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DEPARTMENT OF REVENUE

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

GAGE 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 Gage 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 Gage 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: Patti Milligan, Gage County Assessor

Table of Contents

2020 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

are reviewed to ensure taxpayers are served with such transparency.

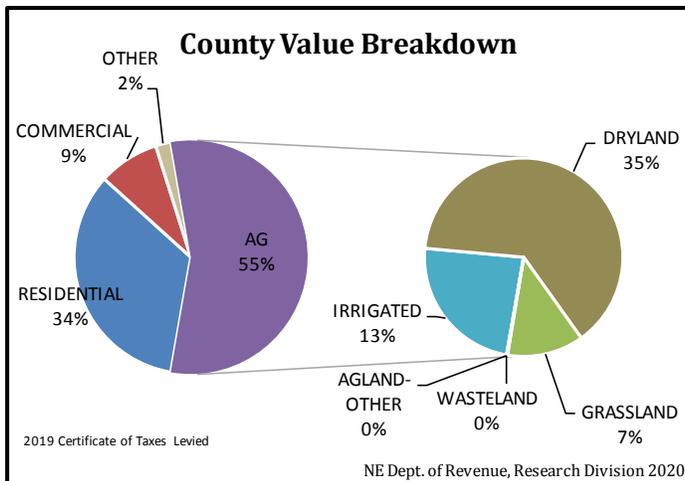
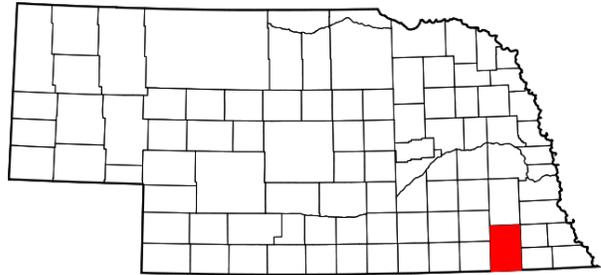
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 851 square miles, Gage County had 21,493 residents, per the Census Bureau Quick Facts for 2018, a 4% population decline from the 2010 U.S. Census. Reports indicated that 78% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$103,045 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Gage County are located in and around Beatrice, the county seat. According to the information available from the U.S. Census Bureau, there are 665 employer establishments with total employment of 7,514.

Agricultural land accounts for 59% of the total valuation base in the county. Dryland makes up a majority of the land in the county. Gage County is included in both the Lower Big Blue and Nemaha Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Gage County ranks third in soybeans for beans. In value of sales by commodity group, Gage County ranks fourth in poultry and eggs (USDA AgCensus).

The ethanol plant located in Adams also contributes to the local agricultural economy.

CITY POPULATION CHANGE			
	2009	2019	Change
ADAMS	489	573	17.2%
BARNESTON	122	116	-4.9%
BEATRICE	12,520	12,669	1.2%
BLUE SPRINGS	383	331	-13.6%
CLATONIA	275	231	-16.0%
CORTLAND	488	482	-1.2%
FILLEY	174	132	-24.1%
LIBERTY	86	76	-11.6%
ODELL	345	307	-11.0%
PICKRELL	182	199	9.3%
VIRGINIA	67	60	-10.4%
WYMORE	1,656	1,457	-12.0%

2020 Residential Correlation for Gage County

Assessment Actions

For the current assessment year, the Gage County Assessor conducted a market analysis of the residential class of properties. The county assessor made subclass adjustments to the residential property which is represented by the change on the abstract. The following assessor locations were increased: Filley 5%, Holmesville 19%, Pickrell 1%, Rural 1%, Rural Sub North 9%, Rural Sub South 3%, and Wymore 2%. The only assessor location showing a decrease was Liberty 2%. The Gage County Assessor also completed all pick up and permit work for the residential class of properties.

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.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Currently there are 16 valuation groups recognized by the county assessor.

The Gage County Assessor is current with the required six-year physical inspection and review cycle. The county assessor has a systematic plan and tracking file in place to physically inspect and review each parcel. Lot values are reviewed during the six-year inspection and review cycle when the subclass of property is being reviewed. Cost tables are updated after the review of the valuation groups and the assessor arrives at final value by utilizing the Computer-Assisted Mass Appraisal (CAMA) cost tables and a market-derived depreciation model.

The county assessor has written a valuation methodology.

2020 Residential Correlation for Gage County

Description of Analysis

Residential parcels are analyzed utilizing 16 valuation groups that are based on the assessor locations or towns in the county.

Valuation Group	Description
1	Adams
2	Barneston
3	Beatrice, Beatrice Subdivisions
5	Blue Springs
6	Clatonia
7	Cortland
9	Filley
10	Liberty
11	Odell
12	Pickrell
13	Rockford, Holmesville, Lanham, Ellis
15	Rural Sub South, Rural
16	Rural Sub North
17	Virginia
18	Wymore
19	Doctor's Lake

The residential property class has a statistical profile of 582 residential sales, representing all the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable ranges. All three measures of central tendency for the residential class of property are within the acceptable range and which supports each other. The COD and PRD are three percentage points higher than the IAAO standards. The extreme outliers that are part of the qualified sales affected these statistics.

The changes to the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report CTL) indicates that the population changed in the areas addressed by the county assessor in the 2020 assessment actions.

2020 Residential Correlation for Gage County

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	20	98.59	96.72	94.99	05.58	101.82
3	431	93.26	99.30	91.39	21.02	108.66
5	4	84.80	80.14	87.86	14.06	91.21
6	4	94.48	94.03	93.39	02.29	100.69
7	15	95.43	94.45	93.66	08.32	100.84
9	9	97.16	112.63	108.68	27.69	103.63
11	6	97.64	100.80	96.09	16.79	104.90
12	5	74.88	75.25	75.53	21.61	99.63
13	2	86.18	86.18	83.26	10.47	103.51
15	41	94.79	92.47	91.82	09.25	100.71
16	14	95.02	91.48	90.73	07.05	100.83
17	1	82.84	82.84	82.84	00.00	100.00
18	30	93.39	87.55	83.31	15.44	105.09
____ALL____	582	93.87	97.58	91.55	18.59	106.59

Level of Value

Based on analysis of all available information, the level of value for the residential property in Gage County is 94%.

2020 Commercial Correlation for Gage County

Assessment Actions

The Gage County Assessor along the county appraiser inspected and reviewed the commercial properties within the City of Beatrice. The county assessor and staff enter the findings into their Compute-Assisted Mass Appraisal (CAMA) system. The county assessor also completed all pick-up and permit work for the commercial class of properties.

Assessment Practice Review

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

The Gage County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and ensure all sales that are non-qualified have been properly documented as a non-arm's-length sale. The county assessor has a usability rate compared to the statewide average.

Based on the economic areas and geographic locations within Gage County, the county assessor has assigned five valuation groups for the commercial class. The alignment of the valuation groups seem to be valid and the groups defined are equally subject to a set of economic forces that influence the value of properties within that geographic area.

The Gage County Assessor has an established six-year inspection plan and is current in their review process. All of their commercial properties were last reviewed in either 2014, 2015, or 2018. Lot values were inspected and reviewed in 2008 and were done by analyzing vacant lot sales. The depreciation and costing table index being utilized for the commercial properties is 2017. The Gage County Assessor has a valuation methodology for commercial properties.

Description of Analysis

Commercial parcels are analyzed utilizing four valuation groups with the majority of the sales occurring in the community of Beatrice.

Valuation Group	Description
3	Beatrice
10	Towns in North half of County: Adams, Clatonia, Cortland, Filley, Pickrell
15	Towns in South half of County: Blue Springs, Holmesville, Liberty, Odell, Virginia
18	Wymore
50	Rural

2020 Commercial Correlation for Gage County

For the commercial property class, there were 44 qualified sales representing all five valuation groups. Valuation Group 3 represents 65% of the qualified commercial sales in the county and are within the acceptable range. All of the other remaining qualified sales fall within the other valuation groups but do not have enough qualified sales to be used for measurement. Only one of the three measures of central tendency are within the acceptable range for the commercial class. The mean and the weighted mean are two and three percentage points away from the range with the median being the best indicator the statistics are reliable.

Analyzing the three-year study period for Gage County indicates that the statistics represent a normal market trend, supporting that values are equalized and that the statistics are reliable.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-16 To 30-SEP-17	12	99.33	101.25	106.87	11.35	94.74
01-OCT-17 To 30-SEP-18	11	98.68	97.72	108.03	15.55	90.46
01-OCT-18 To 30-SEP-19	21	92.89	104.46	90.86	31.70	114.97

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 1% to the commercial class excluding growth. This value change also supports the assessment actions taken by the Gage County Assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
3	29	96.95	101.78	103.71	17.80	98.14
10	8	94.16	103.11	107.34	16.80	96.06
15	3	34.65	53.11	74.34	69.93	71.44
18	2	179.82	179.82	113.43	39.03	158.53
50	2	94.04	94.04	93.97	05.14	100.07
____ALL____	44	96.09	101.90	102.63	22.28	99.29

Level of Value

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

2020 Agricultural Correlation for Gage County

Assessment Actions

The Gage County Assessor implemented the Land Capability Group (LCG) conversion. Following the LCG conversion, the county assessor conducted a market study of agricultural land. In the past, the practice was to adjust subclasses by similar percentages. Due to the conversion, this was not feasible for this year. Valuation changes were based on the movement of the acres within the subclass. These adjustments resulted in an aggregated decrease of 4% to irrigated land and 6% to dryland while there was an aggregate increase of 14% to grassland countywide. The county assessor completed the pick-up work and permits for the agricultural improvements.

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.

Within Gage County, there are two agricultural market areas based on topography and availability of water. On the average, Market Area 1 is better than Market Area 2. The county assessor keeps land use up to date by aerial imagery comparisons with property records, information from the NRD, and information from the public. Currently the county assessor does not have the county's intensive use identified in Computer-Assisted Mass Appraisal (CAMA).

Agricultural improvements are inspected and reviewed within the six-year cycle. The county's costing index is dated 2017 and derived depreciation is updated when inspected. Home sites are valued at \$15,000 for the first acre for both Market Area 1 and Market 2. The farm sites are valued at \$1,000 per acre. These are the same for both agricultural and rural residential dwellings.

Description of Analysis

The agricultural statistical sample consists of 59 agricultural sales. All three measures of central tendency are within the acceptable range with a spread of three percentage points between all three, demonstrating moderate support of each other.

Review of the Majority Land Use (MLU) of the irrigated, dry, and grass with sufficient representation are within the acceptable range.

2020 Agricultural Correlation for Gage County

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the same statutory level.

A comparison of the Gage County values with adjoining counties indicates that all values are comparable. The quality of the assessment of agricultural land in Gage County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	8	74.29	75.45	72.49	13.47	104.08
1	8	74.29	75.45	72.49	13.47	104.08
<u> Dry </u>						
County	29	69.16	72.34	71.20	15.12	101.60
1	23	69.16	72.47	71.10	14.13	101.93
2	6	68.78	71.83	71.71	19.09	100.17
<u> Grass </u>						
County	5	66.77	69.76	71.29	08.46	97.85
1	3	66.77	70.85	73.08	07.95	96.95
2	2	68.13	68.13	68.26	09.04	99.81
<u> ALL </u>	59	69.16	71.97	70.33	14.33	102.33

Level of Value

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

2020 Opinions of the Property Tax Administrator for Gage 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Gage County

Residential Real Property - Current

Number of Sales	582	Median	93.87
Total Sales Price	\$71,194,893	Mean	97.58
Total Adj. Sales Price	\$71,194,893	Wgt. Mean	91.55
Total Assessed Value	\$65,177,615	Average Assessed Value of the Base	\$89,108
Avg. Adj. Sales Price	\$122,328	Avg. Assessed Value	\$111,989

Confidence Interval - Current

95% Median C.I	92.49 to 95.43
95% Wgt. Mean C.I	90.15 to 92.95
95% Mean C.I	95.12 to 100.04
% of Value of the Class of all Real Property Value in the County	29.80
% of Records Sold in the Study Period	6.13
% of Value Sold in the Study Period	7.71

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	621	95	95.03
2018	655	93	93.08
2017	584	94	94.48
2016		95	

2020 Commission Summary for Gage County

Commercial Real Property - Current

Number of Sales	44	Median	96.09
Total Sales Price	\$12,424,672	Mean	101.90
Total Adj. Sales Price	\$12,424,672	Wgt. Mean	102.63
Total Assessed Value	\$12,751,445	Average Assessed Value of the Base	\$199,439
Avg. Adj. Sales Price	\$282,379	Avg. Assessed Value	\$289,806

Confidence Interval - Current

95% Median C.I	92.89 to 100.90
95% Wgt. Mean C.I	88.08 to 117.18
95% Mean C.I	91.29 to 112.51
% of Value of the Class of all Real Property Value in the County	8.66
% of Records Sold in the Study Period	3.57
% of Value Sold in the Study Period	5.19

