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DEPARTMENT OF REVENUE

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

GARDEN 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 Garden 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 Garden 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: Janet Shaul, Garden County Assessor

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Introduction

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

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

are reviewed to ensure taxpayers are served with such transparency.

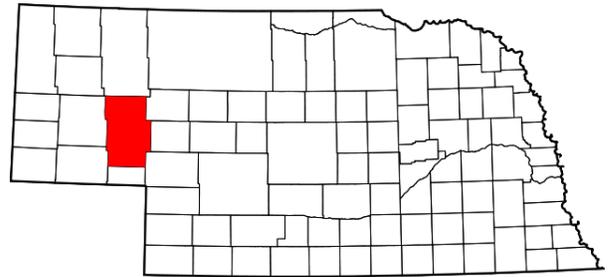
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

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

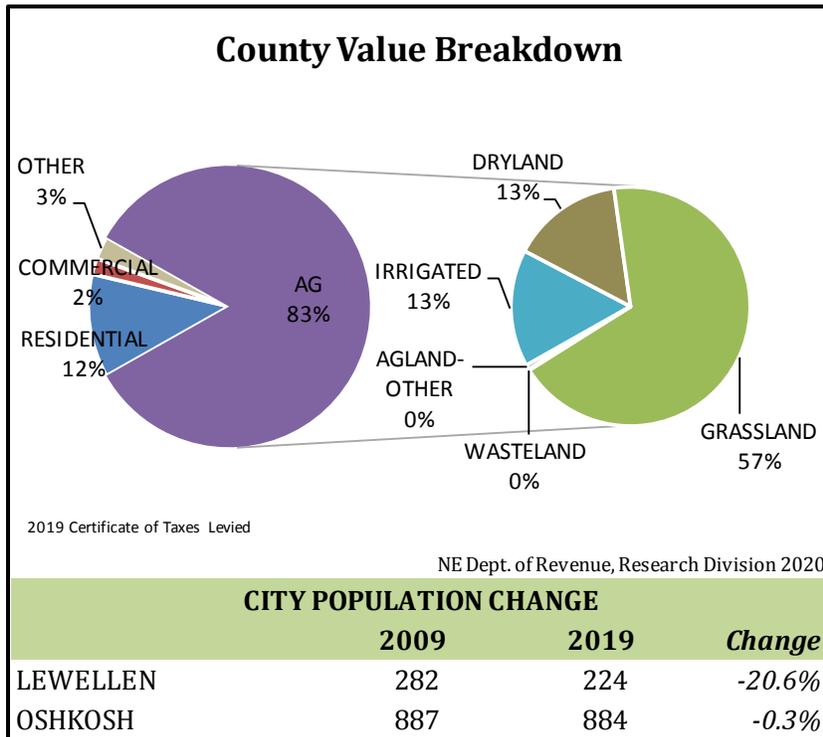
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,918 square miles, Garden County had 1,906 residents, per the Census Bureau Quick Facts for 2017, a 7% population decline from the 2010 U.S. Census. Reports indicated that 80% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$61,550 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Garden County are located in and around the county seat of Oshkosh. According to the U.S. Census Bureau, there were 53 employer establishments with total employment of 249, a 16% decrease in total employment from the previous year.



Agricultural land is the single greatest contributor to the county's valuation base by an overwhelming majority. Grassland makes up a majority of the land in the county. Garden County is included in the North Platte Natural Resources District (NRD).

Crescent Lake National Wildlife Refuge (protected in 1931), covering approximately 45,800 acres of the county, is the largest protected continuous sand dunes in the United States.

2020 Residential Correlation for Garden County

Assessment Actions

All pick-up work was completed for residential properties in the county. These were from ongoing review in the county, building permits and zoning permits. This consisted of approximately 190 parcels.

For 2020 the costing tables for all residential properties in Lewellen and Lisco were updated from 2012 to 2018 costing. Due to increased sales' prices, the current depreciation tables were applicable. This was the final step in getting all residential parcels in the county updated to 2018 pricing tables.

Sales and statistical information for the appropriate two-year sales period were reviewed. Questionnaires sent to Grantees and other information were studied.

