Assessed Value : 280,350

MEDIAN : 70
WGT. MEAN : 71
MEAN : 73
COD : 15.08
PRD : 101.63

COV : 18.22
STD : 13.21
Avg. Abs. Dev : 10.61
MAX Sales Ratio : 99.96
MIN Sales Ratio : 47.86

95% Median C.I. : 66.28 to 76.95
95% Wgt. Mean C.I. : 66.52 to 76.18
95% Mean C.I. : 68.61 to 76.41

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	4	58.91	60.79	56.62	14.14	107.36	50.74	74.59	N/A	288,363	163,260
01-JAN-17 To 31-MAR-17	5	76.91	77.64	71.52	13.52	108.56	64.60	91.58	N/A	380,838	272,379
01-APR-17 To 30-JUN-17	4	75.23	70.42	64.29	13.88	109.53	49.63	81.59	N/A	493,728	317,415
01-JUL-17 To 30-SEP-17	1	66.70	66.70	66.70	00.00	100.00	66.70	66.70	N/A	590,000	393,507
01-OCT-17 To 31-DEC-17	4	82.90	80.50	82.85	10.40	97.16	62.26	93.95	N/A	280,250	232,178
01-JAN-18 To 31-MAR-18	8	63.52	64.91	66.49	15.02	97.62	47.86	90.07	47.86 to 90.07	431,875	287,161
01-APR-18 To 30-JUN-18	5	67.45	68.28	67.75	03.84	100.78	64.20	74.90	N/A	427,234	289,464
01-JUL-18 To 30-SEP-18	3	68.60	66.72	69.16	06.62	96.47	58.98	72.59	N/A	284,925	197,053
01-OCT-18 To 31-DEC-18	1	93.28	93.28	93.28	00.00	100.00	93.28	93.28	N/A	450,000	419,748
01-JAN-19 To 31-MAR-19	3	72.00	72.93	70.69	04.63	103.17	68.39	78.39	N/A	337,296	238,421
01-APR-19 To 30-JUN-19	6	88.80	85.97	85.60	09.07	100.43	70.39	99.96	70.39 to 99.96	439,620	376,304
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	14	68.52	69.98	65.42	15.70	106.97	49.63	91.58	54.18 to 81.59	401,611	262,721
01-OCT-17 To 30-SEP-18	20	67.21	69.14	69.57	13.00	99.38	47.86	93.95	63.21 to 74.90	378,347	263,224
01-OCT-18 To 30-SEP-19	10	83.24	82.79	82.76	11.89	100.04	68.39	99.96	70.39 to 93.28	409,961	339,284
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	14	78.52	75.61	70.73	13.42	106.90	49.63	93.95	64.60 to 90.06	399,293	282,412
01-JAN-18 To 31-DEC-18	17	66.96	67.89	68.96	12.08	98.45	47.86	93.28	59.98 to 74.90	405,644	279,736
<u>ALL</u>	44	70.36	72.51	71.35	15.08	101.63	47.86	99.96	66.28 to 76.95	392,934	280,350

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	44	70.36	72.51	71.35	15.08	101.63	47.86	99.96	66.28 to 76.95	392,934	280,350
<u>ALL</u>	44	70.36	72.51	71.35	15.08	101.63	47.86	99.96	66.28 to 76.95	392,934	280,350

32 Frontier
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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 Avg. Adj. Sales Price : 392,934
 Avg. Assessed Value : 280,350

MEDIAN : 70
 WGT. MEAN : 71
 MEAN : 73
 COD : 15.08
 PRD : 101.63

COV : 18.22
 STD : 13.21
 Avg. Abs. Dev : 10.61
 MAX Sales Ratio : 99.96
 MIN Sales Ratio : 47.86

95% Median C.I. : 66.28 to 76.95
 95% Wgt. Mean C.I. : 66.52 to 76.18
 95% Mean C.I. : 68.61 to 76.41

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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
<u> Dry </u>											
County	3	67.45	66.34	68.92	06.73	96.26	58.98	72.59	N/A	286,592	197,508
1	3	67.45	66.34	68.92	06.73	96.26	58.98	72.59	N/A	286,592	197,508
<u> Grass </u>											
County	4	57.05	56.98	51.70	12.16	110.21	49.63	64.20	N/A	430,179	222,420
1	4	57.05	56.98	51.70	12.16	110.21	49.63	64.20	N/A	430,179	222,420
<u> ALL </u>	44	70.36	72.51	71.35	15.08	101.63	47.86	99.96	66.28 to 76.95	392,934	280,350

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
<u> Dry </u>											
County	7	70.33	67.21	68.58	09.30	98.00	50.74	78.39	50.74 to 78.39	244,225	167,497
1	7	70.33	67.21	68.58	09.30	98.00	50.74	78.39	50.74 to 78.39	244,225	167,497
<u> Grass </u>											
County	13	74.59	71.42	71.89	18.34	99.35	47.86	93.95	50.46 to 90.06	401,363	288,554
1	13	74.59	71.42	71.89	18.34	99.35	47.86	93.95	50.46 to 90.06	401,363	288,554
<u> ALL </u>	44	70.36	72.51	71.35	15.08	101.63	47.86	99.96	66.28 to 76.95	392,934	280,350

Frontier County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Frontier	1	2885	2881	2812	2833	2785	2785	2731	2678	2856
Lincoln	4	2790	2768	2278	2703	2790	2790	2495	2604	2704
Dawson	2	3300	3300	3300	2690	n/a	1640	1510	1480	3146
Gosper	1	4975	4975	4100	3300	n/a	3100	2900	2750	4756
Gosper	4	3850	3850	3270	2750	2535	n/a	2350	2200	3261
Furnas	1	3890	3890	3150	2965	n/a	2175	2085	2085	3499
Red Willow	1	2975	2975	2809	2744	2645	1539	2251	2227	2899
Hitchcock	1	2480	2480	2355	2355	2275	2275	2195	2195	2448
Hayes	1	2305	2305	2165	2165	2020	2020	1920	1920	2175

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Frontier	1	1235	1235	1185	1185	1135	n/a	1085	1085	1212
Lincoln	4	1250	1250	1250	1250	1250	1250	1250	1250	1250
Dawson	2	n/a	1345	1345	1200	1200	1045	890	735	1152
Gosper	1	n/a	1821	1730	1635	1500	1280	1215	1215	1719
Gosper	4	n/a	1630	1520	1425	n/a	1100	1080	1080	1508
Furnas	1	1625	1625	1115	1115	1115	n/a	1015	1015	1426
Red Willow	1	1270	1270	1225	1225	1135	1135	1060	1060	1241
Hitchcock	1	1075	1075	1005	1005	935	935	830	830	1044
Hayes	1	n/a	895	805	805	780	780	735	735	862