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	38	99	98.78
2018	34	100	99.66
2017	41	100	100.00
2016	54	100	100.33

34 Gage
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 : 582
 Total Sales Price : 71,194,893
 Total Adj. Sales Price : 71,194,893
 Total Assessed Value : 65,177,615
 Avg. Adj. Sales Price : 122,328
 Avg. Assessed Value : 111,989

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 98
 COD : 18.59
 PRD : 106.59

COV : 31.09
 STD : 30.34
 Avg. Abs. Dev : 17.45
 MAX Sales Ratio : 303.63
 MIN Sales Ratio : 43.26

95% Median C.I. : 92.49 to 95.43
 95% Wgt. Mean C.I. : 90.15 to 92.95
 95% Mean C.I. : 95.12 to 100.04

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	63	93.36	98.53	92.69	18.11	106.30	53.88	217.39	90.59 to 100.28	128,753	119,345	
01-JAN-18 To 31-MAR-18	51	95.75	102.93	96.19	19.23	107.01	56.08	253.98	93.26 to 100.45	94,029	90,446	
01-APR-18 To 30-JUN-18	70	95.47	94.54	92.56	14.62	102.14	43.26	185.33	92.13 to 98.43	128,084	118,560	
01-JUL-18 To 30-SEP-18	94	94.11	98.56	93.01	17.27	105.97	60.96	303.63	90.72 to 97.90	132,136	122,902	
01-OCT-18 To 31-DEC-18	77	95.62	98.95	92.02	19.10	107.53	55.60	241.34	89.57 to 98.56	118,455	109,002	
01-JAN-19 To 31-MAR-19	54	95.28	100.65	94.69	19.25	106.29	63.31	187.07	89.91 to 101.56	126,705	119,973	
01-APR-19 To 30-JUN-19	88	92.10	94.06	87.88	17.27	107.03	57.17	207.87	87.83 to 95.86	118,923	104,510	
01-JUL-19 To 30-SEP-19	85	88.62	95.57	87.13	23.34	109.69	50.59	295.37	84.20 to 93.49	123,212	107,359	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	278	95.43	98.34	93.26	17.02	105.45	43.26	303.63	93.36 to 96.93	123,358	115,049	
01-OCT-18 To 30-SEP-19	304	92.09	96.89	89.95	20.01	107.72	50.59	295.37	90.01 to 94.38	121,386	109,191	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	292	95.52	98.46	93.07	17.40	105.79	43.26	303.63	93.67 to 96.73	120,901	112,527	
<u>ALL</u>	582	93.87	97.58	91.55	18.59	106.59	43.26	303.63	92.49 to 95.43	122,328	111,989	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	20	98.59	96.72	94.99	05.58	101.82	81.22	114.65	96.55 to 99.97	139,275	132,304	
3	431	93.26	99.30	91.39	21.02	108.66	45.07	303.63	91.26 to 95.15	111,763	102,142	
5	4	84.80	80.14	87.86	14.06	91.21	53.88	97.09	N/A	24,750	21,745	
6	4	94.48	94.03	93.39	02.29	100.69	90.24	96.91	N/A	143,750	134,251	
7	15	95.43	94.45	93.66	08.32	100.84	63.09	121.84	91.96 to 100.41	134,167	125,654	
9	9	97.16	112.63	108.68	27.69	103.63	76.37	253.98	80.50 to 118.74	66,361	72,119	
11	6	97.64	100.80	96.09	16.79	104.90	75.87	126.80	75.87 to 126.80	46,325	44,512	
12	5	74.88	75.25	75.53	21.61	99.63	43.26	98.14	N/A	85,600	64,651	
13	2	86.18	86.18	83.26	10.47	103.51	77.16	95.20	N/A	34,000	28,308	
15	41	94.79	92.47	91.82	09.25	100.71	50.98	118.78	88.45 to 97.12	240,538	220,855	
16	14	95.02	91.48	90.73	07.05	100.83	71.54	101.39	82.72 to 100.06	369,019	334,829	
17	1	82.84	82.84	82.84	00.00	100.00	82.84	82.84	N/A	50,000	41,420	
18	30	93.39	87.55	83.31	15.44	105.09	56.08	123.48	73.43 to 98.63	36,790	30,649	
<u>ALL</u>	582	93.87	97.58	91.55	18.59	106.59	43.26	303.63	92.49 to 95.43	122,328	111,989	

34 Gage
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 : 582
 Total Sales Price : 71,194,893
 Total Adj. Sales Price : 71,194,893
 Total Assessed Value : 65,177,615
 Avg. Adj. Sales Price : 122,328
 Avg. Assessed Value : 111,989

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 98
 COD : 18.59
 PRD : 106.59

COV : 31.09
 STD : 30.34
 Avg. Abs. Dev : 17.45
 MAX Sales Ratio : 303.63
 MIN Sales Ratio : 43.26

95% Median C.I. : 92.49 to 95.43
 95% Wgt. Mean C.I. : 90.15 to 92.95
 95% Mean C.I. : 95.12 to 100.04

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	582	93.87	97.58	91.55	18.59	106.59	43.26	303.63	92.49 to 95.43	122,328	111,989
06											
07											
<u>ALL</u>	<u>582</u>	<u>93.87</u>	<u>97.58</u>	<u>91.55</u>	<u>18.59</u>	<u>106.59</u>	<u>43.26</u>	<u>303.63</u>	<u>92.49 to 95.43</u>	<u>122,328</u>	<u>111,989</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	111.40	111.40	111.40	00.00	100.00	111.40	111.40	N/A	2,500	2,785
Less Than 15,000	11	100.00	120.30	125.82	34.06	95.61	53.88	240.50	82.56 to 217.93	8,891	11,187
Less Than 30,000	60	110.51	129.48	128.17	36.06	101.02	53.88	295.37	100.17 to 128.57	19,615	25,141
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	581	93.81	97.56	91.55	18.60	106.56	43.26	303.63	92.49 to 95.42	122,534	112,177
Greater Than 14,999	571	93.77	97.15	91.50	18.23	106.17	43.26	303.63	92.13 to 95.20	124,513	113,931
Greater Than 29,999	522	92.84	93.92	90.93	15.50	103.29	43.26	303.63	91.50 to 94.28	134,134	121,972
<u>Incremental Ranges</u>											
0 TO 4,999	1	111.40	111.40	111.40	00.00	100.00	111.40	111.40	N/A	2,500	2,785
5,000 TO 14,999	10	99.66	121.19	126.20	36.45	96.03	53.88	240.50	82.56 to 217.93	9,530	12,027
15,000 TO 29,999	49	114.90	131.53	128.39	35.19	102.45	60.76	295.37	100.45 to 138.35	22,022	28,274
30,000 TO 59,999	85	99.95	112.43	111.68	28.19	100.67	55.60	303.63	95.62 to 106.09	45,001	50,259
60,000 TO 99,999	130	94.34	93.49	93.53	14.99	99.96	43.26	142.73	91.44 to 97.55	78,948	73,837
100,000 TO 149,999	138	91.73	90.39	90.33	11.63	100.07	53.93	123.67	88.07 to 94.40	125,734	113,575
150,000 TO 249,999	122	88.02	86.73	86.96	11.17	99.74	52.21	110.60	83.93 to 91.17	187,743	163,265
250,000 TO 499,999	46	95.53	90.81	90.89	08.50	99.91	50.98	104.37	90.05 to 97.12	329,680	299,640
500,000 TO 999,999	1	83.22	83.22	83.22	00.00	100.00	83.22	83.22	N/A	508,500	423,155
1,000,000 +											
<u>ALL</u>	<u>582</u>	<u>93.87</u>	<u>97.58</u>	<u>91.55</u>	<u>18.59</u>	<u>106.59</u>	<u>43.26</u>	<u>303.63</u>	<u>92.49 to 95.43</u>	<u>122,328</u>	<u>111,989</u>

34 Gage
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 : 44
Total Sales Price : 12,424,672
Total Adj. Sales Price : 12,424,672
Total Assessed Value : 12,751,445
Avg. Adj. Sales Price : 282,379
Avg. Assessed Value : 289,806

MEDIAN : 96
WGT. MEAN : 103
MEAN : 102
COD : 22.28
PRD : 99.29

COV : 35.24
STD : 35.91
Avg. Abs. Dev : 21.41
MAX Sales Ratio : 250.00
MIN Sales Ratio : 26.00

95% Median C.I. : 92.89 to 100.90
95% Wgt. Mean C.I. : 88.08 to 117.18
95% Mean C.I. : 91.29 to 112.51

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DATE OF SALE *	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	1	87.50	87.50	87.50	00.00	100.00	87.50	87.50	N/A	10,000	8,750
01-JAN-17 To 31-MAR-17	5	98.66	105.67	107.68	20.15	98.13	71.88	144.57	N/A	1,067,000	1,148,969
01-APR-17 To 30-JUN-17	3	100.90	103.51	100.95	03.18	102.54	100.00	109.64	N/A	137,000	138,307
01-JUL-17 To 30-SEP-17	3	95.00	96.20	96.12	02.25	100.08	93.59	100.00	N/A	53,333	51,263
01-OCT-17 To 31-DEC-17	3	93.04	77.57	98.19	31.41	79.00	26.00	113.66	N/A	31,667	31,095
01-JAN-18 To 31-MAR-18	1	109.48	109.48	109.48	00.00	100.00	109.48	109.48	N/A	105,000	114,955
01-APR-18 To 30-JUN-18	3	95.22	94.89	93.21	01.55	101.80	92.51	96.95	N/A	389,167	362,760
01-JUL-18 To 30-SEP-18	4	104.36	112.01	119.10	12.68	94.05	98.68	140.63	N/A	408,250	486,238
01-OCT-18 To 31-DEC-18	5	99.18	118.46	113.44	25.47	104.43	88.69	186.91	N/A	53,600	60,805
01-JAN-19 To 31-MAR-19	3	90.93	141.82	87.45	60.66	162.17	84.52	250.00	N/A	55,333	48,388
01-APR-19 To 30-JUN-19	8	83.17	84.20	81.75	30.29	103.00	34.65	151.16	34.65 to 151.16	294,434	240,699
01-JUL-19 To 30-SEP-19	5	92.89	100.46	113.11	22.78	88.82	71.81	129.65	N/A	143,740	162,578
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	12	99.33	101.25	106.87	11.35	94.74	71.88	144.57	93.25 to 109.64	493,000	526,859
01-OCT-17 To 30-SEP-18	11	98.68	97.72	108.03	15.55	90.46	26.00	140.63	92.51 to 113.66	272,773	294,679
01-OCT-18 To 30-SEP-19	21	92.89	104.46	90.86	31.70	114.97	34.65	250.00	79.98 to 122.79	167,056	151,794
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	14	99.33	97.16	106.76	15.62	91.01	26.00	144.57	93.04 to 113.66	428,643	457,631
01-JAN-18 To 31-DEC-18	13	98.87	110.34	108.78	15.72	101.43	88.69	186.91	94.72 to 122.79	244,115	265,555
<u>ALL</u>	44	96.09	101.90	102.63	22.28	99.29	26.00	250.00	92.89 to 100.90	282,379	289,806

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
3	29	96.95	101.78	103.71	17.80	98.14	58.80	186.91	92.89 to 103.19	360,314	373,676
10	8	94.16	103.11	107.34	16.80	96.06	77.13	144.57	77.13 to 144.57	61,000	65,475
15	3	34.65	53.11	74.34	69.93	71.44	26.00	98.68	N/A	23,833	17,718
18	2	179.82	179.82	113.43	39.03	158.53	109.64	250.00	N/A	18,500	20,985
50	2	94.04	94.04	93.97	05.14	100.07	89.21	98.87	N/A	689,536	647,955
<u>ALL</u>	44	96.09	101.90	102.63	22.28	99.29	26.00	250.00	92.89 to 100.90	282,379	289,806

34 Gage
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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MEDIAN : 96
 WGT. MEAN : 103
 MEAN : 102
 COD : 22.28
 PRD : 99.29

COV : 35.24
 STD : 35.91
 Avg. Abs. Dev : 21.41
 MAX Sales Ratio : 250.00
 MIN Sales Ratio : 26.00

95% Median C.I. : 92.89 to 100.90
 95% Wgt. Mean C.I. : 88.08 to 117.18
 95% Mean C.I. : 91.29 to 112.51

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	3	92.51	85.54	92.61	11.97	92.37	65.44	98.66	N/A	468,300	433,688
03	40	96.09	102.16	101.23	22.40	100.92	26.00	250.00	93.04 to 100.90	256,744	259,892
04	1	140.63	140.63	140.63	00.00	100.00	140.63	140.63	N/A	750,000	1,054,720
<u>ALL</u>	<u>44</u>	96.09	101.90	102.63	22.28	99.29	26.00	250.00	92.89 to 100.90	282,379	289,806