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 verification and qualification of arm's-length transactions appear to be comparable to state averages. Additionally, the verification and qualification of arm's-length transactions appears to meet the Property Assessment Division (Division's) standards. Review of the costing and depreciation tables, as well as the vacant land study were up to date. The depreciation tables are developed by using the local sales information.

Garden County is current with the six-year inspection and review requirement. Additionally, the county assessor provides the Division with a three-year plan, which provides detail into the planned action for the county.

Garden County uses four valuation groups representing Oshkosh, Lewellen, Lisco and Rural. The composition of the residential property valuation groups appear to follow the general economic areas of the county.

2020 Residential Correlation for Garden County

Description of Analysis

Residential properties are stratified into four valuation groups.

Valuation Group	Description
1	Oshkosh
2	Lewellen
3	Lisco
4	Rural

The overall statistics and the individual Valuation Group statistics were in the appropriate ranges. The qualitative statistics are low enough to support the use of the statistics in determining a level of value, and also indicate that values are uniform within the class.

In Garden County, Valuation Group 1 had the bulk of the sales with 32. Valuation Group 2 had 11 sales while Valuation Groups 3 and 4 had small samples of sales. The CODs of Valuation Groups 3 and 4 are unrealistically low for a rural market. They are believed to represent the reappraisal work that was completed for this year; the dispersion in the sample would be expected to increase as sales that were not known in the valuation model enter the sample.

Review of the change in the sales file as compared to the 2020 Abstract of Assessment, Form 45 compared to the Certificate of Taxes Levied (CTL) supports that the sales file and the population (Abstract) moved at similar rates.

Equalization and Quality of Assessment

Based on the assessment practice review, residential property values in Garden County are uniformly assessed and adhere to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	32	98.86	98.34	95.41	07.81	103.07
2	11	98.95	103.70	104.58	16.02	99.16
3	4	99.16	100.48	100.52	05.70	99.96
4	7	95.14	93.31	90.26	05.38	103.38
<u> ALL </u>	54	96.77	98.94	95.48	09.05	103.62

Level of Value

Based on analysis of all available information, the level of value for the residential property in Garden County is 97% of market value.

2020 Commercial Correlation for Garden County

Assessment Actions

A commercial appraisal for 2020 was implemented. Exterior inspections and new photos of all commercials in the county were completed. Questionnaires were also mailed to each commercial property owner for information on the interior of buildings, etc. Commercial pick-up work was completed. All commercial improvements were repriced with 2018 costing tables.

The county's commercial sales and statistical information were reviewed. There were four qualified sales in the three-year sales period, which consisted of a variety of occupancy codes and low dollar sales.

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 the commercial review is the county's sales qualification and verification process. This is evaluated to determine if all arm's-length sales are made available for measurement. The Garden County Assessor maintains acceptable sales qualification and verification practices. The usability rate of the commercial class is below the range compared to the statewide average. An analysis of the values of properties that sold compared to those that did not sell determined that no apparent bias was determined. Because of the small number of parcels throughout the county, generally the only viable approach to value is the cost approach. Income data is generally not available, and the minimal number of sales throughout the study period make the sales comparison approach less than reliable. The local market is used to develop the depreciation tables which were last updated in 2015.

The six-year review and inspection and cycle remains up to date in the county, and valuation growth shows patterns expected of a county this size.

Description of Analysis

With a limited number of commercial properties in Garden County and with only four qualified commercial sales in the study period, only one valuation group is used. A review of the 2020 County Abstract of Assessment for Real Property, Form 45, compared with the 2019 Certificate of Taxes Levied Report (CTL) shows a 5% change in value excluding growth which is consistent with the assessment actions. The statistical measurements are all in range except the PRD which is slightly elevated. When only one sale is dropped from the analysis the PRD comes into range. Overall, with the small size of the statistical sample, the assessment practices will be the determining factor in setting the level of value of commercial property in Garden County.

2020 Commercial Correlation for Garden County

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial property in Garden County complies with generally accepted mass appraisal techniques and is uniformly assessed.

Level of Value

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

2020 Agricultural Correlation for Garden County

Assessment Actions

The new soil conversion was implemented which involved reclassifications of soils. As a result adjustments to two grass classes and two adjustments to irrigated classes were made. Pick-up work was completed. All qualified agricultural sales were plotted on a geocode map of Garden County to check for a need for market areas.