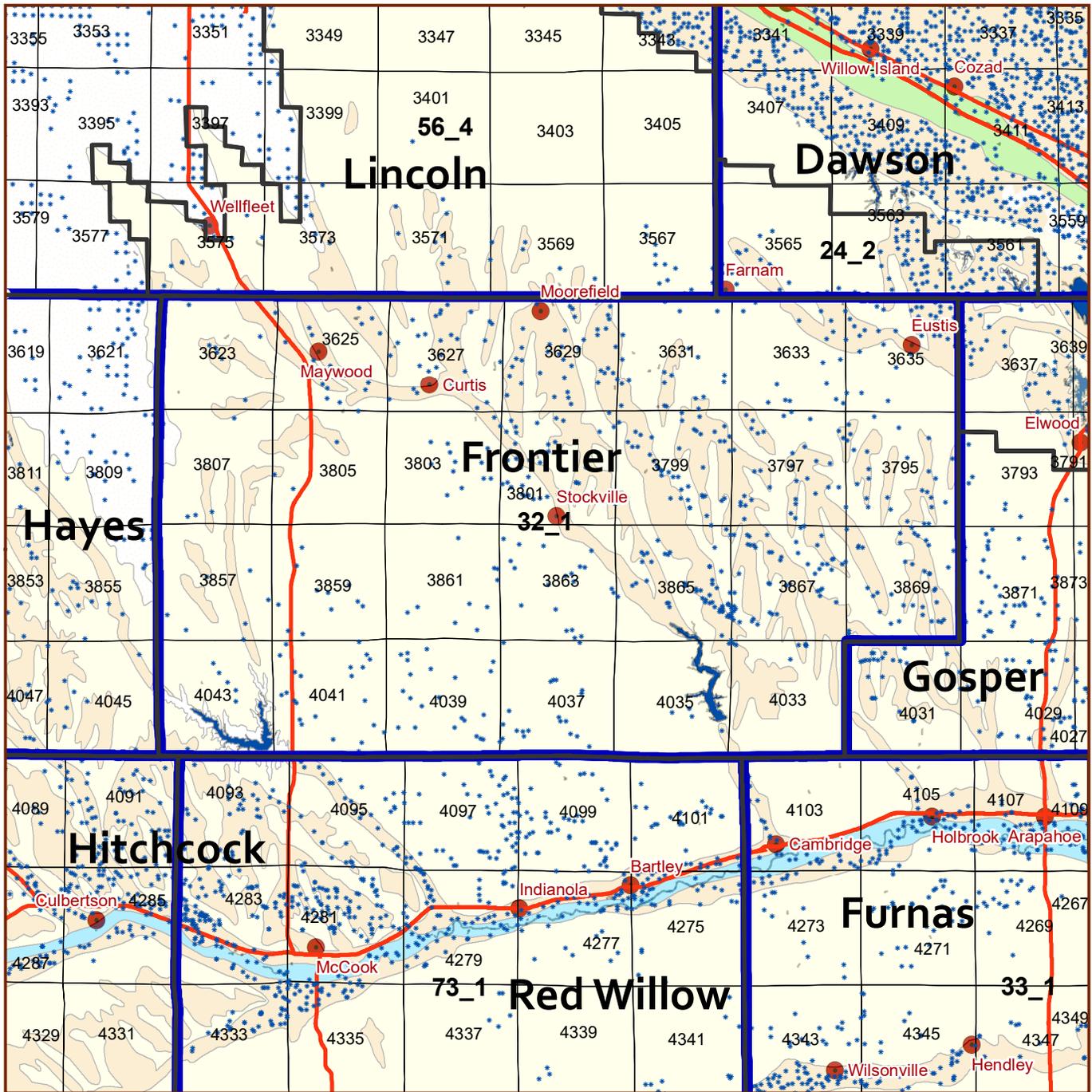
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Frontier	1	585	585	585	n/a	585	585	585	585	585
Lincoln	4	625	625	625	625	625	585	585	585	622
Dawson	2	735	735	590	590	590	n/a	590	n/a	603
Gosper	1	975	984	975	975	1349	n/a	975	1335	977
Gosper	4	825	826	825	1169	1170	n/a	826	1170	826
Furnas	1	829	830	830	830	830	n/a	830	n/a	830
Red Willow	1	989	843	592	589	585	593	594	753	640
Hitchcock	1	585	585	585	585	n/a	585	585	585	585
Hayes	1	515	515	n/a	515	515	515	515	515	515

County	Mkt Area	CRP	TIMBER	WASTE
Frontier	1	1076	n/a	n/a
Lincoln	4	n/a	n/a	306
Dawson	2	n/a	n/a	50
Gosper	1	n/a	n/a	100
Gosper	4	n/a	n/a	100
Furnas	1	1373	830	75
Red Willow	1	1222	585	25
Hitchcock	1	1119	n/a	50
Hayes	1	683	n/a	25

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.

FRONTIER COUNTY



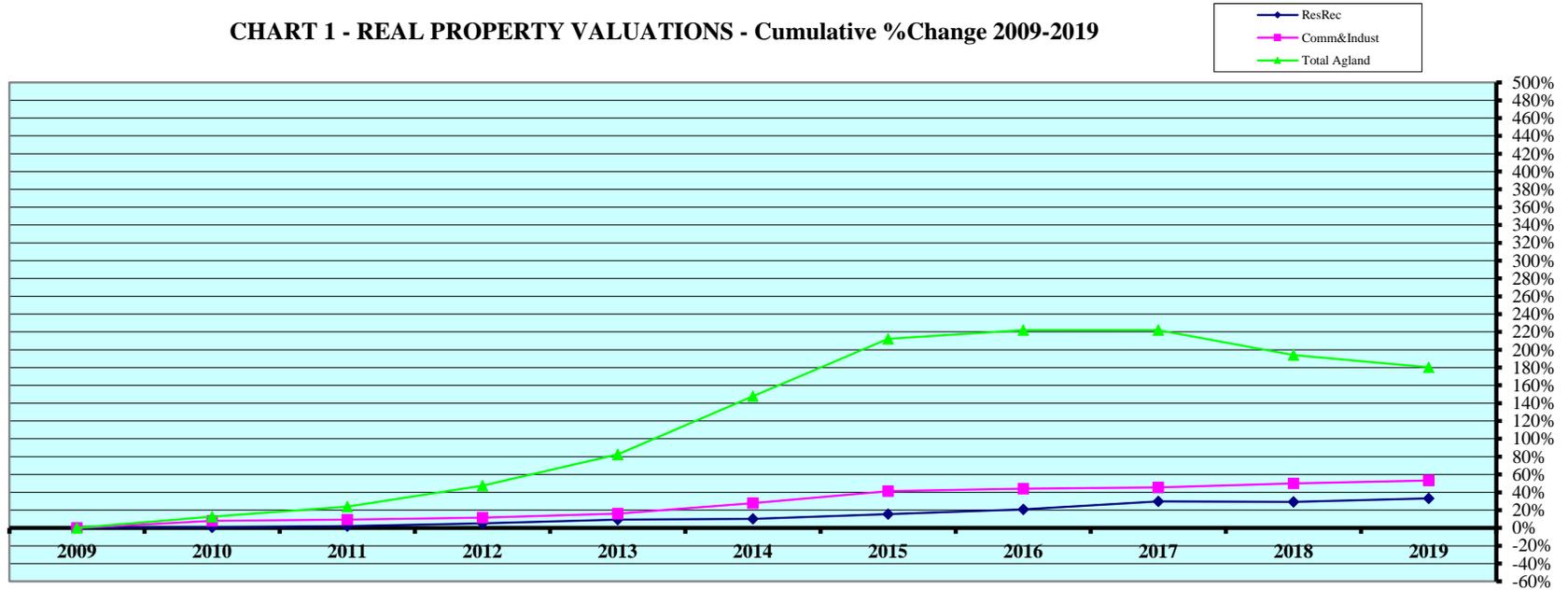
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	51,928,282	--	--	--	15,525,605	--	--	--	232,091,617	--	--	--
2010	52,281,060	352,778	0.68%	0.68%	16,745,440	1,219,835	7.86%	7.86%	261,200,582	29,108,965	12.54%	12.54%
2011	53,052,071	771,011	1.47%	2.16%	16,950,620	205,180	1.23%	9.18%	287,406,487	26,205,905	10.03%	23.83%
2012	54,616,760	1,564,689	2.95%	5.18%	17,310,824	360,204	2.13%	11.50%	342,320,389	54,913,902	19.11%	47.49%
2013	56,695,775	2,079,015	3.81%	9.18%	18,016,208	705,384	4.07%	16.04%	423,642,816	81,322,427	23.76%	82.53%
2014	57,265,187	569,412	1.00%	10.28%	19,833,229	1,817,021	10.09%	27.75%	574,950,032	151,307,216	35.72%	147.73%
2015	59,992,811	2,727,624	4.76%	15.53%	21,934,456	2,101,227	10.59%	41.28%	724,821,727	149,871,695	26.07%	212.30%
2016	62,752,118	2,759,307	4.60%	20.84%	22,362,106	427,650	1.95%	44.03%	747,320,413	22,498,686	3.10%	221.99%
2017	67,391,438	4,639,320	7.39%	29.78%	22,594,307	232,201	1.04%	45.53%	747,374,509	54,096	0.01%	222.02%
2018	67,069,482	-321,956	-0.48%	29.16%	23,303,443	709,136	3.14%	50.10%	682,428,280	-64,946,229	-8.69%	194.03%
2019	69,154,352	2,084,870	3.11%	33.17%	23,785,014	481,571	2.07%	53.20%	650,748,108	-31,680,172	-4.64%	180.38%

Rate Annual %chg: Residential & Recreational **2.91%** Commercial & Industrial **4.36%** Agricultural Land **10.86%**