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	250.00	250.00	250.00	00.00	100.00	250.00	250.00	N/A	1,000	2,500
Less Than 15,000	4	88.10	113.05	83.03	63.90	136.16	26.00	250.00	N/A	7,250	6,020
Less Than 30,000	7	88.69	109.82	98.76	61.81	111.20	26.00	250.00	26.00 to 250.00	14,357	14,179
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	43	95.22	98.45	102.62	19.23	95.94	26.00	186.91	92.89 to 100.00	288,923	296,487
Greater Than 14,999	40	97.81	100.78	102.68	17.90	98.15	34.65	186.91	93.25 to 100.90	309,892	318,184
Greater Than 29,999	37	98.66	100.40	102.66	14.91	97.80	58.80	151.16	93.25 to 100.90	333,086	341,951
<u>Incremental Ranges</u>											
0 TO 4,999	1	250.00	250.00	250.00	00.00	100.00	250.00	250.00	N/A	1,000	2,500
5,000 TO 14,999	3	87.50	67.40	77.07	23.89	87.45	26.00	88.69	N/A	9,333	7,193
15,000 TO 29,999	3	95.00	105.52	105.13	53.42	100.37	34.65	186.91	N/A	23,833	25,057
30,000 TO 59,999	9	100.00	103.47	101.76	08.50	101.68	90.93	129.65	93.04 to 113.66	45,111	45,904
60,000 TO 99,999	12	93.42	94.92	96.19	15.89	98.68	65.44	144.57	77.13 to 103.19	79,050	76,035
100,000 TO 149,999	3	96.95	96.98	96.63	08.58	100.36	84.52	109.48	N/A	119,167	115,152
150,000 TO 249,999	2	130.50	130.50	133.66	15.83	97.64	109.84	151.16	N/A	186,500	249,270
250,000 TO 499,999	4	99.33	105.15	107.55	08.89	97.77	93.99	127.96	N/A	350,000	376,439
500,000 TO 999,999	5	92.51	96.00	94.02	19.78	102.11	58.80	140.63	N/A	805,814	757,616
1,000,000 +	2	95.93	95.93	107.88	25.07	88.92	71.88	119.98	N/A	2,405,000	2,594,405
<u>ALL</u>	<u>44</u>	96.09	101.90	102.63	22.28	99.29	26.00	250.00	92.89 to 100.90	282,379	289,806

34 Gage
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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MEDIAN : 96
 WGT. MEAN : 103
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 COD : 22.28
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COV : 35.24
 STD : 35.91
 Avg. Abs. Dev : 21.41
 MAX Sales Ratio : 250.00
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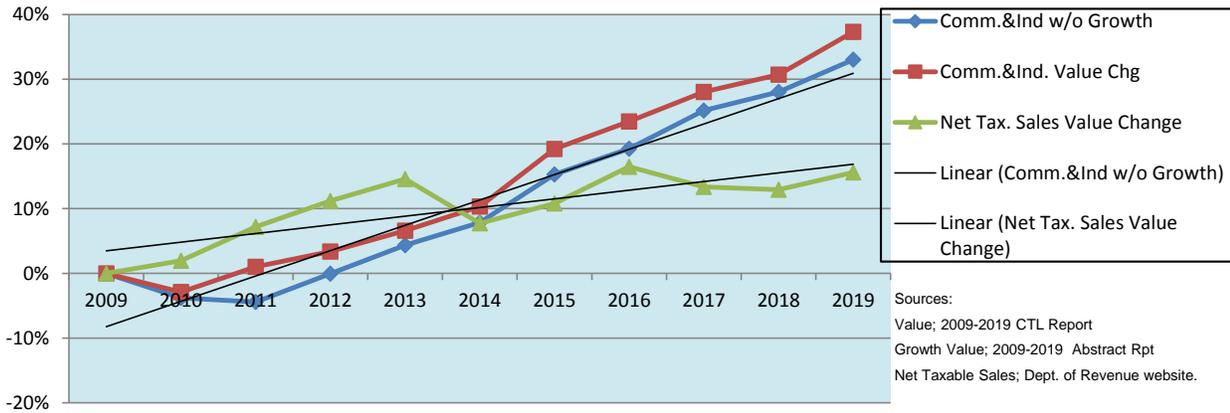
95% Median C.I. : 92.89 to 100.90
 95% Wgt. Mean C.I. : 88.08 to 117.18
 95% Mean C.I. : 91.29 to 112.51

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
308	1	129.65	129.65	129.65	00.00	100.00	129.65	129.65	N/A	30,000	38,895
326	1	26.00	26.00	26.00	00.00	100.00	26.00	26.00	N/A	5,000	1,300
341	1	96.95	96.95	96.95	00.00	100.00	96.95	96.95	N/A	137,500	133,300
343	1	119.98	119.98	119.98	00.00	100.00	119.98	119.98	N/A	3,600,000	4,319,105
344	6	88.89	87.06	81.19	31.21	107.23	34.65	151.16	34.65 to 151.16	281,083	228,208
346	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	45,000	44,405
350	2	119.90	119.90	121.34	20.58	98.81	95.22	144.57	N/A	85,000	103,143
351	1	109.64	109.64	109.64	00.00	100.00	109.64	109.64	N/A	36,000	39,470
352	5	92.51	84.50	83.97	11.97	100.63	65.44	98.66	N/A	572,980	481,147
353	10	100.04	109.09	114.03	18.75	95.67	71.81	186.91	90.93 to 127.96	99,720	113,713
384	1	92.89	92.89	92.89	00.00	100.00	92.89	92.89	N/A	95,000	88,245
406	6	94.61	123.03	93.71	36.54	131.29	87.50	250.00	87.50 to 250.00	145,845	136,676
407	2	119.75	119.75	120.77	17.44	99.16	98.87	140.63	N/A	715,000	863,503
442	1	93.04	93.04	93.04	00.00	100.00	93.04	93.04	N/A	50,000	46,520
471	1	109.48	109.48	109.48	00.00	100.00	109.48	109.48	N/A	105,000	114,955
528	4	86.79	88.47	87.33	11.43	101.31	77.13	103.19	N/A	74,375	64,949
<u>ALL</u>	<u>44</u>	96.09	101.90	102.63	22.28	99.29	26.00	250.00	92.89 to 100.90	282,379	289,806

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	\$ 172,282,135	\$ 4,796,915		\$ 167,485,220	--	\$ 188,474,395	--
2009	\$ 174,914,455	\$ 2,850,670	1.63%	\$ 172,063,785	--	\$ 180,480,007	--
2010	\$ 169,846,390	\$ 1,566,365	0.92%	\$ 168,280,025	-3.79%	\$ 184,007,041	1.95%
2011	\$ 176,697,130	\$ 9,534,805	5.40%	\$ 167,162,325	-1.58%	\$ 193,466,036	5.14%
2012	\$ 180,773,775	\$ 5,945,995	3.29%	\$ 174,827,780	-1.06%	\$ 200,705,970	3.74%
2013	\$ 186,416,445	\$ 3,886,860	2.09%	\$ 182,529,585	0.97%	\$ 206,830,388	3.05%
2014	\$ 192,999,075	\$ 4,329,150	2.24%	\$ 188,669,925	1.21%	\$ 194,466,645	-5.98%
2015	\$ 208,522,095	\$ 6,854,035	3.29%	\$ 201,668,060	4.49%	\$ 199,964,153	2.83%
2016	\$ 215,967,950	\$ 7,382,670	3.42%	\$ 208,585,280	0.03%	\$ 210,231,530	5.13%
2017	\$ 223,948,820	\$ 4,996,915	2.23%	\$ 218,951,905	1.38%	\$ 204,628,435	-2.67%
2018	\$ 228,650,060	\$ 4,696,245	2.05%	\$ 223,953,815	0.00%	\$ 203,849,437	-0.38%
2019	\$ 240,181,480	\$ 7,510,425	3.13%	\$ 232,671,055	1.76%	\$ 208,629,154	2.34%
Ann %chg	3.22%			Average	0.34%	1.46%	1.52%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-3.79%	-2.90%	1.95%
2011	-4.43%	1.02%	7.20%
2012	-0.05%	3.35%	11.21%
2013	4.35%	6.58%	14.60%
2014	7.86%	10.34%	7.75%
2015	15.30%	19.21%	10.80%
2016	19.25%	23.47%	16.48%
2017	25.18%	28.03%	13.38%
2018	28.04%	30.72%	12.95%
2019	33.02%	37.31%	15.60%

County Number	34
County Name	Gage

34 Gage

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

AGRICULTURAL LAND

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

Number of Sales : 59
 Total Sales Price : 33,764,974
 Total Adj. Sales Price : 33,764,974
 Total Assessed Value : 23,747,635
 Avg. Adj. Sales Price : 572,288
 Avg. Assessed Value : 402,502

MEDIAN : 69
 WGT. MEAN : 70
 MEAN : 72
 COD : 14.33
 PRD : 102.33

COV : 18.73
 STD : 13.48
 Avg. Abs. Dev : 09.91
 MAX Sales Ratio : 111.90
 MIN Sales Ratio : 40.91

95% Median C.I. : 66.76 to 71.82
 95% Wgt. Mean C.I. : 67.12 to 73.54
 95% Mean C.I. : 68.53 to 75.41

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DATE OF SALE *	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	3	74.29	70.09	70.36	11.17	99.62	55.54	80.43	N/A	410,693	288,965
01-JAN-17 To 31-MAR-17	6	66.25	66.32	66.17	05.00	100.23	60.78	71.82	60.78 to 71.82	1,024,667	678,069
01-APR-17 To 30-JUN-17	1	63.71	63.71	63.71	00.00	100.00	63.71	63.71	N/A	720,000	458,695
01-JUL-17 To 30-SEP-17	2	62.48	62.48	61.01	07.81	102.41	57.60	67.36	N/A	386,280	235,673
01-OCT-17 To 31-DEC-17	5	61.97	63.16	63.52	07.75	99.43	57.39	70.35	N/A	355,872	226,035
01-JAN-18 To 31-MAR-18	6	70.54	75.28	71.92	09.26	104.67	66.76	95.62	66.76 to 95.62	779,709	560,793
01-APR-18 To 30-JUN-18	4	76.73	76.90	73.08	10.44	105.23	64.99	89.15	N/A	577,876	422,298
01-JUL-18 To 30-SEP-18	1	82.77	82.77	82.77	00.00	100.00	82.77	82.77	N/A	261,000	216,020
01-OCT-18 To 31-DEC-18	10	66.59	73.13	67.95	20.45	107.62	52.35	99.78	56.36 to 97.61	511,057	347,264
01-JAN-19 To 31-MAR-19	14	71.37	76.01	77.29	14.22	98.34	56.39	111.90	66.77 to 85.79	477,798	369,314
01-APR-19 To 30-JUN-19	6	73.86	71.70	70.23	23.11	102.09	40.91	95.30	40.91 to 95.30	622,911	437,440
01-JUL-19 To 30-SEP-19	1	65.99	65.99	65.99	00.00	100.00	65.99	65.99	N/A	325,000	214,465
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	12	66.15	66.40	66.11	08.21	100.44	55.54	80.43	60.78 to 71.82	739,387	488,779
01-OCT-17 To 30-SEP-18	16	70.35	72.37	70.88	11.06	102.10	57.39	95.62	64.99 to 80.66	564,383	400,009
01-OCT-18 To 30-SEP-19	31	69.25	73.92	72.39	17.98	102.11	40.91	111.90	65.99 to 80.96	511,684	370,392
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	14	64.32	64.45	65.06	06.42	99.06	57.39	71.82	57.60 to 69.50	672,851	437,759
01-JAN-18 To 31-DEC-18	21	70.74	74.92	70.73	15.25	105.92	52.35	99.78	64.99 to 82.77	588,635	416,315
<u>ALL</u>	59	69.16	71.97	70.33	14.33	102.33	40.91	111.90	66.76 to 71.82	572,288	402,502

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	50	69.03	71.67	70.14	13.53	102.18	40.91	99.78	66.75 to 71.82	614,738	431,173
2	9	70.19	73.65	72.29	18.45	101.88	52.35	111.90	56.39 to 95.62	336,451	243,221
<u>ALL</u>	59	69.16	71.97	70.33	14.33	102.33	40.91	111.90	66.76 to 71.82	572,288	402,502

34 Gage

AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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 95% Wgt. Mean C.I. : 67.12 to 73.54
 95% Mean C.I. : 68.53 to 75.41

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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
_____Irrigated_____											
County	3	89.97	87.59	88.98	02.69	98.44	82.77	90.04	N/A	615,395	547,603
1	3	89.97	87.59	88.98	02.69	98.44	82.77	90.04	N/A	615,395	547,603
_____Dry_____											
County	14	70.57	74.14	71.92	16.89	103.09	55.54	99.78	56.39 to 96.31	393,132	282,759
1	12	70.57	75.73	72.89	17.77	103.90	55.54	99.78	63.89 to 96.31	386,654	281,844
2	2	64.60	64.60	66.72	12.71	96.82	56.39	72.80	N/A	432,000	288,245
_____Grass_____											
County	3	66.77	70.85	73.08	07.95	96.95	64.93	80.86	N/A	277,381	202,718
1	3	66.77	70.85	73.08	07.95	96.95	64.93	80.86	N/A	277,381	202,718
_____ALL_____	59	69.16	71.97	70.33	14.33	102.33	40.91	111.90	66.76 to 71.82	572,288	402,502