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.

Review of the agricultural market and primary use of the land shows that property values are equitably determined. Analysis was also performed on the land use and market areas in the county. The vast majority of land in the county is grassland comprised of sandy soils; therefore, only one market area is necessary to value agricultural land. In addition, land use appears to be accurate throughout the county. Sales usability rates for agricultural land are 60% which is higher than the state average.

Special valuation is identified in the county for recreational influences along the North Platte River. The county assessor identifies hunting blinds and provides a set site value for each blind. Agricultural improvements are reviewed at the same time rural residential property is reviewed; however, a depreciation study of those properties was last performed in 2014.

Description of Analysis

The agricultural property class in Garden County had 21 qualified sales, with a median of 75 was in the acceptable range. The three year study period shows an increasing median each year from a low of 73% to 79% for the latest year in the study. The median of the 80% Majority Land Use (MLU) grassland is 74%. Irrigated comes in at 55% while dry comes in at 87%. Neither irrigated nor dry, has sufficient sales to be statistically significant, however, review of adjoining county values show them to be equalized.

Equalization and Quality of Assessment

Based on analysis of the available information, agricultural land values in Garden County are applied uniformly and in accordance with generally accepted mass appraisal techniques. Additionally, agricultural outbuildings in Garden County exhibit equalized valuation.

2020 Agricultural Correlation for Garden County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	55.02	55.02	54.10	03.34	101.70
1	2	55.02	55.02	54.10	03.34	101.70
<u>Dry</u>						
County	3	86.66	87.36	91.87	06.34	95.09
1	3	86.66	87.36	91.87	06.34	95.09
<u>Grass</u>						
County	11	74.49	73.12	70.52	06.73	103.69
1	11	74.49	73.12	70.52	06.73	103.69
<u>ALL</u>						
	21	75.36	73.17	70.13	10.77	104.33

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Garden County is 75%.

Special Valuation

A review of agricultural land value in Garden County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of Market Area 1 where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 75%.

2020 Opinions of the Property Tax Administrator for Garden 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2020 Commission Summary for Garden County

Residential Real Property - Current

Number of Sales	54	Median	96.77
Total Sales Price	\$3,615,815	Mean	98.94
Total Adj. Sales Price	\$3,615,815	Wgt. Mean	95.48
Total Assessed Value	\$3,452,541	Average Assessed Value of the Base	\$44,964
Avg. Adj. Sales Price	\$66,960	Avg. Assessed Value	\$63,936

Confidence Interval - Current

95% Median C.I	94.53 to 100.52
95% Wgt. Mean C.I	91.80 to 99.16
95% Mean C.I	95.44 to 102.44
% of Value of the Class of all Real Property Value in the County	7.67
% of Records Sold in the Study Period	4.97
% of Value Sold in the Study Period	7.06

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	57	97	96.81
2018	54	96	96.22
2017	51	99	99.14
2016	52	97	97.40

2020 Commission Summary for Garden County

Commercial Real Property - Current

Number of Sales	4	Median	98.77
Total Sales Price	\$209,500	Mean	101.57
Total Adj. Sales Price	\$209,500	Wgt. Mean	94.02
Total Assessed Value	\$196,981	Average Assessed Value of the Base	\$76,001
Avg. Adj. Sales Price	\$52,375	Avg. Assessed Value	\$49,245

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	65.30 to 137.84
% of Value of the Class of all Real Property Value in the County	2.09
% of Records Sold in the Study Period	2.29
% of Value Sold in the Study Period	1.48

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	11	100	99.48
2018	8	100	112.65
2017	9	100	94.37
2016	7	100	96.59

35 Garden
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 : 54
Total Sales Price : 3,615,815
Total Adj. Sales Price : 3,615,815
Total Assessed Value : 3,452,541
Avg. Adj. Sales Price : 66,960
Avg. Assessed Value : 63,936

MEDIAN : 97
WGT. MEAN : 95
MEAN : 99
COD : 09.05
PRD : 103.62

COV : 13.26
STD : 13.12
Avg. Abs. Dev : 08.76
MAX Sales Ratio : 143.19
MIN Sales Ratio : 68.61