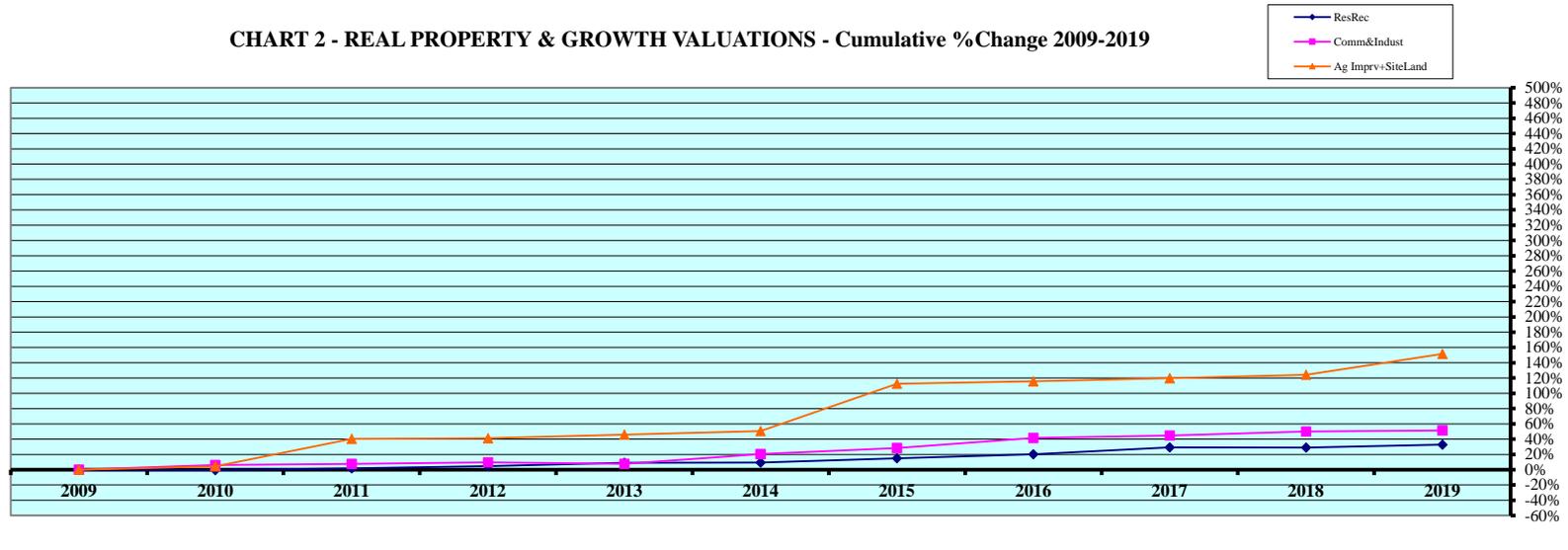
Cnty# **32**
County **FRONTIER**

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	51,928,282	706,536	1.36%	51,221,746	--	--	15,525,605	921,755	5.94%	14,603,850	--	--			
2010	52,281,060	695,828	1.33%	51,585,232	-0.66%	-0.66%	16,745,440	270,000	1.61%	16,475,440	6.12%	6.12%			
2011	53,052,071	171,969	0.32%	52,880,102	1.15%	1.83%	16,950,620	258,610	1.53%	16,692,010	-0.32%	7.51%			
2012	54,616,760	267,971	0.49%	54,348,789	2.44%	4.66%	17,310,824	282,322	1.63%	17,028,502	0.46%	9.68%			
2013	56,695,775	104,119	0.18%	56,591,656	3.62%	8.98%	18,016,208	1,299,623	7.21%	16,716,585	-3.43%	7.67%			
2014	57,265,187	422,223	0.74%	56,842,964	0.26%	9.46%	19,833,229	1,144,598	5.77%	18,688,631	3.73%	20.37%			
2015	59,992,811	271,146	0.45%	59,721,665	4.29%	15.01%	21,934,456	2,007,909	9.15%	19,926,547	0.47%	28.35%			
2016	62,752,118	379,610	0.60%	62,372,508	3.97%	20.11%	22,362,106	387,869	1.73%	21,974,237	0.18%	41.54%			
2017	67,391,438	332,899	0.49%	67,058,539	6.86%	29.14%	22,594,307	111,891	0.50%	22,482,416	0.54%	44.81%			
2018	67,069,482	156,503	0.23%	66,912,979	-0.71%	28.86%	23,303,443	0	0.00%	23,303,443	3.14%	50.10%			
2019	69,154,352	186,068	0.27%	68,968,284	2.83%	32.81%	23,785,014	286,436	1.20%	23,498,578	0.84%	51.35%			
Rate Ann%chg	2.91%						2.40%	4.36%						C & I w/o growth	1.17%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2009	21,838,948	10,816,979	32,655,927	1,047,853	3.21%	31,608,074	--	--
2010	22,334,698	12,570,772	34,905,470	791,479	2.27%	34,113,991	4.46%	4.46%
2011	25,451,145	20,716,088	46,167,233	383,543	0.83%	45,783,690	31.16%	40.20%
2012	25,654,690	21,132,427	46,787,117	657,684	1.41%	46,129,433	-0.08%	41.26%
2013	26,962,052	22,396,000	49,358,052	1,754,035	3.55%	47,604,017	1.75%	45.77%
2014	27,218,575	22,894,876	50,113,451	923,250	1.84%	49,190,201	-0.34%	50.63%
2015	36,065,239	34,165,608	70,230,847	882,806	1.26%	69,348,041	38.38%	112.36%
2016	36,741,183	35,193,180	71,934,363	1,474,544	2.05%	70,459,819	0.33%	115.76%
2017	36,865,049	36,164,082	73,029,131	1,218,171	1.67%	71,810,960	-0.17%	119.90%
2018	37,490,019	36,495,795	73,985,814	750,579	1.01%	73,235,235	0.28%	124.26%
2019	43,428,791	39,146,374	82,575,165	419,034	0.51%	82,156,131	11.04%	151.58%
Rate Ann%chg	7.12%	13.73%	9.72%	Ag Imprv+Site w/o growth			8.68%	

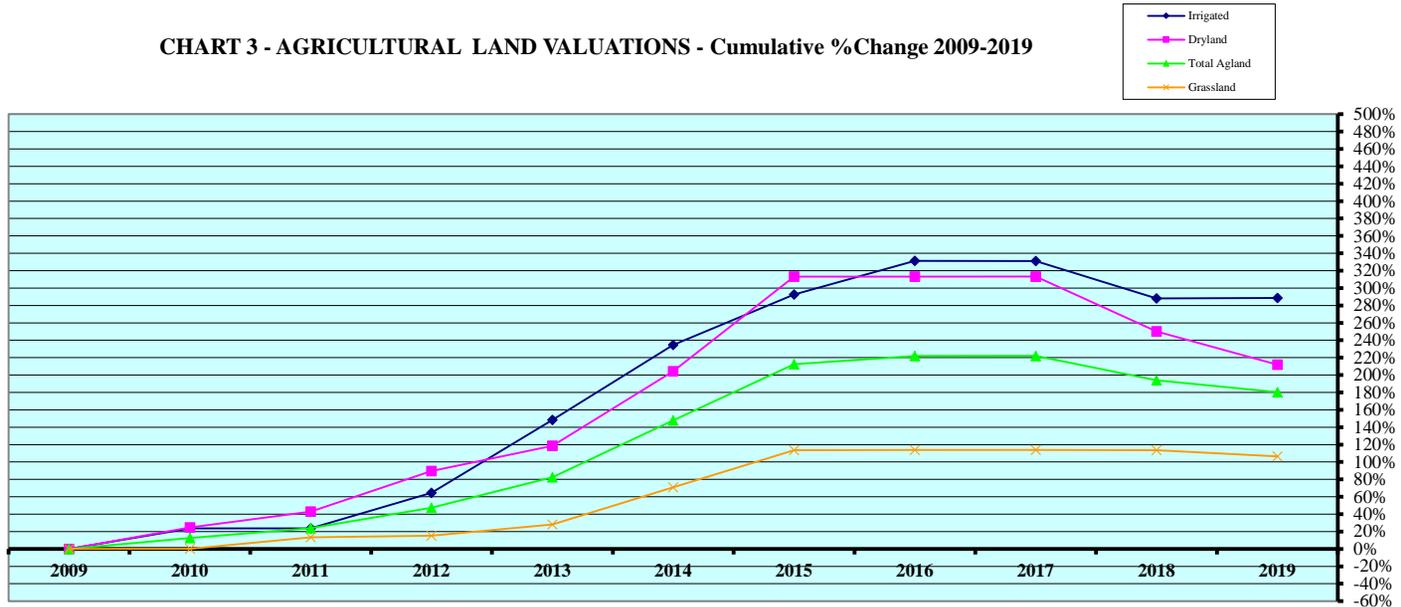
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 32
County FRONTIER