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	74.29	75.45	72.49	13.47	104.08	60.78	90.04	60.78 to 90.04	1,030,745	747,236
1	8	74.29	75.45	72.49	13.47	104.08	60.78	90.04	60.78 to 90.04	1,030,745	747,236
_____Dry_____											
County	29	69.16	72.34	71.20	15.12	101.60	52.35	111.90	64.99 to 72.80	498,549	354,988
1	23	69.16	72.47	71.10	14.13	101.93	55.54	99.78	64.99 to 80.43	524,516	372,949
2	6	68.78	71.83	71.71	19.09	100.17	52.35	111.90	52.35 to 111.90	399,009	286,140
_____Grass_____											
County	5	66.77	69.76	71.29	08.46	97.85	61.97	80.86	N/A	264,428	188,521
1	3	66.77	70.85	73.08	07.95	96.95	64.93	80.86	N/A	277,381	202,718
2	2	68.13	68.13	68.26	09.04	99.81	61.97	74.29	N/A	245,000	167,225
_____ALL_____	59	69.16	71.97	70.33	14.33	102.33	40.91	111.90	66.76 to 71.82	572,288	402,502

Gage County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Gage	1	5306	n/a	5065	5083	4393	n/a	3985	3985	4775
Jefferson	2	4404	5670	5462	3894	3885	n/a	2882	2540	4585
Jefferson	3	4364	4929	4778	3942	2650	2650	2679	2399	4033
Johnson	1	6850	n/a	6100	5392	3600	3581	3300	2820	5236
Lancaster	1	6975	6187	5770	5400	4987	4787	4573	4385	5302
Gage	2	4180	n/a	3750	3504	3135	n/a	2796	2854	3219
Pawnee	1	4250	4200	3860	3860	3360	2910	2760	2760	3524

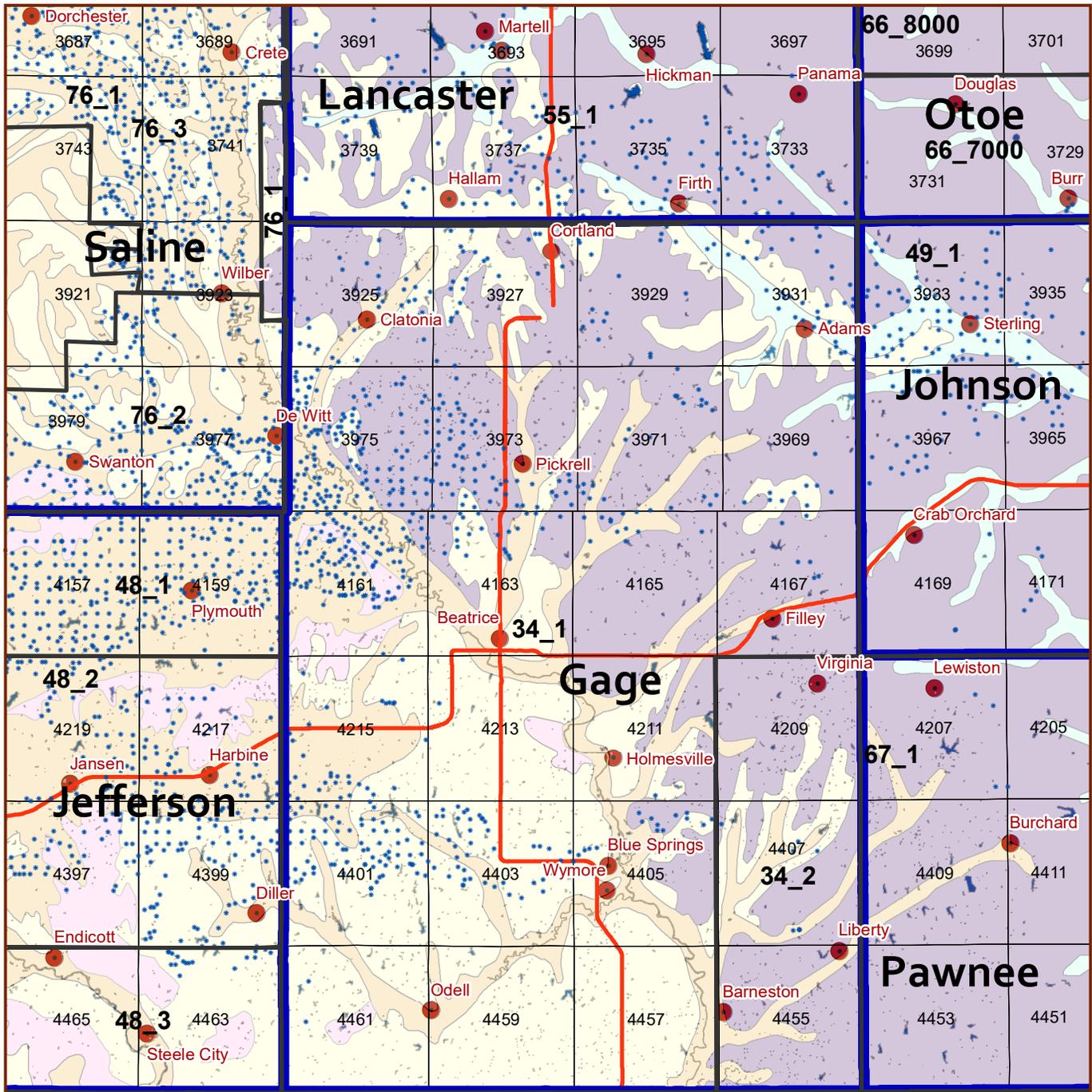
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Gage	1	4000	4000	3610	3610	3040	n/a	2415	2415	3141
Jefferson	2	3212	4068	3903	2484	1650	2434	1768	1627	3143
Jefferson	3	3231	3575	3325	2522	1695	1702	1707	1524	2690
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3107
Lancaster	1	5400	4875	4496	4199	4009	3524	3299	3185	4069
Gage	2	3400	3400	3215	3215	n/a	2525	2100	2100	2712
Pawnee	1	3540	3500	3220	3220	2800	2425	2300	2300	2804

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Gage	1	2100	2100	2000	2000	1800	1800	n/a	1600	2079
Jefferson	2	1610	1611	1612	1639	1625	1610	2485	1610	1616
Jefferson	3	1499	1474	1480	1458	n/a	1445	n/a	1445	1479
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Lancaster	1	2153	2145	2099	n/a	2076	1961	2110	2091	2136
Gage	2	2000	2000	1875	n/a	1685	n/a	n/a	1565	1959
Pawnee	1	1727	1725	1707	n/a	1653	1603	n/a	1500	1714

County	Mkt Area	CRP	TIMBER	WASTE
Gage	1	3375	1000	200
Jefferson	2	n/a	861	200
Jefferson	3	n/a	652	200
Johnson	1	2495	1374	130
Lancaster	1	n/a	n/a	746
Gage	2	2803	1000	200
Pawnee	1	2477	1043	900

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.

GAGE COUNTY



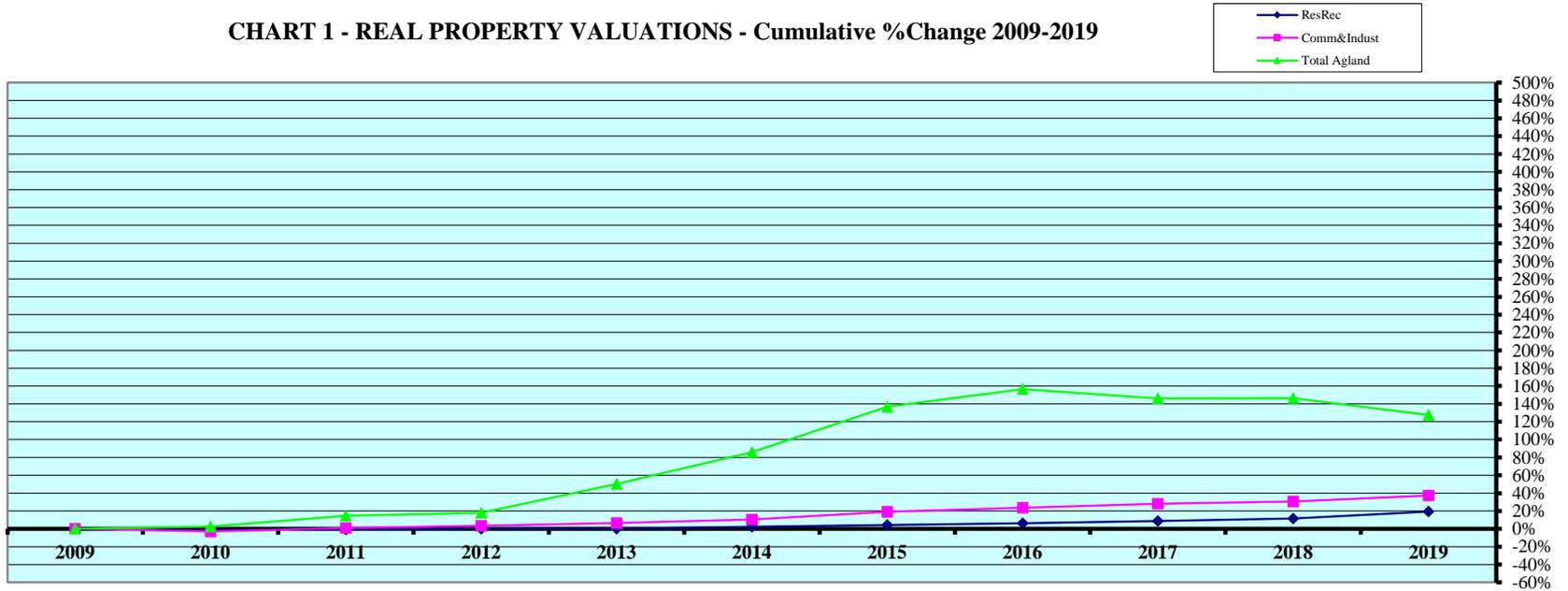
Legend

- 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	687,049,880	--	--	--	174,914,455	--	--	--	694,266,605	--	--	--
2010	677,853,420	-9,196,460	-1.34%	-1.34%	169,846,390	-5,068,065	-2.90%	-2.90%	711,935,845	17,669,240	2.55%	2.55%
2011	681,698,855	3,845,435	0.57%	-0.78%	176,697,130	6,850,740	4.03%	1.02%	795,329,425	83,393,580	11.71%	14.56%
2012	688,136,595	6,437,740	0.94%	0.16%	180,773,775	4,076,645	2.31%	3.35%	819,713,145	24,383,720	3.07%	18.07%
2013	687,159,655	-976,940	-0.14%	0.02%	186,416,445	5,642,670	3.12%	6.58%	1,042,296,895	222,583,750	27.15%	50.13%
2014	702,193,175	15,033,520	2.19%	2.20%	192,999,075	6,582,630	3.53%	10.34%	1,290,138,190	247,841,295	23.78%	85.83%
2015	717,180,630	14,987,455	2.13%	4.39%	208,522,095	15,523,020	8.04%	19.21%	1,645,237,625	355,099,435	27.52%	136.97%
2016	729,171,205	11,990,575	1.67%	6.13%	215,967,950	7,445,855	3.57%	23.47%	1,780,617,015	135,379,390	8.23%	156.47%
2017	747,102,100	17,930,895	2.46%	8.74%	223,948,820	7,980,870	3.70%	28.03%	1,707,634,175	-72,982,840	-4.10%	145.96%
2018	766,217,030	19,114,930	2.56%	11.52%	228,650,060	4,701,240	2.10%	30.72%	1,711,043,345	3,409,170	0.20%	146.45%
2019	819,634,220	53,417,190	6.97%	19.30%	240,181,480	11,531,420	5.04%	37.31%	1,580,537,065	-130,506,280	-7.63%	127.66%