95% Median C.I. : 94.53 to 100.52
95% Wgt. Mean C.I. : 91.80 to 99.16
95% Mean C.I. : 95.44 to 102.44

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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	10	100.59	102.46	95.78	10.36	106.97	89.58	137.43	90.37 to 110.74	75,870	72,666
01-JAN-18 To 31-MAR-18	5	97.72	102.62	100.29	06.35	102.32	95.36	119.15	N/A	44,973	45,105
01-APR-18 To 30-JUN-18	6	98.01	101.61	99.90	08.31	101.71	90.85	115.51	90.85 to 115.51	77,417	77,343
01-JUL-18 To 30-SEP-18	7	94.51	99.00	95.05	07.29	104.16	90.34	124.94	90.34 to 124.94	77,050	73,237
01-OCT-18 To 31-DEC-18	3	99.53	92.18	86.00	08.10	107.19	76.42	100.60	N/A	126,667	108,937
01-JAN-19 To 31-MAR-19	5	96.37	93.03	94.01	09.11	98.96	68.61	103.54	N/A	44,000	41,363
01-APR-19 To 30-JUN-19	7	96.95	93.02	90.85	10.43	102.39	73.79	109.42	73.79 to 109.42	68,071	61,844
01-JUL-19 To 30-SEP-19	11	95.71	100.86	100.95	08.69	99.91	87.35	143.19	89.96 to 113.23	50,173	50,647
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	28	97.08	101.44	97.06	08.76	104.51	89.58	137.43	94.06 to 103.98	70,979	68,889
01-OCT-18 To 30-SEP-19	26	96.55	96.24	93.57	09.35	102.85	68.61	143.19	93.83 to 100.60	62,631	58,602
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	21	96.81	99.63	95.05	07.85	104.82	76.42	124.94	94.06 to 102.28	76,605	72,812
<u>ALL</u>	54	96.77	98.94	95.48	09.05	103.62	68.61	143.19	94.53 to 100.52	66,960	63,936

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	32	96.86	98.34	95.41	07.81	103.07	73.79	124.94	94.06 to 102.28	64,982	61,998
2	11	96.95	103.70	104.58	16.02	99.16	68.61	143.19	87.35 to 137.43	27,673	28,939
3	4	99.16	100.48	100.52	05.70	99.96	94.17	109.42	N/A	93,375	93,859
4	7	95.14	93.31	90.26	05.38	103.38	76.42	100.60	76.42 to 100.60	122,643	110,694
<u>ALL</u>	54	96.77	98.94	95.48	09.05	103.62	68.61	143.19	94.53 to 100.52	66,960	63,936

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	54	96.77	98.94	95.48	09.05	103.62	68.61	143.19	94.53 to 100.52	66,960	63,936
06											
07											
<u>ALL</u>	54	96.77	98.94	95.48	09.05	103.62	68.61	143.19	94.53 to 100.52	66,960	63,936

35 Garden
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 : 54
 Total Sales Price : 3,615,815
 Total Adj. Sales Price : 3,615,815
 Total Assessed Value : 3,452,541
 Avg. Adj. Sales Price : 66,960
 Avg. Assessed Value : 63,936

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 99
 COD : 09.05
 PRD : 103.62

COV : 13.26
 STD : 13.12
 Avg. Abs. Dev : 08.76
 MAX Sales Ratio : 143.19
 MIN Sales Ratio : 68.61

95% Median C.I. : 94.53 to 100.52
 95% Wgt. Mean C.I. : 91.80 to 99.16
 95% Mean C.I. : 95.44 to 102.44