CHART 2

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2020

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	57,920,496	--	--	--	63,121,218	--	--	--	110,769,578	--	--	--
2010	71,573,725	13,653,229	23.57%	23.57%	78,732,524	15,611,306	24.73%	24.73%	110,894,333	124,755	0.11%	0.11%
2011	71,575,751	2,026	0.00%	23.58%	90,167,033	11,434,509	14.52%	42.85%	125,663,703	14,769,370	13.32%	13.45%
2012	95,225,460	23,649,709	33.04%	64.41%	119,592,175	29,425,142	32.63%	89.46%	127,502,754	1,839,051	1.46%	15.11%
2013	143,824,512	48,599,052	51.04%	148.31%	137,985,058	18,392,883	15.38%	118.60%	141,833,246	14,330,492	11.24%	28.04%
2014	193,782,968	49,958,456	34.74%	234.57%	192,026,028	54,040,970	39.16%	204.22%	189,141,036	47,307,790	33.35%	70.75%
2015	227,371,967	33,588,999	17.33%	292.56%	260,760,046	68,734,018	35.79%	313.11%	236,689,714	47,548,678	25.14%	113.68%
2016	249,800,253	22,428,286	9.86%	331.28%	260,808,004	47,958	0.02%	313.19%	236,712,156	22,442	0.01%	113.70%
2017	249,646,195	-154,058	-0.06%	331.02%	260,857,009	49,005	0.02%	313.26%	236,871,305	159,149	0.07%	113.84%
2018	224,718,978	-24,927,217	-9.99%	287.98%	221,025,754	-39,831,255	-15.27%	250.16%	236,683,548	-187,757	-0.08%	113.67%
2019	225,138,215	419,237	0.19%	288.70%	196,901,790	-24,123,964	-10.91%	211.94%	228,708,103	-7,975,445	-3.37%	106.47%

Rate Ann.%chg: Irrigated 14.54% Dryland 12.05% Grassland 7.52%

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	0	--	--	--	280,325	--	--	--	232,091,617	--	--	--
2010	0	0			0	-280,325	-100.00%	-100.00%	261,200,582	29,108,965	12.54%	12.54%
2011	0	0			0	0		-100.00%	287,406,487	26,205,905	10.03%	23.83%
2012	0	0			0	0		-100.00%	342,320,389	54,913,902	19.11%	47.49%
2013	0	0			0	0		-100.00%	423,642,816	81,322,427	23.76%	82.53%
2014	0	0			0	0		-100.00%	574,950,032	151,307,216	35.72%	147.73%
2015	0	0			0	0		-100.00%	724,821,727	149,871,695	26.07%	212.30%
2016	0	0			0	0		-100.00%	747,320,413	22,498,686	3.10%	221.99%
2017	0	0			0	0		-100.00%	747,374,509	54,096	0.01%	222.02%
2018	0	0			0	0		-100.00%	682,428,280	-64,946,229	-8.69%	194.03%
2019	0	0			0	0		-100.00%	650,748,108	-31,680,172	-4.64%	180.38%

Cnty# 32
County FRONTIER

Rate Ann.%chg: Total Agric Land 10.86%

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	58,142,187	75,326	772			63,092,465	157,425	401			110,891,598	363,578	305		
2010	71,520,632	74,845	956	23.80%	23.80%	78,762,652	158,007	498	24.38%	24.38%	110,868,297	363,502	305	0.00%	0.00%
2011	71,481,169	74,859	955	-0.07%	23.71%	90,220,805	157,350	573	15.03%	43.07%	125,664,437	364,244	345	13.11%	13.11%
2012	95,226,097	74,821	1,273	33.29%	64.89%	119,593,628	157,319	760	32.58%	89.68%	127,510,636	364,308	350	1.45%	14.76%
2013	143,824,512	75,417	1,907	49.84%	147.07%	137,985,084	157,559	876	15.20%	118.52%	141,835,285	363,679	390	11.43%	27.87%
2014	193,782,307	75,527	2,566	34.54%	232.41%	192,033,009	157,398	1,220	39.31%	204.42%	189,137,795	363,726	520	33.33%	70.49%
2015	227,400,649	76,624	2,968	15.67%	284.49%	260,768,361	156,133	1,670	36.89%	316.73%	236,685,277	364,127	650	25.00%	113.12%
2016	249,782,976	76,466	3,267	10.07%	323.20%	260,779,569	156,133	1,670	0.00%	316.75%	236,710,004	364,165	650	0.00%	113.12%
2017	249,786,444	76,425	3,268	0.06%	323.44%	260,857,129	156,178	1,670	0.00%	316.75%	236,723,282	364,185	650	0.00%	113.12%
2018	224,718,978	76,478	2,938	-10.10%	280.68%	221,025,751	156,170	1,415	-15.26%	253.14%	236,683,559	364,124	650	0.00%	113.12%
2019	225,138,602	76,625	2,938	0.00%	280.66%	196,904,708	154,987	1,270	-10.23%	217.00%	228,620,010	364,880	627	-3.61%	105.43%

Rate Annual %chg Average Value/Acre: 14.30% 12.23% 7.46%

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	0	0				0	0				232,126,250	596,329	389		
2010	0	0				0	0				261,151,581	596,354	438	12.50%	12.50%
2011	0	0				0	0				287,366,411	596,453	482	10.02%	23.77%
2012	0	0				0	0				342,330,361	596,448	574	19.13%	47.45%
2013	0	0				0	0				423,644,881	596,656	710	23.71%	82.41%
2014	0	0				0	0				574,953,111	596,651	964	35.72%	147.56%
2015	0	0				0	0				724,854,287	596,883	1,214	26.02%	211.98%
2016	0	0				0	0				747,272,549	596,764	1,252	3.11%	221.69%
2017	0	0				0	0				747,366,855	596,789	1,252	0.01%	221.72%
2018	0	0				0	0				682,428,288	596,772	1,144	-8.69%	193.77%
2019	0	0				0	0				650,663,320	596,493	1,091	-4.61%	180.23%

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FRONTIER

Rate Annual %chg Average Value/Acre: 10.85%

(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 : 3,990	Value : 801,093,574	Growth 1,047,206	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	77	374,866	12	149,935	11	87,535	100	612,336	
02. Res Improve Land	698	3,482,919	39	1,160,109	73	3,563,615	810	8,206,643	
03. Res Improvements	703	41,143,776	39	4,192,356	77	6,803,671	819	52,139,803	
04. Res Total	780	45,001,561	51	5,502,400	88	10,454,821	919	60,958,782	395,639
% of Res Total	84.87	73.82	5.55	9.03	9.58	17.15	23.03	7.61	37.78
05. Com UnImp Land	17	90,025	1	8,960	3	139,600	21	238,585	
06. Com Improve Land	126	624,521	4	30,510	13	326,273	143	981,304	
07. Com Improvements	133	15,466,722	4	91,688	27	3,969,110	164	19,527,520	
08. Com Total	150	16,181,268	5	131,158	30	4,434,983	185	20,747,409	0
% of Com Total	81.08	77.99	2.70	0.63	16.22	21.38	4.64	2.59	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	3	105,109	3	105,109	
14. Rec Improve Land	0	0	0	0	10	339,557	10	339,557	
15. Rec Improvements	0	0	0	0	147	8,277,535	147	8,277,535	
16. Rec Total	0	0	0	0	150	8,722,201	150	8,722,201	55,934
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.76	1.09	5.34
Res & Rec Total	780	45,001,561	51	5,502,400	238	19,177,022	1,069	69,680,983	451,573
% of Res & Rec Total	72.97	64.58	4.77	7.90	22.26	27.52	26.79	8.70	43.12
Com & Ind Total	150	16,181,268	5	131,158	30	4,434,983	185	20,747,409	0
% of Com & Ind Total	81.08	77.99	2.70	0.63	16.22	21.38	4.64	2.59	0.00
17. Taxable Total	930	61,182,829	56	5,633,558	268	23,612,005	1,254	90,428,392	451,573
% of Taxable Total	74.16	67.66	4.47	6.23	21.37	26.11	31.43	11.29	43.12