Rate Annual %chg: Residential & Recreational **1.78%**

Commercial & Industrial **3.22%**

Agricultural Land **8.57%**

Cnty# **34**
County **GAGE**

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	687,049,880	9,101,785	1.32%	677,948,095	--	--	174,914,455	2,850,670	1.63%	172,063,785	--	--	
2010	677,853,420	4,961,110	0.73%	672,892,310	-2.06%	-2.06%	169,846,390	1,566,365	0.92%	168,280,025	-3.79%	-3.79%	
2011	681,698,855	6,477,970	0.95%	675,220,885	-0.39%	-1.72%	176,697,130	9,534,805	5.40%	167,162,325	-1.58%	-4.43%	
2012	688,136,595	5,391,280	0.78%	682,745,315	0.15%	-0.63%	180,773,775	5,945,995	3.29%	174,827,780	-1.06%	-0.05%	
2013	687,159,655	5,421,380	0.79%	681,738,275	-0.93%	-0.77%	186,416,445	3,886,860	2.09%	182,529,585	0.97%	4.35%	
2014	702,193,175	5,449,355	0.78%	696,743,820	1.39%	1.41%	192,999,075	4,329,150	2.24%	188,669,925	1.21%	7.86%	
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	3.36%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	15.30%	
2016	729,171,205	7,305,350	1.00%	721,865,855	0.65%	5.07%	215,967,950	7,382,670	3.42%	208,585,280	0.03%	19.25%	
2017	747,102,100	9,598,796	1.28%	737,503,304	1.14%	7.34%	223,948,820	4,996,915	2.23%	218,951,905	1.38%	25.18%	
2018	766,217,030	12,252,700	1.60%	753,964,330	0.92%	9.74%	228,650,060	4,696,245	2.05%	223,953,815	0.00%	28.04%	
2019	819,634,220	12,297,250	1.50%	807,336,970	5.37%	17.51%	240,181,480	7,510,425	3.13%	232,671,055	1.76%	33.02%	
Rate Ann%chg	1.78%			0.74%			3.22%			C & I w/o growth			0.34%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2009	119,611,755	30,774,525	150,386,280	4,216,005	2.80%	146,170,275	--	--
2010	121,129,165	32,179,485	153,308,650	3,381,530	2.21%	149,927,120	-0.31%	-0.31%
2011	122,334,475	33,634,485	155,968,960	2,798,125	1.79%	153,170,835	-0.09%	1.85%
2012	123,177,080	37,258,500	160,435,580	5,546,725	3.46%	154,888,855	-0.69%	2.99%
2013	125,750,215	39,878,405	165,628,620	6,199,075	3.74%	159,429,545	-0.63%	6.01%
2014	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	2.61%	13.01%
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	17.17%
2016	134,417,575	49,712,675	184,130,250	2,602,745	1.41%	181,527,505	0.19%	20.71%
2017	136,861,425	51,535,345	188,396,770	5,330,575	2.83%	183,066,195	-0.58%	21.73%
2018	140,483,135	54,271,765	194,754,900	5,808,585	2.98%	188,946,315	0.29%	25.64%
2019	146,806,180	59,896,785	206,702,965	6,608,555	3.20%	200,094,410	2.74%	33.05%
Rate Ann%chg	2.07%	6.89%	3.23%	Ag Imprv+Site w/o growth			0.42%	

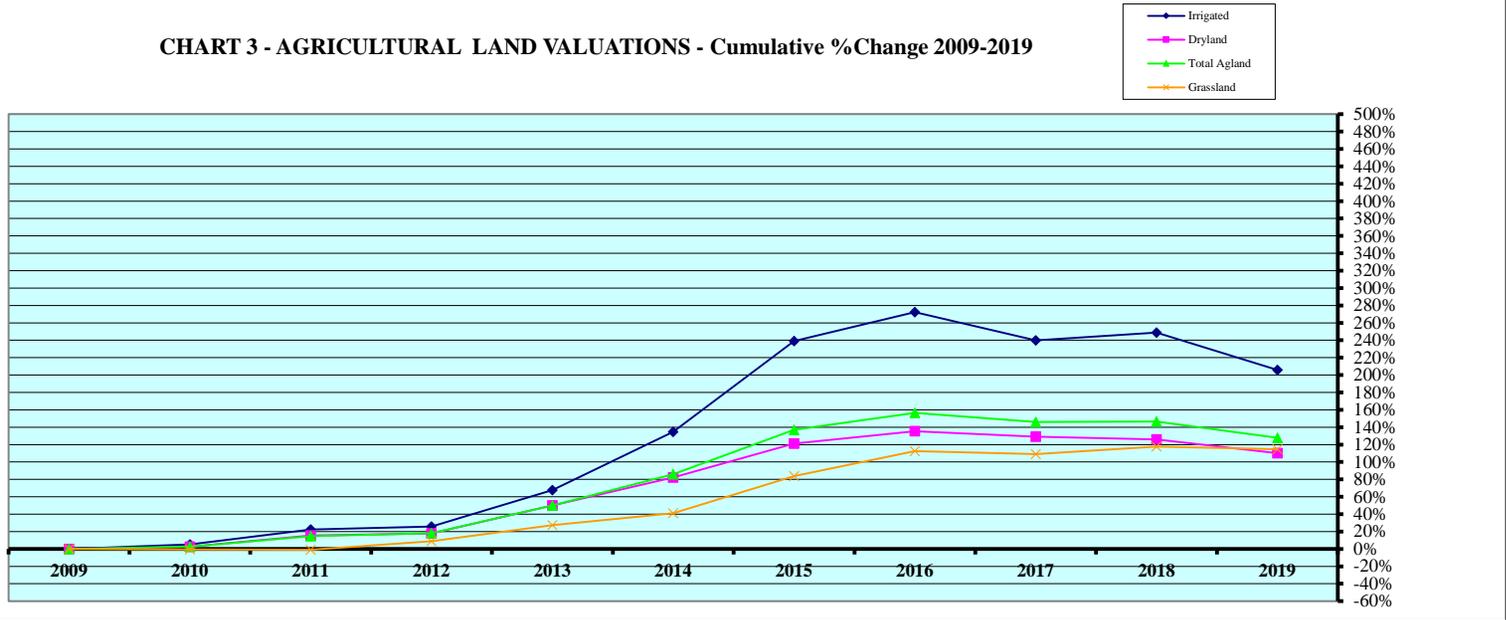
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 34
County GAGE

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	122,418,550	--	--	--	478,978,305	--	--	--	91,901,110	--	--	--
2010	128,767,240	6,348,690	5.19%	5.19%	490,964,135	11,985,830	2.50%	2.50%	91,333,325	-567,785	-0.62%	-0.62%
2011	149,794,110	21,026,870	16.33%	22.36%	553,505,170	62,541,035	12.74%	15.56%	90,999,050	-334,275	-0.37%	-0.98%
2012	154,004,830	4,210,720	2.81%	25.80%	564,603,305	11,098,135	2.01%	17.88%	100,020,540	9,021,490	9.91%	8.83%
2013	205,225,385	51,220,555	33.26%	67.64%	718,905,450	154,302,145	27.33%	50.09%	117,074,645	17,054,105	17.05%	27.39%
2014	287,136,785	81,911,400	39.91%	134.55%	872,267,555	153,362,105	21.33%	82.11%	129,640,605	12,565,960	10.73%	41.07%
2015	415,146,970	128,010,185	44.58%	239.12%	1,060,056,010	187,788,455	21.53%	121.32%	168,930,795	39,290,190	30.31%	83.82%
2016	455,784,760	40,637,790	9.79%	272.32%	1,127,252,935	67,196,925	6.34%	135.35%	195,356,700	26,425,905	15.64%	112.57%
2017	416,050,200	-39,734,560	-8.72%	239.86%	1,097,314,810	-29,938,125	-2.66%	129.09%	192,040,265	-3,316,435	-1.70%	108.96%
2018	426,908,550	10,858,350	2.61%	248.73%	1,081,813,560	-15,501,250	-1.41%	125.86%	200,060,430	8,020,165	4.18%	117.69%
2019	374,335,240	-52,573,310	-12.31%	205.78%	1,006,646,250	-75,167,310	-6.95%	110.17%	197,293,065	-2,767,365	-1.38%	114.68%

Rate Ann.%chg: Irrigated **11.83%** Dryland **7.71%** Grassland **7.94%**

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	968,640	--	--	--	0	--	--	--	694,266,605	--	--	--
2010	871,145	-97,495	-10.07%	-10.07%	0	0	--	--	711,935,845	17,669,240	2.55%	2.55%
2011	1,031,095	159,950	18.36%	6.45%	0	0	--	--	795,329,425	83,393,580	11.71%	14.56%
2012	1,084,470	53,375	5.18%	11.96%	0	0	--	--	819,713,145	24,383,720	3.07%	18.07%
2013	1,091,415	6,945	0.64%	12.67%	0	0	--	--	1,042,296,895	222,583,750	27.15%	50.13%
2014	1,093,245	1,830	0.17%	12.86%	0	0	--	--	1,290,138,190	247,841,295	23.78%	85.83%
2015	1,103,850	10,605	0.97%	13.96%	0	0	--	--	1,645,237,625	355,099,435	27.52%	136.97%
2016	2,222,620	1,118,770	101.35%	129.46%	0	0	--	--	1,780,617,015	135,379,390	8.23%	156.47%
2017	2,228,900	6,280	0.28%	130.11%	0	0	--	--	1,707,634,175	-72,982,840	-4.10%	145.96%
2018	2,260,805	31,905	1.43%	133.40%	0	0	--	--	1,711,043,345	3,409,170	0.20%	146.45%
2019	2,262,510	1,705	0.08%	133.58%	0	0	--	--	1,580,537,065	-130,506,280	-7.63%	127.66%

Cnty# **34**
 County **GAGE**

Rate Ann.%chg: Total Agric Land **8.57%**

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	122,666,090	53,657	2,286			487,920,985	333,929	1,461			83,514,830	109,562	762		
2010	127,784,945	54,844	2,330	1.92%	1.92%	494,550,205	330,965	1,494	2.27%	2.27%	89,179,015	112,260	794	4.22%	4.22%
2011	147,953,730	58,031	2,550	9.42%	11.52%	555,545,175	325,583	1,706	14.19%	16.78%	90,484,265	112,663	803	1.10%	5.36%
2012	153,707,350	59,190	2,597	1.86%	13.59%	564,910,180	323,838	1,744	2.23%	19.39%	100,037,240	112,602	888	10.62%	16.55%
2013	202,723,985	60,144	3,371	29.80%	47.44%	722,216,560	322,718	2,238	28.29%	53.16%	115,628,585	112,571	1,027	15.62%	34.75%
2014	279,786,120	61,707	4,534	34.52%	98.33%	878,306,670	320,943	2,737	22.28%	87.29%	128,669,350	112,616	1,143	11.23%	49.89%
2015	415,523,505	68,200	6,093	34.38%	166.51%	1,062,389,635	315,348	3,369	23.11%	130.57%	167,812,405	111,998	1,498	31.14%	96.57%
2016	455,233,285	71,537	6,364	4.45%	178.36%	1,128,190,775	312,103	3,615	7.30%	147.39%	195,078,475	112,691	1,731	15.53%	127.10%
2017	416,419,705	72,698	5,728	-9.99%	150.56%	1,097,332,115	311,092	3,527	-2.42%	141.41%	192,058,650	112,417	1,708	-1.31%	124.13%
2018	420,940,235	73,504	5,727	-0.02%	150.50%	1,093,553,635	310,009	3,527	0.00%	141.42%	192,588,000	112,528	1,711	0.18%	124.53%
2019	373,957,410	74,663	5,009	-12.54%	119.09%	1,007,262,870	306,286	3,289	-6.77%	125.07%	197,309,670	114,928	1,717	0.31%	125.23%

Rate Annual %chg Average Value/Acre: 8.16%

8.45%

8.46%

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	961,140	9,696	99			0	0				695,063,045	506,843	1,371		
2010	840,100	8,401	100	0.88%	0.88%	10,000	1	10,000			712,364,265	506,470	1,407	2.56%	2.56%
2011	1,018,495	10,184	100	0.00%	0.88%	0	0				795,001,665	506,461	1,570	11.60%	14.46%
2012	1,078,605	10,785	100	0.00%	0.88%	0	0				819,733,375	506,415	1,619	3.12%	18.04%
2013	1,086,570	10,865	100	0.00%	0.88%	0	0				1,041,655,700	506,298	2,057	27.10%	50.03%
2014	1,092,740	10,927	100	0.00%	0.88%	0	0				1,287,854,880	506,193	2,544	23.66%	85.52%
2015	1,092,300	10,922	100	0.00%	0.88%	0	0				1,646,817,845	506,468	3,252	27.80%	137.11%
2016	2,217,480	11,087	200	99.99%	101.75%	0	0				1,780,720,015	507,418	3,509	7.93%	155.91%
2017	2,221,605	11,108	200	0.00%	101.76%	0	0				1,708,032,075	507,316	3,367	-4.06%	145.51%
2018	2,242,860	11,214	200	0.00%	101.76%	0	0				1,709,324,730	507,255	3,370	0.09%	145.72%
2019	2,260,685	11,303	200	0.00%	101.76%	0	0				1,580,790,635	507,181	3,117	-7.51%	127.28%