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	6	98.06	96.89	96.07	06.64	100.85	87.35	104.08	87.35 to 104.08	9,044	8,688	
Less Than 30,000	11	96.72	100.81	101.52	08.47	99.30	87.35	137.43	89.96 to 104.08	16,115	16,360	
___Ranges Excl. Low \$___												
Greater Than 4,999	54	96.77	98.94	95.48	09.05	103.62	68.61	143.19	94.53 to 100.52	66,960	63,936	
Greater Than 14,999	48	96.77	99.19	95.48	09.34	103.89	68.61	143.19	94.53 to 100.52	74,199	70,842	
Greater Than 29,999	43	96.81	98.46	95.17	09.19	103.46	68.61	143.19	94.51 to 100.52	79,966	76,106	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	6	98.06	96.89	96.07	06.64	100.85	87.35	104.08	87.35 to 104.08	9,044	8,688	
15,000 TO 29,999	5	96.72	105.51	103.93	10.57	101.52	94.17	137.43	N/A	24,600	25,567	
30,000 TO 59,999	16	103.53	105.08	104.36	11.61	100.69	68.61	143.19	96.81 to 113.23	41,844	43,669	
60,000 TO 99,999	15	96.14	97.45	97.74	05.09	99.70	86.39	115.51	94.06 to 100.00	73,613	71,948	
100,000 TO 149,999	8	92.38	92.00	91.38	05.95	100.68	73.79	102.82	73.79 to 102.82	118,544	108,328	
150,000 TO 249,999	4	91.45	88.70	87.65	05.62	101.20	76.42	95.49	N/A	179,125	157,010	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	54	96.77	98.94	95.48	09.05	103.62	68.61	143.19	94.53 to 100.52	66,960	63,936	

35 Garden
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 : 4
Total Sales Price : 209,500
Total Adj. Sales Price : 209,500
Total Assessed Value : 196,981
Avg. Adj. Sales Price : 52,375
Avg. Assessed Value : 49,245

MEDIAN : 99
WGT. MEAN : 94
MEAN : 102
COD : 17.89
PRD : 108.03

COV : 22.45
STD : 22.80
Avg. Abs. Dev : 17.67
MAX Sales Ratio : 130.39
MIN Sales Ratio : 78.37

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 65.30 to 137.84

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	130.39	130.39	130.39	00.00	100.00	130.39	130.39	N/A	18,000	23,471
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	89.43	89.43	89.43	00.00	100.00	89.43	89.43	N/A	60,000	53,660
01-APR-18 To 30-JUN-18	2	93.24	93.24	91.14	15.95	102.30	78.37	108.10	N/A	65,750	59,925
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	1	130.39	130.39	130.39	00.00	100.00	130.39	130.39	N/A	18,000	23,471
01-OCT-17 To 30-SEP-18	3	89.43	91.97	90.61	11.08	101.50	78.37	108.10	N/A	63,833	57,837
01-OCT-18 To 30-SEP-19											
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	1	130.39	130.39	130.39	00.00	100.00	130.39	130.39	N/A	18,000	23,471
01-JAN-18 To 31-DEC-18	3	89.43	91.97	90.61	11.08	101.50	78.37	108.10	N/A	63,833	57,837
<u>ALL</u>	4	98.77	101.57	94.02	17.89	108.03	78.37	130.39	N/A	52,375	49,245

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	4	98.77	101.57	94.02	17.89	108.03	78.37	130.39	N/A	52,375	49,245
<u>ALL</u>	4	98.77	101.57	94.02	17.89	108.03	78.37	130.39	N/A	52,375	49,245

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	4	98.77	101.57	94.02	17.89	108.03	78.37	130.39	N/A	52,375	49,245
04											
<u>ALL</u>	4	98.77	101.57	94.02	17.89	108.03	78.37	130.39	N/A	52,375	49,245

35 Garden
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 : 4
Total Sales Price : 209,500
Total Adj. Sales Price : 209,500
Total Assessed Value : 196,981
Avg. Adj. Sales Price : 52,375
Avg. Assessed Value : 49,245

MEDIAN : 99
WGT. MEAN : 94
MEAN : 102
COD : 17.89
PRD : 108.03

COV : 22.45
STD : 22.80
Avg. Abs. Dev : 17.67
MAX Sales Ratio : 130.39
MIN Sales Ratio : 78.37