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	1	24,672	374,285	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	1	24,672	374,285
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	24,672	374,285

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	12	385,920	12	385,920	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	12	385,920	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	97	1	286	384

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	14	232,108	0	0	2,063	434,262,998	2,077	434,495,106
28. Ag-Improved Land	3	130,846	3	465,819	614	209,653,710	620	210,250,375
29. Ag Improvements	3	281,863	3	398,887	641	64,853,031	647	65,533,781

30. Ag Total					2,724	710,279,262
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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	3	3.00	66,000	3	3.00	66,000	
33. HomeSite Improvements	3	0.00	226,431	3	0.00	391,018	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	3	4.19	20,950	3	6.73	33,650	
37. FarmSite Improvements	3	0.00	55,432	3	0.00	7,869	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	2	2.00	44,000	2	2.00	44,000	
32. HomeSite Improv Land	379	392.00	8,624,000	385	398.00	8,756,000	
33. HomeSite Improvements	378	0.00	34,278,517	384	0.00	34,895,966	145,680
34. HomeSite Total				386	400.00	43,695,966	
35. FarmSite UnImp Land	50	129.38	623,940	50	129.38	623,940	
36. FarmSite Improv Land	596	3,162.51	13,625,310	602	3,173.43	13,679,910	
37. FarmSite Improvements	617	0.00	30,574,514	623	0.00	30,637,815	449,953
38. FarmSite Total				673	3,302.81	44,941,665	
39. Road & Ditches	0	5,654.04	0	0	5,654.04	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,059	9,356.85	88,637,631	595,633

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	11,678.57	15.18%	33,690,000	15.33%	2,884.77
46. 1A	48,481.67	63.01%	139,672,893	63.57%	2,880.94
47. 2A1	1,669.87	2.17%	4,694,955	2.14%	2,811.57
48. 2A	7,061.41	9.18%	20,003,464	9.10%	2,832.79
49. 3A1	9.56	0.01%	26,625	0.01%	2,785.04
50. 3A	141.97	0.18%	395,388	0.18%	2,785.01
51. 4A1	1,607.91	2.09%	4,390,610	2.00%	2,730.63
52. 4A	6,292.77	8.18%	16,853,991	7.67%	2,678.31
53. Total	76,943.73	100.00%	219,727,926	100.00%	2,855.70
Dry					
54. 1D1	744.43	0.48%	919,369	0.49%	1,235.00
55. 1D	112,810.99	72.94%	139,321,646	74.34%	1,235.00
56. 2D1	2,125.98	1.37%	2,519,292	1.34%	1,185.00
57. 2D	23,520.78	15.21%	27,872,165	14.87%	1,185.00
58. 3D1	132.15	0.09%	149,988	0.08%	1,134.98
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	4,622.48	2.99%	5,015,410	2.68%	1,085.00
61. 4D	10,712.36	6.93%	11,622,980	6.20%	1,085.01
62. Total	154,669.17	100.00%	187,420,850	100.00%	1,211.75
Grass					
63. 1G1	9,946.00	2.72%	5,842,603	2.73%	587.43
64. 1G	62,627.09	17.16%	37,156,693	17.34%	593.30
65. 2G1	536.69	0.15%	316,110	0.15%	589.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	265,952.71	72.86%	155,748,623	72.69%	585.63
68. 3G	24,812.30	6.80%	14,534,795	6.78%	585.79
69. 4G1	595.60	0.16%	348,427	0.16%	585.00
70. 4G	555.34	0.15%	324,878	0.15%	585.01
71. Total	365,025.73	100.00%	214,272,129	100.00%	587.01
Irrigated Total					
Irrigated Total	76,943.73	12.89%	219,727,926	35.35%	2,855.70
Dry Total					
Dry Total	154,669.17	25.91%	187,420,850	30.15%	1,211.75
Grass Total					
Grass Total	365,025.73	61.16%	214,272,129	34.47%	587.01
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	196.20	0.03%	220,726	0.04%	1,125.01
74. Exempt	20.03	0.00%	0	0.00%	0.00
75. Market Area Total	596,834.83	100.00%	621,641,631	100.00%	1,041.56

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	2.01	5,640	0.00	0	76,941.72	219,722,286	76,943.73	219,727,926
77. Dry Land	196.24	238,687	150.80	184,813	154,322.13	186,997,350	154,669.17	187,420,850
78. Grass	54.15	31,677	310.01	181,356	364,661.57	214,059,096	365,025.73	214,272,129
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	196.20	220,726	196.20	220,726
81. Exempt	0.00	0	0.00	0	20.03	0	20.03	0
82. Total	252.40	276,004	460.81	366,169	596,121.62	620,999,458	596,834.83	621,641,631

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	76,943.73	12.89%	219,727,926	35.35%	2,855.70
Dry Land	154,669.17	25.91%	187,420,850	30.15%	1,211.75
Grass	365,025.73	61.16%	214,272,129	34.47%	587.01
Waste	0.00	0.00%	0	0.00%	0.00
Other	196.20	0.03%	220,726	0.04%	1,125.01
Exempt	20.03	0.00%	0	0.00%	0.00
Total	596,834.83	100.00%	621,641,631	100.00%	1,041.56

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 Curtis	24	167,412	333	1,602,932	333	20,871,445	357	22,641,789	64,480
83.2 Eustis	20	138,474	192	1,038,243	194	14,555,610	214	15,732,327	165,285
83.3 Lake	1	5,100	10	339,557	147	8,277,535	148	8,622,192	55,934
83.4 Maywood	19	150,402	136	763,944	137	5,940,198	156	6,854,544	0
83.5 Moorefield	6	11,544	22	48,006	22	708,247	28	767,797	0
83.6 Rural Res	14	206,644	92	4,454,185	95	8,419,466	109	13,080,295	165,874
83.7 Stockville	18	30,202	25	100,833	28	625,847	46	756,882	0
83.8 Suburban	1	7,667	10	198,500	10	1,018,990	11	1,225,157	0
84 Residential Total	103	717,445	820	8,546,200	966	60,417,338	1,069	69,680,983	451,573

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Curtis	4	39,588	52	244,453	52	4,602,224	56	4,886,265	0
85.2	Eustis	1	4,060	39	171,728	42	4,223,544	43	4,399,332	0
85.3	Maywood	5	36,395	25	188,431	28	6,174,949	33	6,399,775	0
85.4	Moorefield	5	8,813	6	18,189	7	392,758	12	419,760	0
85.5	Rural Com	4	148,560	16	352,553	30	4,092,426	34	4,593,539	0
85.6	Stockville	2	1,169	5	5,950	5	41,619	7	48,738	0
86	Commercial Total	21	238,585	143	981,304	164	19,527,520	185	20,747,409	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	9,908.81	2.73%	5,796,674	2.73%	585.00
88. 1G	61,779.97	16.99%	36,141,475	16.99%	585.00
89. 2G1	533.12	0.15%	311,880	0.15%	585.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	265,387.14	73.00%	155,251,551	73.00%	585.00
92. 3G	24,776.67	6.82%	14,494,355	6.82%	585.00
93. 4G1	595.60	0.16%	348,427	0.16%	585.00
94. 4G	555.34	0.15%	324,878	0.15%	585.01
95. Total	363,536.65	100.00%	212,669,240	100.00%	585.00
CRP					
96. 1C1	37.19	2.50%	45,929	2.87%	1,234.98
97. 1C	847.12	56.89%	1,015,218	63.34%	1,198.43
98. 2C1	3.57	0.24%	4,230	0.26%	1,184.87
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	565.57	37.98%	497,072	31.01%	878.89
101. 3C	35.63	2.39%	40,440	2.52%	1,135.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,489.08	100.00%	1,602,889	100.00%	1,076.43
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	363,536.65	99.59%	212,669,240	99.25%	585.00
CRP Total	1,489.08	0.41%	1,602,889	0.75%	1,076.43
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	365,025.73	100.00%	214,272,129	100.00%	587.01