34
GAGE

Rate Annual %chg Average Value/Acre: 8.56%

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

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
22,311	GAGE	200,074,661	87,451,770	38,362,024	819,601,630	191,728,080	48,453,400	32,590	1,580,537,065	146,806,180	59,896,785	0	3,172,944,185
cnty sectorvalue % of total value:		6.31%	2.76%	1.21%	25.83%	6.04%	1.53%	0.00%	49.81%	4.63%	1.89%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
573	ADAMS	32,731,024	614,805	2,025,895	28,514,245	5,566,000	173,315	0	0	0	0	0	69,625,284
2.57%	%sector of county sector	16.36%	0.70%	5.28%	3.48%	2.90%	0.36%						2.19%
	%sector of municipality	47.01%	0.88%	2.91%	40.95%	7.99%	0.25%						100.00%
116	BARNESTON	3,634	60,739	3,249	1,559,645	2,305,305	0	0	0	0	0	0	3,932,572
0.52%	%sector of county sector	0.00%	0.07%	0.01%	0.19%	1.20%							0.12%
	%sector of municipality	0.09%	1.54%	0.08%	39.66%	58.62%							100.00%
12,669	BEATRICE	62,975,012	7,305,541	2,550,114	457,033,030	133,932,190	38,569,290	0	415,855	65,525	0	0	702,846,557
56.78%	%sector of county sector	31.48%	8.35%	6.65%	55.76%	69.86%	79.60%		0.03%	0.04%			22.15%
	%sector of municipality	8.96%	1.04%	0.36%	65.03%	19.06%	5.49%		0.06%	0.01%			100.00%
331	BLUE SPRINGS	142,777	212,057	20,680	5,017,885	1,332,670	0	3,685	10,140	0	0	0	6,739,894
1.48%	%sector of county sector	0.07%	0.24%	0.05%	0.61%	0.70%		11.31%	0.00%				0.21%
	%sector of municipality	2.12%	3.15%	0.31%	74.45%	19.77%		0.05%	0.15%				100.00%
231	CLATONIA	95,608	125,221	8,715	8,489,590	742,010	0	0	0	0	0	0	9,461,144
1.04%	%sector of county sector	0.05%	0.14%	0.02%	1.04%	0.39%							0.30%
	%sector of municipality	1.01%	1.32%	0.09%	89.73%	7.84%							100.00%
482	CORTLAND	241,193	225,502	17,957	25,328,675	3,148,520	0	0	0	0	0	0	28,961,847
2.16%	%sector of county sector	0.12%	0.26%	0.05%	3.09%	1.64%							0.91%
	%sector of municipality	0.83%	0.78%	0.06%	87.46%	10.87%							100.00%
132	FILLEY	49,903	73,445	3,928	4,190,260	596,220	0	0	0	0	0	0	4,913,756
0.59%	%sector of county sector	0.02%	0.08%	0.01%	0.51%	0.31%							0.15%
	%sector of municipality	1.02%	1.49%	0.08%	85.28%	12.13%							100.00%
76	LIBERTY	1,111	57,326	3,066	1,033,445	108,290	0	0	0	0	0	0	1,203,238
0.34%	%sector of county sector	0.00%	0.07%	0.01%	0.13%	0.06%							0.04%
	%sector of municipality	0.09%	4.76%	0.25%	85.89%	9.00%							100.00%
307	ODELL	170,557	598,939	23,136	7,077,110	2,001,410	0	0	0	0	0	0	9,871,152
1.38%	%sector of county sector	0.09%	0.68%	0.06%	0.86%	1.04%							0.31%
	%sector of municipality	1.73%	6.07%	0.23%	71.69%	20.28%							100.00%
199	PICKRELL	116,227	60,780	3,251	9,926,800	2,362,915	0	0	0	0	0	0	12,469,973
0.89%	%sector of county sector	0.06%	0.07%	0.01%	1.21%	1.23%							0.39%
	%sector of municipality	0.93%	0.49%	0.03%	79.61%	18.95%							100.00%
60	VIRGINIA	52,707	38,905	1,347	975,620	3,120,060	0	0	0	0	0	0	4,188,639
0.27%	%sector of county sector	0.03%	0.04%	0.00%	0.12%	1.63%							0.13%
	%sector of municipality	1.26%	0.93%	0.03%	23.29%	74.49%							100.00%
1457	WYMORE	904,339	1,015,385	420,363	24,172,415	4,400,635	0	0	68,280	0	0	0	30,981,417
6.53%	%sector of county sector	0.45%	1.16%	1.10%	2.95%	2.30%			0.00%	2.30%			0.98%
	%sector of municipality	2.92%	3.28%	1.36%	78.02%	14.20%			0.22%				100.00%
16,633	Total Municipalities	97,484,092	10,388,645	5,081,701	573,318,720	159,616,225	38,742,605	3,685	494,275	65,525	0	0	885,195,473
74.55%	%all munic.sectors of cnty	48.72%	11.88%	13.25%	69.95%	83.25%	79.96%	11.31%	0.03%	0.04%			27.90%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 16,502	Value : 2,837,123,365	Growth 17,352,250	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	1,221	6,726,955	76	914,580	103	1,844,455	1,400	9,485,990	
02. Res Improve Land	6,716	68,315,140	279	7,238,250	1,016	32,216,090	8,011	107,769,480	
03. Res Improvements	6,755	513,846,570	305	44,437,400	1,022	169,883,290	8,082	728,167,260	
04. Res Total	7,976	588,888,665	381	52,590,230	1,125	203,943,835	9,482	845,422,730	8,874,475
% of Res Total	84.12	69.66	4.02	6.22	11.86	24.12	57.46	29.80	51.14
05. Com UnImp Land	190	2,407,945	11	84,255	7	66,405	208	2,558,605	
06. Com Improve Land	875	20,996,010	25	649,730	33	755,255	933	22,400,995	
07. Com Improvements	897	142,423,795	25	8,323,195	57	21,525,675	979	172,272,665	
08. Com Total	1,087	165,827,750	36	9,057,180	64	22,347,335	1,187	197,232,265	1,597,600
% of Com Total	91.58	84.08	3.03	4.59	5.39	11.33	7.19	6.95	9.21
09. Ind UnImp Land	11	582,590	0	0	1	23,000	12	605,590	
10. Ind Improve Land	28	1,884,305	0	0	4	1,943,095	32	3,827,400	
11. Ind Improvements	28	36,373,035	1	585,855	4	7,084,895	33	44,043,785	
12. Ind Total	39	38,839,930	1	585,855	5	9,050,990	45	48,476,775	96,220
% of Ind Total	86.67	80.12	2.22	1.21	11.11	18.67	0.27	1.71	0.55
13. Rec UnImp Land	1	3,685	2	27,155	1	1,960	4	32,800	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	2	3,050	2	3,050	
16. Rec Total	1	3,685	2	27,155	3	5,010	6	35,850	0
% of Rec Total	16.67	10.28	33.33	75.75	50.00	13.97	0.04	0.00	0.00
Res & Rec Total	7,977	588,892,350	383	52,617,385	1,128	203,948,845	9,488	845,458,580	8,874,475
% of Res & Rec Total	84.07	69.65	4.04	6.22	11.89	24.12	57.50	29.80	51.14
Com & Ind Total	1,126	204,667,680	37	9,643,035	69	31,398,325	1,232	245,709,040	1,693,820
% of Com & Ind Total	91.40	83.30	3.00	3.92	5.60	12.78	7.47	8.66	9.76
17. Taxable Total	9,103	793,560,030	420	62,260,420	1,197	235,347,170	10,720	1,091,167,620	10,568,295
% of Taxable Total	84.92	72.73	3.92	5.71	11.17	21.57	64.96	38.46	60.90

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	246	3,670,590	7,529,996	0	0	0
19. Commercial	74	1,713,700	2,680,050	0	0	0
20. Industrial	5	1,140,325	64,840,405	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	246	3,670,590	7,529,996
19. Commercial	0	0	0	74	1,713,700	2,680,050
20. Industrial	0	0	0	5	1,140,325	64,840,405
21. Other	0	0	0	0	0	0
22. Total Sch II				325	6,524,615	75,050,451

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,055	121	162	1,338

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	395,280	535	100,787,905	3,505	995,355,955	4,047	1,096,539,140
28. Ag-Improved Land	1	43,505	179	43,802,425	1,437	418,010,015	1,617	461,855,945
29. Ag Improvements	1	50,525	185	19,094,875	1,549	168,415,260	1,735	187,560,660

30. Ag Total					5,782	1,745,955,745
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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	1	1.00	15,000	
32. HomeSite Improv Land	1	1.00	15,000	119	121.00	1,815,000	
33. HomeSite Improvements	1	1.00	50,525	126	120.00	15,224,115	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	7	11.67	41,675	
36. FarmSite Improv Land	0	0.00	0	167	338.56	878,015	
37. FarmSite Improvements	0	0.00	0	171	0.00	3,870,760	
38. FarmSite Total							
39. Road & Ditches	0	1.35	0	0	860.04	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	51	51.00	765,000	52	52.00	780,000	
32. HomeSite Improv Land	929	964.70	14,387,000	1,049	1,086.70	16,217,000	
33. HomeSite Improvements	1,006	955.70	116,132,850	1,133	1,076.70	131,407,490	6,783,955
34. HomeSite Total				1,185	1,138.70	148,404,490	
35. FarmSite UnImp Land	88	202.75	514,050	95	214.42	555,725	
36. FarmSite Improv Land	1,294	2,977.33	7,568,595	1,461	3,315.89	8,446,610	
37. FarmSite Improvements	1,469	0.00	52,282,410	1,640	0.00	56,153,170	0
38. FarmSite Total				1,735	3,530.31	65,155,505	
39. Road & Ditches	0	10,437.11	0	0	11,298.50	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,920	15,967.51	213,559,995	6,783,955

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.00	571,445	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	6	0.00	571,445

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	519	38,911.79	117,899,535
44. Market Value	0	0.00	0	519	38,911.79	117,899,535
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3,905	388,872.54	1,150,681,140	4,424	427,784.33	1,268,580,675
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	2,971.71	4.00%	15,767,140	4.45%	5,305.75
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	29,844.33	40.19%	151,158,520	42.63%	5,064.90
48. 2A	20,303.59	27.34%	103,199,070	29.11%	5,082.80
49. 3A1	488.30	0.66%	2,145,110	0.61%	4,393.02
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	19,757.93	26.61%	78,729,905	22.21%	3,984.72
52. 4A	891.37	1.20%	3,551,740	1.00%	3,984.59
53. Total	74,257.23	100.00%	354,551,485	100.00%	4,774.64
Dry					
54. 1D1	3,352.61	1.26%	13,410,440	1.61%	4,000.00
55. 1D	9,394.23	3.54%	37,576,905	4.51%	4,000.00
56. 2D1	60,971.50	22.97%	220,107,305	26.40%	3,610.00
57. 2D	83,269.03	31.37%	300,601,435	36.05%	3,610.00
58. 3D1	72.91	0.03%	221,650	0.03%	3,040.05
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	104,884.07	39.51%	253,295,175	30.38%	2,415.00
61. 4D	3,535.10	1.33%	8,537,385	1.02%	2,415.03
62. Total	265,479.45	100.00%	833,750,295	100.00%	3,140.55
Grass					
63. 1G1	33,424.48	36.19%	74,544,775	40.51%	2,230.24
64. 1G	46,100.33	49.92%	87,616,695	47.62%	1,900.57
65. 2G1	8,160.06	8.84%	15,180,965	8.25%	1,860.40
66. 2G	253.87	0.27%	463,090	0.25%	1,824.12
67. 3G1	3,375.62	3.66%	4,605,050	2.50%	1,364.21
68. 3G	689.07	0.75%	1,125,825	0.61%	1,633.83
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	342.69	0.37%	460,905	0.25%	1,344.96
71. Total	92,346.12	100.00%	183,997,305	100.00%	1,992.47
Irrigated Total					
	74,257.23	16.83%	354,551,485	25.80%	4,774.64
Dry Total					
	265,479.45	60.16%	833,750,295	60.67%	3,140.55
Grass Total					
	92,346.12	20.93%	183,997,305	13.39%	1,992.47
72. Waste	9,099.15	2.06%	1,819,895	0.13%	200.01
73. Other	124.51	0.03%	24,900	0.00%	199.98
74. Exempt	422.15	0.10%	0	0.00%	0.00
75. Market Area Total	441,306.46	100.00%	1,374,143,880	100.00%	3,113.81