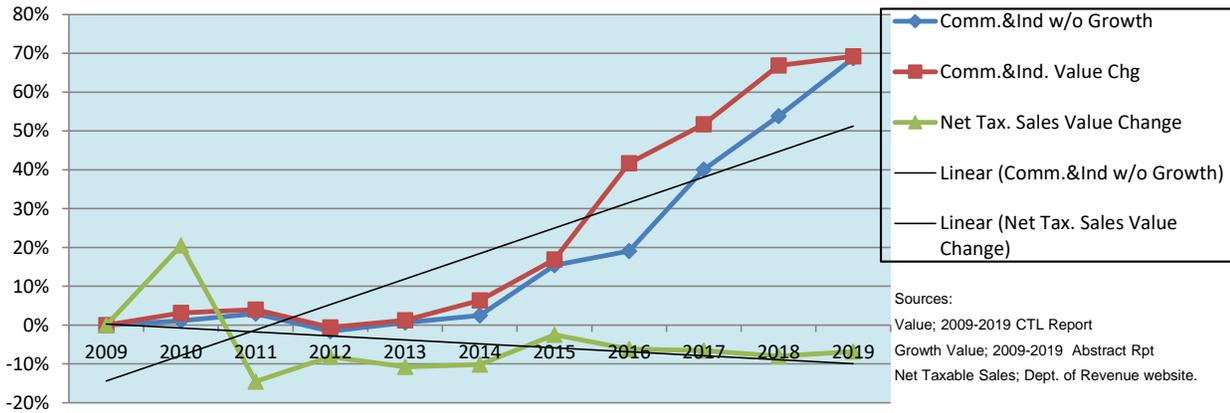
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 65.30 to 137.84

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Low \$ Ranges												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	130.39	130.39	130.39	00.00	100.00	130.39	130.39	N/A	18,000	23,471	
Ranges Excl. Low \$												
Greater Than 4,999	4	98.77	101.57	94.02	17.89	108.03	78.37	130.39	N/A	52,375	49,245	
Greater Than 14,999	4	98.77	101.57	94.02	17.89	108.03	78.37	130.39	N/A	52,375	49,245	
Greater Than 29,999	3	89.43	91.97	90.61	11.08	101.50	78.37	108.10	N/A	63,833	57,837	
Incremental Ranges												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	130.39	130.39	130.39	00.00	100.00	130.39	130.39	N/A	18,000	23,471	
30,000 TO 59,999	1	108.10	108.10	108.10	00.00	100.00	108.10	108.10	N/A	56,500	61,075	
60,000 TO 99,999	2	83.90	83.90	83.29	06.59	100.73	78.37	89.43	N/A	67,500	56,218	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
ALL	4	98.77	101.57	94.02	17.89	108.03	78.37	130.39	N/A	52,375	49,245	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
342	1	108.10	108.10	108.10	00.00	100.00	108.10	108.10	N/A	56,500	61,075	
350	2	83.90	83.90	83.29	06.59	100.73	78.37	89.43	N/A	67,500	56,218	
406	1	130.39	130.39	130.39	00.00	100.00	130.39	130.39	N/A	18,000	23,471	
ALL	4	98.77	101.57	94.02	17.89	108.03	78.37	130.39	N/A	52,375	49,245	

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	\$ 5,979,079	\$ 16,969		\$ 5,962,110	--	\$ 9,326,157	--
2009	\$ 6,842,213	\$ 84,142	1.23%	\$ 6,758,071	--	\$ 9,671,061	--
2010	\$ 7,058,896	\$ 141,953	2.01%	\$ 6,916,943	1.09%	\$ 11,657,339	20.54%
2011	\$ 7,115,863	\$ 71,051	1.00%	\$ 7,044,812	-0.20%	\$ 8,266,077	-29.09%
2012	\$ 6,803,565	\$ 69,499	1.02%	\$ 6,734,066	-5.37%	\$ 8,885,328	7.49%
2013	\$ 6,926,795	\$ 41,485	0.60%	\$ 6,885,310	1.20%	\$ 8,633,697	-2.83%
2014	\$ 7,279,269	\$ 264,905	3.64%	\$ 7,014,364	1.26%	\$ 8,684,808	0.59%
2015	\$ 7,998,608	\$ 101,537	1.27%	\$ 7,897,071	8.49%	\$ 9,432,644	8.61%
2016	\$ 9,696,292	\$ 1,548,785	15.97%	\$ 8,147,507	1.86%	\$ 9,073,563	-3.81%
2017	\$ 10,380,604	\$ 798,090	7.69%	\$ 9,582,514	-1.17%	\$ 9,035,120	-0.42%
2018	\$ 11,419,787	\$ 895,290	7.84%	\$ 10,524,497	1.39%	\$ 8,898,480	-1.51%
2019	\$ 11,580,089	\$ 31,310	0.27%	\$ 11,548,779	1.13%	\$ 9,008,835	1.24%
Ann %chg	5.40%			Average	0.97%	-0.71%	0.08%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	1.09%	3.17%	20.54%
2011	2.96%	4.00%	-14.53%
2012	-1.58%	-0.56%	-8.12%
2013	0.63%	1.24%	-10.73%
2014	2.52%	6.39%	-10.20%
2015	15.42%	16.90%	-2.47%
2016	19.08%	41.71%	-6.18%
2017	40.05%	51.71%	-6.58%
2018	53.82%	66.90%	-7.99%
2019	68.79%	69.24%	-6.85%