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

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	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	60,972,320	60,958,782	-13,538	-0.02%	395,639	-0.67%
02. Recreational	8,182,032	8,722,201	540,169	6.60%	55,934	5.92%
03. Ag-Homesite Land, Ag-Res Dwelling	43,428,791	43,695,966	267,175	0.62%	145,680	0.28%
04. Total Residential (sum lines 1-3)	112,583,143	113,376,949	793,806	0.71%	597,253	0.17%
05. Commercial	23,785,014	20,747,409	-3,037,605	-12.77%	0	-12.77%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	23,785,014	20,747,409	-3,037,605	-12.77%	0	-12.77%
08. Ag-Farmsite Land, Outbuildings	39,146,374	44,941,665	5,795,291	14.80%	449,953	13.65%
09. Minerals	370,680	385,920	15,240	4.11	0	4.11%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	39,517,054	45,327,585	5,810,531	14.70%	449,953	13.57%
12. Irrigated	225,138,215	219,727,926	-5,410,289	-2.40%		
13. Dryland	196,901,790	187,420,850	-9,480,940	-4.82%		
14. Grassland	228,708,103	214,272,129	-14,435,974	-6.31%		
15. Wasteland	0	0	0			
16. Other Agland	0	220,726	220,726			
17. Total Agricultural Land	650,748,108	621,641,631	-29,106,477	-4.47%		
18. Total Value of all Real Property (Locally Assessed)	826,633,319	801,093,574	-25,539,745	-3.09%	1,047,206	-3.22%

2020 Assessment Survey for Frontier County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$151,907
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$435 for the oil and gas mineral appraisal
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:
	\$30,235 for GIS and CAMA, including conversion to Vanguard
11.	Amount of the assessor's budget set aside for education/workshops:
	\$350
12.	Other miscellaneous funds:
	NA
13.	Amount of last year's assessor's budget not used:
	\$8,494

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	n/a
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.frontier.gworks.com
7.	Who maintains the GIS software and maps?
	The assessor
8.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
9.	When was the aerial imagery last updated?
	2018
10.	Personal Property software:
	Vanguard

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?
	Curtis, Eustis, and Maywood each have their own zoning; everything else (1 mile outside city limits) is county zoning
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott are contracted to conduct an oil and gas mineral appraisal annually.
2.	GIS Services:
	gWorks
3.	Other services:
	none

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Only for the valuation of oil and gas 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?
	The county does not specify appraiser requirements; however, the county has contracted with Pritchard & Abbott for a number of years because they are leaders in the field of oil and gas mineral interest appraisal. The firm employs qualified professionals who conduct work within the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, for the oil and gas mineral interests.

2020 Residential Assessment Survey for Frontier County

1.	Valuation data collection done by:														
	The assessor and staff														
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; width: 15%;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Eustis - is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing but the market is softer than the Curtis market.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Small Villages - Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable, and receive an economic depreciation that is not applied to Eustis or Maywood.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings- structures located on rural parcels throughout the county</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county.	2	Eustis - is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing but the market is softer than the Curtis market.	3	Small Villages - Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable, and receive an economic depreciation that is not applied to Eustis or Maywood.	4	Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas.	5	Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.	AG	Outbuildings- structures located on rural parcels throughout the county
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
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5	Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.														
AG	Outbuildings- structures located on rural parcels throughout the county														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Only the cost approach is used to value property in the residential class. There is insufficient sales activity to establish the sales comparison 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?														
	Depreciation is developed using local market information.														
5.	Are individual depreciation tables developed for each valuation group?														
	The same depreciation table will be used for all. But, the effective age table may vary per valuation grouping.														
6.	Describe the methodology used to determine the residential lot values?														
	Lot values are reviewed within the county and then by community. Typically a square foot cost is developed; oversized lots use a base size, then adjustments are made for additional square feet. A price per acre is utilized for rural residential.														
7.	How are rural residential site values developed?														

Sales of rural residential parcels are analyzed to develop home site values. This is conducted during the rural review.

8. Are there form 191 applications on file?

NA

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

There are no lots being held for development.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2008	2016	2016
	2	2017	2008	2016	2016
	3	2017	2008	2016	2016
	4	2017	2008	2019	2019
	5	2017	2008	2018	2018
	AG	2017	2008	2018	2018

2020 Commercial Assessment Survey for Frontier County

1.	Valuation data collection done by:				
	The assessor and staff				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	There are no valuation groupings within the commercial class. The market in Frontier County is sporadic and unorganized. There are so few sales in any three year study period that it is not feasible to stratify them by location.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Primarily the cost approach is used since income information is lacking.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Because there is so little sales data within the county, all commercial properties are priced using a few general occupancy codes which relate primarily to the highest and best use of the structure. Depreciation is established using the CAMA depreciation based off age and condition by occupancy code. An economic locational factor is applied by occupancy code to reach market value within Frontier 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?				
	Depreciation is developed based utilizing Vanguard (CAMA) and also market-based economic information.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	N/A				
6.	Describe the methodology used to determine the commercial lot values.				
	Lot values in town are established using a cost per square foot analysis. Rural commercial lots are established using a cost per acre analysis.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2008	2017	2017
	Costing in Vanguard is updated once every ten years but is factored in the interim years.				

2020 Agricultural Assessment Survey for Frontier County

1.	Valuation data collection done by:						
	The assessor and the 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="text-align: center; padding: 5px;"><u>Market Area</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> <th style="text-align: center; padding: 5px;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">01</td> <td style="padding: 5px;">There are no market areas within the county.</td> <td style="text-align: center; padding: 5px;">2019</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within the county.	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	There are no market areas within the county.	2019					
3.	Describe the process used to determine and monitor market areas.						
	N/A						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The primary use of the parcel is determined by physical inspection, sales verification, reviewing GIS imagery, and other means of normal discovery.						
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 sites and rural residential home sites are valued the same.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Feed lots and hog farms are identified as intensive use.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Parcels that are enrolled in the Wetland Reserve Program are assessed at full market value of grass.						

FRONTIER COUNTY ASSESSOR'S 3-YEAR PLAN

The following is a revised 3-year plan of assessment for years 2020, 2021, and 2022 pursuant to section 77-1311, as amended by 2001 Neb. Laws LB170, Section 5 and directive 05-4. The purpose of this plan is to update and inform the County Board of Equalization and the Department of Revenue, Property Assessment Division of the progress this county has achieved from year to year. The plan and any updates shall examine the level, quality, and uniformity of assessment within Frontier County.

Property Summary in Frontier County (Parcel Summary):

Personal Property

Property Type	Total Parcel Count	Percent Of Parcels	Total Value	Percent Of Total Value
Commercial	142	29%	6,129,788	18%
Agricultural	358	72%	28,037,505	82%
2019 Total	500		34,167,293	

2018 totals: Parcel count: 515 Total value: \$39,195,227 decrease in value for '19 by \$

Real Property

Property Type	Taxable Acres	Unimproved Parcels	Improved Parcels	Total Parcel Count	Percent Of Parcels	Total Value	Percent Total Value
Commercial		24	166	190	5%	23,655,597	2.9%
Agricultural	596,493	2072	637	2709	67% Irrigated= 13% Dry= 26% Grass= 61%	732,703,631	89%
Residential		107	821	928	23%	62,031,308	7.5%
Recreational	0	6	193	199	6%	8,182,032	1.00%
Industrial	0	0	0	0	0	0	0
Special Val	0	0	0	0	0	0	0
2019 Total	596,493	2209	1817	4026	100%	826,943,248	100%

2018 totals:

Parcel count: 4,032 – decrease of 6 for '19

Commercial: \$23,360,193 – increase of \$295,404 for '19

Agricultural: \$756,330,017 – decrease of \$23,626,386 for '19

Residential: \$58,993,777 – increase of \$3,037,531 for '19

Recreational: \$8,167,145 – increase of \$14,887 for '19

Total value for '18: \$846,851,132 decrease of \$19,907,884 for '19

Misc. Parcel Counts

Property Type	Total Parcel Count	Total Value
TIF	1	Excess= 374285 Base=24,672
Mineral / Oil Interest	12	370,680
Exempt	371	0
Homesteads Applications for 2018	124	7,102,262
Building / Zoning Info Applications for 2018	Permits = 27	

2018 totals: TIF Ex: \$374,285 - no change for '19

Mineral: \$515,620 – decrease of \$144,940 for '19

Current Resources in Frontier County:

Budget: Requested Budget for 2019-2020 = \$151,907
Requested Reappraisal Budget for 2019-2020 = \$ 0
Adopted Budget for 2019-2020 = \$ 151,907
Adopted Reappraisal Budget for 2019-2020 = \$ 0

Staffing: Assessor – Regina Andrijeski
Deputy - None

Training: The assessor has her assessor's certificate and is in good standing with the state and is completing continuing education to comply with required hours to be current through December 31, 2022, and to continue to further her education in every area of her job. So far, the assessor has taken a total of 3.45 hours toward her required 60 hours for recertification.