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	56.15	3.00%	234,710	3.89%	4,180.05
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	273.77	14.62%	1,026,650	17.03%	3,750.05
48. 2A	631.01	33.69%	2,210,955	36.68%	3,503.84
49. 3A1	10.84	0.58%	33,980	0.56%	3,134.69
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	859.65	45.90%	2,403,270	39.87%	2,795.64
52. 4A	41.47	2.21%	118,345	1.96%	2,853.75
53. Total	1,872.89	100.00%	6,027,910	100.00%	3,218.51
Dry					
54. 1D1	307.36	0.76%	1,045,025	0.95%	3,400.00
55. 1D	1,666.67	4.11%	5,666,690	5.15%	3,400.01
56. 2D1	5,930.35	14.62%	19,066,115	17.33%	3,215.01
57. 2D	14,018.26	34.56%	45,068,705	40.97%	3,215.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	18.10	0.04%	45,700	0.04%	2,524.86
60. 4D1	17,830.10	43.96%	37,443,205	34.04%	2,100.00
61. 4D	792.55	1.95%	1,664,350	1.51%	2,099.99
62. Total	40,563.39	100.00%	109,999,790	100.00%	2,711.80
Grass					
63. 1G1	5,893.03	27.83%	12,886,995	30.84%	2,186.82
64. 1G	10,082.46	47.62%	20,087,710	48.07%	1,992.34
65. 2G1	4,116.57	19.44%	7,296,565	17.46%	1,772.49
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	1,062.89	5.02%	1,486,140	3.56%	1,398.21
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	18.07	0.09%	28,745	0.07%	1,590.76
71. Total	21,173.02	100.00%	41,786,155	100.00%	1,973.56
Irrigated Total					
Irrigated Total	1,872.89	2.85%	6,027,910	3.81%	3,218.51
Dry Total					
Dry Total	40,563.39	61.65%	109,999,790	69.51%	2,711.80
Grass Total					
Grass Total	21,173.02	32.18%	41,786,155	26.40%	1,973.56
72. Waste	2,190.08	3.33%	438,015	0.28%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	65,799.38	100.00%	158,251,870	100.00%	2,405.07

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,386.86	30,662,485	69,743.26	329,916,910	76,130.12	360,579,395
77. Dry Land	109.70	387,850	29,407.56	93,356,815	276,525.58	850,005,420	306,042.84	943,750,085
78. Grass	23.94	33,990	9,404.29	17,584,805	104,090.91	208,164,665	113,519.14	225,783,460
79. Waste	9.72	1,945	1,164.94	232,985	10,114.57	2,022,980	11,289.23	2,257,910
80. Other	0.00	0	17.76	3,550	106.75	21,350	124.51	24,900
81. Exempt	22.23	0	10.62	0	389.30	0	422.15	0
82. Total	143.36	423,785	46,381.41	141,840,640	460,581.07	1,390,131,325	507,105.84	1,532,395,750

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	76,130.12	15.01%	360,579,395	23.53%	4,736.36
Dry Land	306,042.84	60.35%	943,750,085	61.59%	3,083.72
Grass	113,519.14	22.39%	225,783,460	14.73%	1,988.95
Waste	11,289.23	2.23%	2,257,910	0.15%	200.01
Other	124.51	0.02%	24,900	0.00%	199.98
Exempt	422.15	0.08%	0	0.00%	0.00
Total	507,105.84	100.00%	1,532,395,750	100.00%	3,021.85

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 Adams	45	189,575	234	1,896,345	234	27,515,355	279	29,601,275	28,520
83.2 Barneston	33	44,130	62	48,925	63	1,466,040	96	1,559,095	0
83.3 Beatrice	593	5,418,235	4,709	59,408,935	4,742	401,312,350	5,335	466,139,520	1,852,905
83.4 Beatrice Subdivision	16	219,320	74	1,202,460	74	10,936,005	90	12,357,785	136,795
83.5 Blue Springs	145	109,555	169	116,620	170	4,865,485	315	5,091,660	77,855
83.6 Clatonia	19	98,870	128	590,695	128	8,331,860	147	9,021,425	0
83.7 Cortland	16	246,500	208	3,602,365	210	22,144,200	226	25,993,065	343,475
83.8 Doctors' Lake	7	207,555	18	1,268,575	18	2,942,155	25	4,418,285	15,400
83.9 Ellis	12	3,725	17	3,275	17	340,175	29	347,175	0
83.10 Filley	19	24,750	77	86,250	77	4,435,525	96	4,546,525	106,405
83.11 Holmesville	25	17,000	32	18,660	32	1,136,985	57	1,172,645	71,050
83.12 Lanham	9	5,900	10	7,825	10	370,555	19	384,280	0
83.13 Liberty	75	39,415	55	32,245	55	939,610	130	1,011,270	0
83.14 Odell	32	70,725	137	329,705	137	6,705,255	169	7,105,685	0
83.15 Pickrell	7	36,740	95	489,570	95	9,549,980	102	10,076,290	25,835
83.16 Rockford	6	1,725	17	7,750	17	655,595	23	665,070	0
83.17 Rural	116	1,425,525	1,025	29,084,885	1,059	152,065,725	1,175	182,576,135	3,172,060
83.18 Rural Sub North	29	791,750	167	7,658,120	167	44,873,600	196	53,323,470	2,683,045
83.19 Rural Sub South	13	140,000	12	277,000	12	3,707,105	25	4,124,105	160,355
83.20 Virginia	19	8,365	43	26,060	44	941,195	63	975,620	0
83.21 Wymore	168	419,430	722	1,613,215	723	22,935,555	891	24,968,200	200,775
84 Residential Total	1,404	9,518,790	8,011	107,769,480	8,084	728,170,310	9,488	845,458,580	8,874,475

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	Adams	14	62,055	37	347,370	39	5,329,890	53	5,739,315	0
85.2	Barneston	7	4,055	12	6,925	13	2,294,325	20	2,305,305	0
85.3	Beatrice	128	2,800,100	617	21,419,270	630	154,121,200	758	178,340,570	1,624,310
85.4	Blue Springs	4	8,215	20	40,055	20	1,281,900	24	1,330,170	0
85.5	Clatonia	4	8,050	16	45,195	16	595,135	20	648,380	0
85.6	Cortland	5	13,965	28	480,705	29	2,672,650	34	3,167,320	0
85.7	Ellis	0	0	1	430	2	260,595	2	261,025	0
85.8	Filley	4	6,900	21	45,380	21	543,940	25	596,220	0
85.9	Holmesville	0	0	0	0	1	260,375	1	260,375	0
85.10	Lanham	0	0	4	3,570	4	64,505	4	68,075	0
85.11	Liberty	6	3,365	7	4,940	7	99,985	13	108,290	0
85.12	Odell	5	12,160	26	131,455	27	1,857,795	32	2,001,410	0
85.13	Pickrell	1	6,975	18	54,050	18	2,242,540	19	2,303,565	0
85.14	Rockford	0	0	1	705	1	3,245	1	3,950	0
85.15	Rural	19	149,795	62	3,347,990	87	37,563,700	106	41,061,485	69,510
85.16	Virginia	5	2,630	11	8,665	11	3,108,765	16	3,120,060	0
85.17	Wymore	18	85,930	84	291,690	86	4,015,905	104	4,393,525	0
86	Commercial Total	220	3,164,195	965	26,228,395	1,012	216,316,450	1,232	245,709,040	1,693,820

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	24,918.27	40.18%	52,328,400	40.59%	2,100.00
88. 1G	28,717.05	46.30%	60,305,775	46.78%	2,100.00
89. 2G1	5,953.30	9.60%	11,906,605	9.24%	2,000.00
90. 2G	188.10	0.30%	376,200	0.29%	2,000.00
91. 3G1	1,504.89	2.43%	2,708,800	2.10%	1,800.00
92. 3G	545.94	0.88%	982,695	0.76%	1,800.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	193.18	0.31%	309,090	0.24%	1,600.01
95. Total	62,020.73	100.00%	128,917,565	100.00%	2,078.62
CRP					
96. 1C1	5,712.57	54.81%	19,422,735	55.22%	3,400.00
97. 1C	4,136.50	39.69%	14,064,140	39.98%	3,400.01
98. 2C1	533.80	5.12%	1,601,400	4.55%	3,000.00
99. 2C	10.56	0.10%	31,680	0.09%	3,000.00
100. 3C1	25.52	0.24%	51,040	0.15%	2,000.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	2.88	0.03%	5,185	0.01%	1,800.35
104. Total	10,421.83	100.00%	35,176,180	100.00%	3,375.24
Timber					
105. 1T1	2,793.64	14.04%	2,793,640	14.04%	1,000.00
106. 1T	13,246.78	66.55%	13,246,780	66.55%	1,000.00
107. 2T1	1,672.96	8.41%	1,672,960	8.41%	1,000.00
108. 2T	55.21	0.28%	55,210	0.28%	1,000.00
109. 3T1	1,845.21	9.27%	1,845,210	9.27%	1,000.00
110. 3T	143.13	0.72%	143,130	0.72%	1,000.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	146.63	0.74%	146,630	0.74%	1,000.00
113. Total	19,903.56	100.00%	19,903,560	100.00%	1,000.00
<hr/>					
Grass Total	62,020.73	67.16%	128,917,565	70.06%	2,078.62
CRP Total	10,421.83	11.29%	35,176,180	19.12%	3,375.24
Timber Total	19,903.56	21.55%	19,903,560	10.82%	1,000.00
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114. Market Area Total	92,346.12	100.00%	183,997,305	100.00%	1,992.47

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,894.12	27.69%	7,788,240	28.27%	2,000.00
88. 1G	6,530.89	46.44%	13,061,780	47.41%	2,000.00
89. 2G1	3,031.16	21.56%	5,683,550	20.63%	1,875.04
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	592.12	4.21%	997,715	3.62%	1,684.99
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	13.61	0.10%	21,300	0.08%	1,565.03
95. Total	14,061.90	100.00%	27,552,585	100.00%	1,959.38
CRP					
96. 1C1	1,698.54	43.01%	4,798,385	43.34%	2,825.01
97. 1C	1,903.75	48.20%	5,378,110	48.57%	2,825.01
98. 2C1	329.76	8.35%	857,365	7.74%	2,599.97
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	13.85	0.35%	31,505	0.28%	2,274.73
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	3.64	0.09%	6,625	0.06%	1,820.05
104. Total	3,949.54	100.00%	11,071,990	100.00%	2,803.36
Timber					
105. 1T1	300.37	9.50%	300,370	9.50%	1,000.00
106. 1T	1,647.82	52.12%	1,647,820	52.12%	1,000.00
107. 2T1	755.65	23.90%	755,650	23.90%	1,000.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	456.92	14.45%	456,920	14.45%	1,000.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.82	0.03%	820	0.03%	1,000.00
113. Total	3,161.58	100.00%	3,161,580	100.00%	1,000.00
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Grass Total	14,061.90	66.41%	27,552,585	65.94%	1,959.38
CRP Total	3,949.54	18.65%	11,071,990	26.50%	2,803.36
Timber Total	3,161.58	14.93%	3,161,580	7.57%	1,000.00
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114. Market Area Total	21,173.02	100.00%	41,786,155	100.00%	1,973.56

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

34 Gage

	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	819,601,630	845,422,730	25,821,100	3.15%	8,874,475	2.07%
02. Recreational	32,590	35,850	3,260	10.00%	0	10.00%
03. Ag-Homesite Land, Ag-Res Dwelling	146,806,180	148,404,490	1,598,310	1.09%	6,783,955	-3.53%
04. Total Residential (sum lines 1-3)	966,440,400	993,863,070	27,422,670	2.84%	15,658,430	1.22%
05. Commercial	191,728,080	197,232,265	5,504,185	2.87%	1,597,600	2.04%
06. Industrial	48,453,400	48,476,775	23,375	0.05%	96,220	-0.15%
07. Total Commercial (sum lines 5-6)	240,181,480	245,709,040	5,527,560	2.30%	1,693,820	1.60%
08. Ag-Farmsite Land, Outbuildings	59,896,785	65,155,505	5,258,720	8.78%	0	8.78%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	59,896,785	65,155,505	5,258,720	8.78%	0	8.78%
12. Irrigated	374,335,240	360,579,395	-13,755,845	-3.67%		
13. Dryland	1,006,646,250	943,750,085	-62,896,165	-6.25%		
14. Grassland	197,293,065	225,783,460	28,490,395	14.44%		
15. Wasteland	2,262,510	2,257,910	-4,600	-0.20%		
16. Other Agland	0	24,900	24,900			
17. Total Agricultural Land	1,580,537,065	1,532,395,750	-48,141,315	-3.05%		
18. Total Value of all Real Property (Locally Assessed)	2,847,055,730	2,837,123,365	-9,932,365	-0.35%	17,352,250	-0.96%

2020 Assessment Survey for Gage County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Contracted only - Darrel Stanard (Residential and Commercial) and Bob Thoma and Lloyd Dickinson (Agricultural land studies and verifying sales on a part time basis) Bob Thoma is considered a county employee. I also have a retired deputy sheriff Gary Wiebe who does help with review work and picture taking in the county. He is also a county employee.
3.	Other full-time employees:
	2 plus my Deputy
4.	Other part-time employees:
	1 Gary Wiebe
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$312,693 includes salaries.
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$27,000 this amount is for my part time workers who help with review work and picture. Standard Appraisal contracted amount is approximately \$45,000 which is now put in my budget. This amount at one time was listed under Appraisal in the General Budget as County Board of Equalization also hires Darrel for Referee work in the summer.
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:
	Terra Scan and gWorks funding is budgeted out of my budget for the first time this year along with some IT work. Approximately \$35,000. We did not fly the county this year with Pictometry due to a legal judgment against Gage County in the amount of \$30,000,000. The amount we would of budgeted would have been approximately \$33,000 a year over 3 years for a new flight.
11.	Amount of the assessor's budget set aside for education/workshops:

	\$3,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	Nominal amount

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan (Thomsen Reuters)
2.	CAMA software:
	Terra Scan (Thomsen Reuters)
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://gage.assessor.gworks.com/
7.	Who maintains the GIS software and maps?
	Assessor staff
8.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry- 2018 and gWorks- 2018. USDA
9.	When was the aerial imagery last updated?
	Pictometry was last flown in 2016.
10.	Personal Property software:
	Terra Scan (Thomsen Reuters)

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, however, some towns have their own zoning regulations such as the City of Beatrice.