County Number	35
County Name	Garden

35 Garden
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 21
Total Sales Price : 29,470,142
Total Adj. Sales Price : 29,470,142
Total Assessed Value : 20,666,195
Avg. Adj. Sales Price : 1,403,340
Avg. Assessed Value : 984,105

MEDIAN : 75
WGT. MEAN : 70
MEAN : 73
COD : 10.77
PRD : 104.33

COV : 15.27
STD : 11.17
Avg. Abs. Dev : 08.12
MAX Sales Ratio : 95.94
MIN Sales Ratio : 50.04

95% Median C.I. : 66.08 to 79.47
95% Wgt. Mean C.I. : 64.08 to 76.17
95% Mean C.I. : 68.09 to 78.25

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	2	74.79	74.79	74.70	01.89	100.12	73.38	76.20	N/A	375,000	280,116
01-JAN-17 To 31-MAR-17	1	69.05	69.05	69.05	00.00	100.00	69.05	69.05	N/A	240,000	165,714
01-APR-17 To 30-JUN-17	1	50.04	50.04	50.04	00.00	100.00	50.04	50.04	N/A	1,230,000	615,499
01-JUL-17 To 30-SEP-17	1	77.03	77.03	77.03	00.00	100.00	77.03	77.03	N/A	130,000	100,134
01-OCT-17 To 31-DEC-17	2	69.64	69.64	65.12	06.98	106.94	64.78	74.49	N/A	4,741,500	3,087,589
01-JAN-18 To 31-MAR-18	1	75.36	75.36	75.36	00.00	100.00	75.36	75.36	N/A	44,395	33,456
01-APR-18 To 30-JUN-18	3	73.94	71.26	72.67	15.09	98.06	53.18	86.66	N/A	4,449,087	3,232,966
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	1	95.94	95.94	95.94	00.00	100.00	95.94	95.94	N/A	623,000	597,676
01-JAN-19 To 31-MAR-19	5	66.08	69.21	71.96	11.89	96.18	56.86	81.27	N/A	478,304	344,180
01-APR-19 To 30-JUN-19	2	80.30	80.30	81.64	05.95	98.36	75.52	85.08	N/A	417,500	340,866
01-JUL-19 To 30-SEP-19	2	79.89	79.89	80.00	00.53	99.86	79.47	80.31	N/A	197,984	158,389
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	5	73.38	69.14	61.34	09.31	112.72	50.04	77.03	N/A	470,000	288,316
01-OCT-17 To 30-SEP-18	6	74.22	71.40	69.54	10.02	102.67	53.18	86.66	53.18 to 86.66	3,812,443	2,651,255
01-OCT-18 To 30-SEP-19	10	78.92	76.24	78.13	10.36	97.58	56.86	95.94	63.48 to 85.08	424,549	331,708
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	5	69.05	67.08	63.67	10.63	105.36	50.04	77.03	N/A	2,216,600	1,411,305
01-JAN-18 To 31-DEC-18	5	75.36	77.02	73.71	14.73	104.49	53.18	95.94	N/A	2,802,931	2,066,006
<u>ALL</u>	21	75.36	73.17	70.13	10.77	104.33	50.04	95.94	66.08 to 79.47	1,403,340	984,105

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	21	75.36	73.17	70.13	10.77	104.33	50.04	95.94	66.08 to 79.47	1,403,340	984,105
<u>ALL</u>	21	75.36	73.17	70.13	10.77	104.33	50.04	95.94	66.08 to 79.47	1,403,340	984,105