Maps: Frontier County is contracted with GIS Workshop for their GIS mapping program and it was fully implemented in 2008. The aerial maps and cadastral maps are no longer updated, due to the fact that all that information is now on the GIS system and kept current on there.

CAMA: Frontier County switched from the TerraScan Administrative System to Vanguard in 2018. As stated above the office is now contracting its mapping system with GIS Workshop. The assessor's computer was updated in 2017. The office purchased a new Dell PC for the deputy assessor's workstation in 2013. The office updated to a new digital camera in 2010, that we use for taking photos of improvements, upon which are later entered into the Vanguard electronic file. The office intends to continuously review and update our equipment as needed to keep our records accurate and the office running well.

Web: Frontier County, with system provider GIS Workshop, offers a basic web property information service. Any individual with access to the Internet will have access to county parcel information by going to the following site <http://frontier.gisworkshop.com>

Property Record Cards:

The assessor and the deputy assessor update each property record file, as needed both electronically and with hard copies. Only the most recent data is kept in the record card. Historic information on each parcel is kept in a separate file cabinet from the current files. Each property record file is interrelated through codes and references and contains the following:

1. Parcel information.
 - ◆ Current owner and address
 - ◆ Ownership changes, sales information, splits or additions, and deed recordings
 - ◆ Legal description and situs
 - ◆ Property classification code, tax district, and school district
 - ◆ Current year and up to 4 years prior history of land and improvements assessed values
2. Ag-land land use and soil type worksheets.
3. Current copy of the electronic appraisal file worksheet.

Current Assessment Procedures for Real Property:

Discover, List and Inventory all property:

Sales review and procedures for processing 521's in Frontier County:

* Current data available on sales file:

1. Agricultural land & Commercial = 3 years of data. October 1 – Sept 30
2. Residential = 2 years of data. October 1 – September 30

* All sales are deemed to be qualified sales. For a sale to be considered non-qualified or if any adjustments are to be made to the selling price the sale is reviewed pursuant to professionally accepted mass appraisal techniques and through the review documenting sufficient and compelling information regarding the sale. Opinions are based on the results of returned questionnaires and/or conversations with buyers and/or sellers.

* All 521's are entered into the computer, however, only the 521's with an amount stated for Documentary Stamp Tax greater than \$2.25 or consideration greater than \$100.00 is captured in the sales file database as a qualified sale.

* If the stated value of personal property is more than 5% of the total sale price for residential property or more than 25% for commercial property, the sale is EXCLUDED unless the sales sample is small and there is strong evidence to support the value estimate of personal property.

* Both the assessor and the deputy process sales. Every transfer statement has the following work done: Updates made to the property record card, electronic appraisal file, GIS if applicable, and sales book. All sales are now sent electronically to the PAD. Sales questionnaires are sent to BOTH buyer and seller of ALL types of property (Ag, residential, commercial). A physical improvements data confirmation sheet is also sent to either the buyer or the

seller. When the data sheet is returned the information is compared to that already present in the appraisal file and updated as needed. A record is kept of all individuals receiving a questionnaire and all individuals returning the questionnaire. Our return rate on the verification questionnaires is at 65% this year. The office also initiates phone contact with the buyer and seller on any sales with questions or concerns. All sales whether qualified or not are recorded in the TerraScan computer sales file. The Treasurer's office, FSA, and the NRD office are informed of ownership changes. Lastly the offices sales spreadsheet, used to determine sales ratios, is updated.

Building Permits / Information Sheets:

- * No building amounting to a value of \$2,500 or more shall be erected, or structurally altered or repaired, and no electrical, heating, plumbing, or other installation or connection, or other improvement to real property, amounting to a value of \$2,500 or more, shall hereafter be made until an information statement or building permit has been filed with the assessor.
- * Urban Zoning regulations in place in: Curtis, Eustis, and Maywood. No zoning regulations in place in: Stockville and Moorefield. Entire rural areas of the county require a zoning permit when changes are made to the property.
- * When there is an increase in square footage of a current improvement or the addition of another improvement to an urban property a building permit is required in the towns of Curtis and Eustis. Information sheets shall be used in a city or village that does not require a building permit under its zoning laws.
- * All permits and information sheets are reviewed for percentage of completion and value changes in the fall (December), prior to January 1, of the year the permits were turned into the assessors' office.
- * Frontier County data logs include: Excel spreadsheet of building permits, permit collection envelope, and the electronic Terra-scan permits file.

Data Collection:

* Real Property Improvements:

Appraisal work is being done on a continuing basis. Our office uses data gathered from sales questionnaires as well as detailed reviews and updates. Detailed reviews include an on-site physical inspection of all improvements, by the county assessor & deputy, interior inspections when possible, new digital photographs and any needed updating of improvement sketches. Frontier County is scheduled for detailed reviews to be performed on all property types with improvements throughout the entire County on a 4-year cycle. Rural properties & Ag properties for 2019, Lake Properties for 2020, Residential properties for 2021, Commercial properties for 2022 and then the process starts again. Either the county assessor or deputy completes updates annually. All property types are reviewed on the computer for correctness of parcel information/ appraisal record data.

* Personal Property:

Currently data is gathered primarily from the taxpayer's federal income tax depreciation schedule and previous personal property schedules. Occasionally owners will report new property themselves and we review all copies of any UCC filing statements and zoning permits that are recorded in the clerk's office. Our office mails out postcard reminders a couple weeks prior to the May first deadline.

* Ag land:

January 1st 2008 Frontier County fully implemented the GIS system and it is now used to keep all of our land use current by viewing the current satellite imagery for Frontier County.

* Improvements on Leased Land:

Improvements on leased land have been inspected using the same methods as those used with other real property improvements.

Assessment sales ratios and assessment actions:

* Our office now performs three review assessments. Two prior to the AVU and abstract submission and one after the Reports and Opinions has been released.

* Reviews of the level of value for all types of property are done using the sales rosters provided by the state as well as using our in house "what if's" spread sheets. The office also utilizes our field liaison when needed. We understand that the reliability of the ratio studies depends on representativeness of the sample. Therefore, when information is entered into the sales file and the rosters they are reviewed for correctness several times.

* The appraisal uniformity guide our offices employs and strives to be in compliance with is:

1. Mean / Median / Aggregate lie between:

* 92-100% for residential properties

* 92-100% for commercial properties

* 69-75% for Agland

* In normal distribution all 3 should be equal

2. COD lies between:

* <15 for residential

* <20 for Agland & commercial

* <5 considered extremely low, maybe a flawed study

3. PRD lies between:

* 98-103% for all types of properties

* PRD <98 means high value parcels are over appraised

* PRD >103 means high valued parcels are under appraised and low valued parcels are overappraised

4. Fairness and uniformity between sold and unsold properties equals a trended preliminary ratio that correlates closely with the R & O median ratio and a percentage change in the sales file and the assessed base would be similar.

Approaches to value:

* Land valuation process in Frontier County is based upon site date and the market (sales) approach for land.

1. Site data

a. Lots evaluated per use, square-foot, acre, neighborhood, size and shape, road type and access, topography, improved or unimproved, and zoning. Evaluated through onsite review and measurement (tape measure and GIS), city maps, property record card, and owner.

b. Agland evaluated per acre, class (use), and subclass. Evaluated through GIS satellite imagery, GIS soil layer and land use calculator, property record card, and landowner.

2. Market sales data

a. Lots. Use comparable sales within a 2-year period for residential lots and a 3-year period for commercial lots. Only arms lengths transactions used (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

b. Agland. Valued at 75% of actual value. Use unimproved comparable sales within a 3-year period. Use only arms lengths transactions (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

* Real property, improvement valuation process in Frontier County is based upon the cost approach (physical data), and the sales approach.