3.	What municipalities in the county are zoned?
	All with the exception of Ellis, Rockford, Holmesville, and Lanham which are considered unincorporated towns.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	gWorks
3.	Other services:
	Pictometry is also used but we did not fly Gage County this year due to legal judgment against County.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Contracted must have Appraisal License.
4.	Have the existing contracts been approved by the PTA?
	Yes - this has not been done yearly because Stanard Appraisal has been on contract with me for a long time. My County Attorney has also looked at this previously.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2020 Residential Assessment Survey for Gage County

1.	Valuation data collection done by:																																
	Assessor staff and contract appraiser																																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																																
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	Gage County uses the market approach that is tied to the RCN, based on RCN less market based depreciation.																																
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																																
	The county does not use the cost approach solely in developing market value. The county utilizes market studies for each valuation grouping. The depreciation is based on local market information.																																
5.	Are individual depreciation tables developed for each valuation group?																																

	Yes, in conjunction with the market analysis.																																																																																				
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	The county uses a sales comparison approach, in the valuation group of Beatrice it is applied on a square foot basis. For the rest of the groups they are valued by lots with adjustments for larger vacant parcels.																																																																																				
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	Gage County addresses the residential class by using each incorporated area as its own valuation group. During their sales analysis they complete a market study at a minimum by reviewing the statistical analysis provided in the state sales file and by reviewing and verifying the sales throughout the year. The County has a systematical review process in place to meet the six year review cycle. The county contends that each of the valuation groups has its own unique market and that any adjustments are only considered within the confines of these valuation groups. The groups correspond with the appraisal cycle in the County.																																																																																				

2020 Commercial Assessment Survey for Gage County

1.	Valuation data collection done by:	
	Stanard Appraisal with office staff helping.	
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>
	3	Beatrice - County seat and major trade area for County and region. Strong manufacturing base for area.
	10	Small towns in the northern portion of the county generally, between Lincoln and Beatrice. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.
	15	This grouping is comprised of the small towns in the southern portion of the county. The county does not value all of these at the same time but generally, the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.
	18	Wymore - Second largest community in the county. Has K-12 school and a commercial downtown area.
	50	Rural - Area outside of any corporate limits throughout the county.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The county uses a correlated market, cost and income, weighted towards market and income. Where possible the county gathers income information from the market and during sales verification. Beatrice is the only location where enough contract rents are collected to be useful in analyzing the commercial properties.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	The Counties contract appraiser uses information that he has gathered across the state in conjunction with the work he does in other counties as well as relying on the State Sales File.	
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?	
	The county relies more on market information and income, but they do use tables provided by the CAMA vendor, but they do develop their own tables for some unique properties.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Only in those groups where there is adequate sales information.	
6.	Describe the methodology used to determine the commercial lot values.	
	The County develops the value for lots based on vacant lot sales.	

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>
	3	2017	2017	2019	2019
	10	2010	2017	2008	2014
	15	2010	2017	2008	2014
	18	2010	2017	2008	2015
	50	2010	2017	2008	2015

2020 Agricultural Assessment Survey for Gage County

1.	Valuation data collection done by:										
	Assessors Office staff and contracted appraisers.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire county except for the three townships bordering Pawnee county to the east.</td> <td style="text-align: center;">2018-2019</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county except for the three townships bordering Pawnee county to the east.	2018-2019	2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	The entire county except for the three townships bordering Pawnee county to the east.	2018-2019									
2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.	2018									
	--- Implemented new LVG changes 2019.										
3.	Describe the process used to determine and monitor market areas.										
	The county analyzes all agricultural sales to determine if all areas in the county are selling for the same amount. Where differences are noted they try to identify what characteristics are causing the difference.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	The county uses the sales verification forms and interviews with buyers or sellers to determine if there are influences other than agricultural affecting the sales. The county also verifies sales utilizing real estate professionals. The county continues to physically inspect parcels to determine current land use.(CRP)										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	The only differences would be if the rural residential home sites are in a rural residential subdivision.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	N/A										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Yes. At this time the county does not recognized a difference.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
8a.	How many parcels have a special valuation application on file?										
	4,378 Gage County has no received any new application for special valuation in a number of years as there is no difference between the values.										

8b.	What process was used to determine if non-agricultural influences exist in the county?
	Questionnaires and sales review.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	Currently the ag value and special value are the same.
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Gage County
3-Year Plan
June 2019

Budget, Staffing, and Contracts

Budget

2019-2020 Proposed Budget = \$312,695 (including salaries) 5500 is allotted for education, lodging, and other travel related expenses.

Appraisal Maintenance \$45,472 (Contracted) with Stanard Appraisal.

Computer vendors agreements of 27,000.00 which was in General Budget last year.
(Manatron/Terra Scan)

Budget Comments

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system. Responsible for all 521's, updating and developing GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work. Measures and inspects for condition and takes new photos for the county. I have 2 part time people.

Agricultural Appraiser Lloyd Dickinson helps with developing the agland sales manual and verifies sales with buyers and sellers. He is paid \$50 hr and he also helps with the valuation studies.

Part-time County Appraiser

Bob Thoma is a county employee. His responsibilities include developing valuation studies for agricultural properties. The assessor along with Mr. Thoma study the market to determine values of agricultural land to be in compliance with the levels of value for the county. We also do reviews to determine market areas in the county. Lloyd Dickinson is also a part of this process.

Contract Appraiser

Darrell Stanard is contracted for 5 days a month. His responsibilities include sales verification, appraisal maintenance and pricing pickup work and developing valuation studies for residential and commercial. His main focus is to help with all the unique Commercial properties in Gage County and to be in compliance with levels of value for the County.

Part time Listers

I have 2 part time employees who are semi retired who go out with a review sheets and take photos of my properties and make notes to changes on the properties. They are Bob Thoma, previous Gage County Assessor and Gary Wiebe who is a retired deputy sheriff.

3 Year Appraisal Plan

2020

Residential

For 2020 the county will be reviewing small town residential properties. A new photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2020. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. We are continuing to review land use and also reviewing many agricultural parcels that may be coming out of the CRP program per agland questionnaires that we mailed out last year. We are reviewing the registered wells in Gage County for irrigated parcels. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

2021

Residential

For 2021 all rural residential properties will be reviewed. A new photo will be taken and any changes that have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

For 2021 all commercial properties will be reviewed. A new photo will be taken and any changes that have occurred to the property will be updated. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

2022

Residential

For 2022 Beatrice residential properties will be reviewed. A new photo will be taken and any changes that have occurred to the property will be updated. There will be an appraisal maintenance for all other residential properties and adjustments may be needed to comply with statistical measures as required by law. Sales review and pickup work will also be completed.

Commercial

There will be an appraisal maintenance for commercial properties in 2022. Adjustments may need to be made in order to comply with statistical measures required by law. Sales review and pickup work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Aerial questionnaires will be sent out again to obtain the most accurate information concerning the agricultural properties and we also ask for maps from the FSA office.

GAGE COUNTY ASSESSOR'S OFFICE
612 Grant, Room 203
Beatrice, NE 68310
Phone: (402) 223-1308

Patricia L. Milligan, Assessor

Annette Corter, Deputy Assessor

REPORT OF SPECIAL VALUATION PROCEDURES/METHODOLOGY

FOR ASSESSMENT YEAR 2020

March 1, 2020

- GENERAL INFORMATION:

On December 1, 1999, the Gage County Board of Supervisors officially adopted temporary zoning regulations for the county. At their December 29, 1999 Board Meeting, Resolution 1033 was passed stating that the special valuation or greenbelt provision would be available in Gage County beginning with the tax year 2000 and that the Gage County Assessor would implement the special valuation or greenbelt provision beginning with tax year 2000 for those land owners who make application on the prescribed form and meet all qualifying criteria.

The special valuation or greenbelt provision was implemented to recognize influences on sales of agricultural/horticultural land where such influences were other than agricultural/horticultural purposes. These non-agricultural/ horticultural influences include, but are not limited to, residential, commercial, investment, or recreational. By recognizing these influences, the assessed value determination can be based on the lands value as if the lands only use is for agricultural/horticultural purposes.

Gage County lies adjacent to Lancaster County on the north and approximately 20 miles south of Lincoln. Additionally, U.S. Highway 77 from Lincoln south through Cortland into Beatrice has been reconfigured from a two lane road to a four lane Highway providing for easy access to Lincoln and Interstate Highway 80 with convenient Interstate access east and west from all areas of Gage County. During previous years, a proliferation of rural residential subdivisions had influenced the sale price of agricultural/horticultural land. Additionally, sales of

agricultural/horticultural land within close proximity to the city of Beatrice reflected development or developmental potential for residential and/or commercial uses.

At the time we initiated the Special Valuation or Green Belt provisions, our review of sales along with our sale verification procedures indicated that agricultural/horticultural sales in Gage County, with the exception of the southwestern most portion of Gage County, were influenced by non-agricultural/horticultural influences. Later studies determined those same non-agricultural/horticultural influences were being experienced throughout the county. However, recent sales studies and sale verifications indicate the non-agricultural/horticultural influences on sales of agricultural/horticultural land throughout the county no longer exists.

- Since 1994, Gage County has been divided into agricultural or horticultural neighborhoods for valuation purposes. Initially, the county was divided into two areas-north of Highway 136 and south of Highway 136. Subsequently, a study and sales review by Great Plains Appraisal Company of Lincoln recommended the division of the county into three neighborhoods. These neighborhood or area boundaries were redefined in 1995 and the county was divided into four areas. The four neighborhood areas were further refined for tax year 2002 with the addition of a neighborhood or area 5 made up of townships or portion of townships from existing areas 2 and 3. There has been further minor realignment of neighborhood boundaries during subsequent years. The county neighborhoods were developed to account for the different market influences and reactions on similar type land capability groups and soil classes throughout the county. For tax year 2008, an analysis of sales along with an analysis of the soil makeup of the county (results of a new soil survey), resulted in a major realignment of neighborhoods dividing the county into two neighborhoods-neighborhood 1 consisting of all townships except the southeastern three most townships and neighborhood 2 consisting of those townships.
- Methodology (influenced or recapture value):
In determining recapture value of agricultural/horticultural land, Gage County utilizes the sales comparison approach. It is recognized in the appraisal of real property that sale prices of comparable properties are usually considered the best evidence of market value. It is further recognized that when selecting comparable sales, they are selected based on their similarity to the subject property.

All agricultural/horticultural qualified sales are reviewed and analyzed by neighborhood and, at the same time, each neighborhood is reviewed for possible realignment. In determining recapture values within each neighborhood, arms length sales are broken down and grouped by similar number of acres sold (i.e. <40 acres, 40-100 acres, etc.), similar predominate soil classes (i.e. Class 1, Class 2 etc.); and similar land groups (ie. Irrigated, Dry land etc.) and plotted on a sale spreadsheet. Difference in the number of acres in each land capability group for each sale is taken in the analysis. From this data, we determine ranges of value and the most appropriate value for each land capability group. In accordance with existing state statutes, agricultural/horticultural land is assessed at 75% of market value.

- Methodology (Uninfluenced or “special value”)

Initially, our analysis indicated that agricultural sales in the southwestern most portion of Gage County did not have the nonagricultural or horticultural influences that were being experienced in other areas of Gage County. Subsequent analysis indicated these

Nonagricultural/horticultural influences existed in all areas of Gage County. However, recent sales studies and sale verifications indicate that non agricultural/horticultural influences on sales of agricultural/horticultural land throughout the county no longer exists and that sales of agricultural/horticultural land in Gage County are as if the lands only available use is for agricultural/horticultural purposes.

To verify and support our conclusions, we developed a “base” areas outside of Gage County to develop comparison values. Since the adjoining counties of Saline, Jefferson, Johnson, and Pawnee do not recognize non-agricultural/horticultural influences occurring in their agricultural/horticultural land sales, we reviewed sales in these counties to develop a range of values. We reviewed and analyzed qualified sales in each of the adjacent townships of those adjoining counties. Our analysis of the qualified sales utilized the same methodology as we used in developing the recapture value for Gage County. From our analyses, we developed a range of values for each land capability group. Based on the values developed in the adjoining non special value counties and comparing with the recapture values developed for Gage County, the indication was no significant differences existed between special or green belt values and recapture values. This conclusion was supported by our sales verification process

which indicated that non-agricultural/horticultural influences on the value of Gage County agricultural/horticultural no longer existed.