1. Improvements data noted includes conforming to highest and best use for site, size, style, construction characteristics, actual age / remaining life / effective age, plus any rehabilitation, modernization and or remodeling

2. Physical data evaluated through onsite physical inspection by assessor and/or deputy, photographs, owner, property record card, and questionnaires.

4. Cost approach.

- Estimate replacement cost of improvements using Vanguard Costing for year 2017 for residential, year 2018 for commercial, 2019 for Ag improvements and Marshall & Swift costing 2012 for lake.
- Deduct for physical depreciation and or economic depreciation. For residential, percent depreciation was reviewed and rebuilt in 2017 by the assessor. For commercial, percent depreciation was reviewed and rebuilt in 2018 by the assessor. For rural residential, percent depreciation was reviewed and rebuilt in 2019 by the assessor and for lake, percent depreciation was reviewed and rebuilt in 2016 by the assessor.
- Age / life components, income loss, cost to correct, completion of improvements, questionnaires, property record card, and the market.

4. Sales approach. Use comparable sales within a 2-year period. Only arm's lengths transactions used (based upon 521 information, owner/buyer questionnaires or one on one contact with owner/buyer). Valued at 100% of actual value. Review of ratio studies (mean/median/aggregate/COD/PRD).

Customer service, Notices and Public relations:

* Our office regularly aids realtors, appraisers, insurance agents, title insurance agents, and property owners in locating parcel information by the availability of all our parcel information online. In order to access sales information and more detailed information about a parcel, we have also implemented a premium parcel information portion on our website that requires a \$300/year subscription

or we also do a \$30/month subscription. This allows realtors, appraisers and others access to sales information, GIS images and other information not available to the general public on the website. This has helped in reducing phone calls to the office as well as having to copy and fax parcel information to these people. We currently have 4 premium subscribers and have had 7 monthly subscribers.

* In addition to the required publications our office publishes reminders and notices regarding several issues. Such topics include personal property schedule reminders and homestead application reminders.

* In an attempt to educate and inform taxpayers, thus increasing public relations, the assessor produces a property information newsletter. It is mailed to all property owners in their valuation change notice. We also publish some of these informational items as articles in our local paper.

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

Property Class	Median	COD	PRD
Residential	99.00% (92-100)	17.36 (<15)	102.04 (98-103)
Commercial	100.00% (92-100)	25.76 (<20)	97.66 (98-103)
Ag-land	72.00 (69-75)	13.35 (<20)	101.56 (98-103)

Functions performed by the Assessor’s Office:

Along with the sales reviews, property record keeping, mapping updates, ownership changes and valuing property, the assessor’s office will annually:

1. Administer Homestead Exemption Applications. Carry out the approval or denial process. Provide taxpayer assistance and notification.
2. Administer Organization Exemptions & Affidavits to PAD. Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
3. Review government owned property not used for public purpose and send notices of intent to tax.
4. File personal property schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required.
5. Review the level of value for all types of property and adjust by proper percentage to achieve the standards set out by TERC.
6. When applicable prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

7. When applicable attend TERC Statewide Equalization hearings to defend values, and or implement orders of the TERC.
8. Prepare tax list correction documents for county board approval.
9. Complete valuation reports due to each subdivision for levy setting.
10. Prepare and certify tax lists to the county treasurer for real property, personal property, and centrally assessed.
11. Review centrally assessed values, establish assessment records and tax billing for the tax list.
12. Management of properties in the community redevelopment projects, TIF properties, for proper reporting on administrative reports and allocation of ad valorem tax.
13. Management of school district and other tax entity boundary changes necessary for correct assessment and tax information.
14. Review of Sales and Sales Ratios especially noting the median, the COD, PRD, and aggregate.
15. Review the level of value for all Agland types and adjust by proper amount to achieve the standards set out TERC.
16. Attend CBE hearings. Prior to hearings assessor will re-inspect all protest properties and bring to the hearings recommendations. Assessor will attend CBE meetings for valuation protests, assemble and provide all needed information by the CBE.
17. Perform pickup work. Review improvements or changes that have been reported by individuals or have been found by driving by or have received building or zoning permits on or found on sales questionnaires. The assessor and deputy complete the pickup work. Pickup work is usually done in December and is completed by January 1.
18. Send out a notice of valuation change to every owner of real property where there has been either an increase or decrease in value.
19. Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
20. Complete administrative reports due to PAD. Reports include the Real Property Abstract, Personal Property Abstract, School District Taxable Value Report, Homestead Exemption Tax Loss Summary certificate, Certificate of Taxable values, and the Certificate of Taxes Levied Report, Certification of Value to Political Subdivisions, Assessed Value Update, Report of current values for properties owned by Board of Education Lands and Funds, the Annual Plan of Assessment Report, and the Report of all Exempt Property and Taxable Government Owned Property.
21. Re-grade land at owner's request or because of changes noticed upon evaluation of GIS maps.

3-Year Appraisal Plan

2020:

Residential. A complete review (reappraisal) will be completed by the assessor and deputy on all residential improvements in the county in 2020 for the 2021 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Commercial. Appraisal maintenance will only be performed for commercial properties in the county for the 2020 tax year. Maintenance appraisal includes an evaluation of all commercial records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. Appraisal maintenance will only be performed for Ag improvements located in the county for the 2020 tax year. Maintenance appraisal includes an evaluation of all Ag improvements for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets

Recreational improvements. A complete review (reappraisal) was completed by the assessor and deputy on all recreational properties in the county in 2019 for the 2020 tax year. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

2021:

Residential. A complete review (reappraisal) was completed by the assessor and deputy on all residential properties in the county in 2020 for the 2021 tax year. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Commercial. A complete review (reappraisal) will be completed by the assessor and deputy on all commercial properties in the county in 2021 for the 2022 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Ag-improvements. Appraisal maintenance will only be performed for Ag improvements located in the county for the 2021 tax year. Maintenance appraisal includes an evaluation of all Ag improvements for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Recreational improvements. Appraisal maintenance will only be performed for recreational properties in the county for the 2021 tax year. Maintenance appraisal includes an evaluation of all recreational records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

2022:

Residential. Appraisal maintenance will only be performed for all residential properties in the county for the 2022 tax year. Maintenance appraisal includes an evaluation of all residential records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Commercial. A complete review (reappraisal) was completed by the assessor and deputy on all commercial properties in the county in 2021 for the 2022 tax year. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. A complete review (reappraisal) will be completed by the assessor and deputy on all improved agricultural properties in the county in 2022 for the 2023 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Recreational improvements. Appraisal maintenance will only be performed for recreational properties in the county for the 2023 tax year. Maintenance appraisal includes an evaluation of all recreational records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

CLASS	2020	2021	2022
Residential	Appraisal maintenance	Complete reappraisal of all residential parcels in the county for tax year 2021	Appraisal maintenance
Recreational / lake MH	Complete reappraisal of all recreational parcels in the county for tax year 2020	Appraisal maintenance	Appraisal maintenance
Commercial	Appraisal maintenance	Appraisal maintenance	Complete reappraisal of all commercial parcels in the county for tax year 2022
Agricultural Land & Improvements	Market analysis by land classification groupings Appraisal maintenance of ag-improvements	Market analysis by land classification groupings Appraisal maintenance of ag-improvements	Market analysis by land classification groupings Appraisal maintenance of ag-improvements

Miscellaneous Accomplishments for 2018-2019

- * Created and mailed out information letters to go along with the valuation changes notices and tax statements.
- * In regards to the homestead exemption application process, our office provides personal assistance not only in our office but also in three other locations throughout the county to better serve this group of individuals.
- * Website contains parcel information, sales information and searches, tools and much more <http://frontier.gisworkshop.com>
- * Continue to update and modify features in Vanguard to make office more efficient and up to date.
- * Have an in-office sales book for appraisers that contain current copies of sales sheets for the current year and prior year. Sales are filed by valuation groupings.
- * Post in our office a large county plat map with the agricultural sales appropriately mapped for taxpayers to effortlessly view recent markets trends.
- * Scan all new 521's, deeds and mobile home transfers and attach to appropriate Vanguard record.
- * Maintain a farm site for each improved Ag parcels and electronically attach to appropriate Vanguard record.
- * Created a Facebook page to help keep taxpayers informed of important dates and just everyday activities in the Assessors office.
- * Continue implementing the conversion from Terrascan to Vanguard.