35 Garden
AGRICULTURAL LAND

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

Number of Sales : 21
Total Sales Price : 29,470,142
Total Adj. Sales Price : 29,470,142
Total Assessed Value : 20,666,195
Avg. Adj. Sales Price : 1,403,340
Avg. Assessed Value : 984,105

MEDIAN : 75
WGT. MEAN : 70
MEAN : 73
COD : 10.77
PRD : 104.33

COV : 15.27
STD : 11.17
Avg. Abs. Dev : 08.12
MAX Sales Ratio : 95.94
MIN Sales Ratio : 50.04

95% Median C.I. : 66.08 to 79.47
95% Wgt. Mean C.I. : 64.08 to 76.17
95% Mean C.I. : 68.09 to 78.25

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	56.86	56.86	56.86	00.00	100.00	56.86	56.86	N/A	300,000	170,584
1	1	56.86	56.86	56.86	00.00	100.00	56.86	56.86	N/A	300,000	170,584
Dry											
County	3	86.66	87.36	91.87	06.34	95.09	79.47	95.94	N/A	302,594	277,991
1	3	86.66	87.36	91.87	06.34	95.09	79.47	95.94	N/A	302,594	277,991
Grass											
County	10	74.65	72.98	70.46	07.38	103.58	63.48	85.08	64.78 to 80.31	2,396,786	1,688,807
1	10	74.65	72.98	70.46	07.38	103.58	63.48	85.08	64.78 to 80.31	2,396,786	1,688,807
ALL	21	75.36	73.17	70.13	10.77	104.33	50.04	95.94	66.08 to 79.47	1,403,340	984,105

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	55.02	55.02	54.10	03.34	101.70	53.18	56.86	N/A	602,250	325,793
1	2	55.02	55.02	54.10	03.34	101.70	53.18	56.86	N/A	602,250	325,793
Dry											
County	3	86.66	87.36	91.87	06.34	95.09	79.47	95.94	N/A	302,594	277,991
1	3	86.66	87.36	91.87	06.34	95.09	79.47	95.94	N/A	302,594	277,991
Grass											
County	11	74.49	73.12	70.52	06.73	103.69	63.48	85.08	64.78 to 80.31	2,208,896	1,557,628
1	11	74.49	73.12	70.52	06.73	103.69	63.48	85.08	64.78 to 80.31	2,208,896	1,557,628
ALL	21	75.36	73.17	70.13	10.77	104.33	50.04	95.94	66.08 to 79.47	1,403,340	984,105

Garden County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Garden	1	2245	2245	n/a	2200	2200	2190	2190	2190	2208
Sheridan	1	1710	1710	1660	1605	1585	1585	1570	1525	1643
Grant	1	n/a	n/a	n/a	1500	1500	1500	1500	1500	1500
Arthur	1	n/a	2100	2100	2100	2100	2100	2100	2100	2100
Keith	1	n/a	2100	2100	2100	2100	2100	2100	2100	2100
Keith	2	2750	2750	2750	2750	2650	2650	2650	2650	2732
Deuel	1	3024	3018	2945	2844	2973	2678	2619	2309	2957
Cheyenne	3	2780	2775	n/a	2767	2762	2597	2522	2478	2755
Morrill	2	1900	1900	n/a	1900	1900	1900	1850	1850	1881
Morrill	3	2075	2075	2075	2075	1975	1975	1975	1975	2036
Morrill	4	2075	2075	2076	2076	1975	1975	1976	1975	2024

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Garden	1	n/a	755	n/a	750	750	n/a	730	730	752
Sheridan	1	n/a	690	620	615	600	570	560	550	617
Grant	1	n/a	n/a							
Arthur	1	n/a	n/a							
Keith	1	n/a	625	625	625	600	600	600	600	611
Keith	2	n/a	905	n/a	905	875	876	875	875	900
Deuel	1	n/a	700	696	597	597	n/a	506	497	659
Cheyenne	3	n/a	630	625	620	618	n/a	615	600	627
Morrill	2	n/a	455	444	420	420	n/a	420	420	423
Morrill	3	n/a	500	500	450	450	450	450	450	463
Morrill	4	n/a	535	535	535	470	470	470	470	483

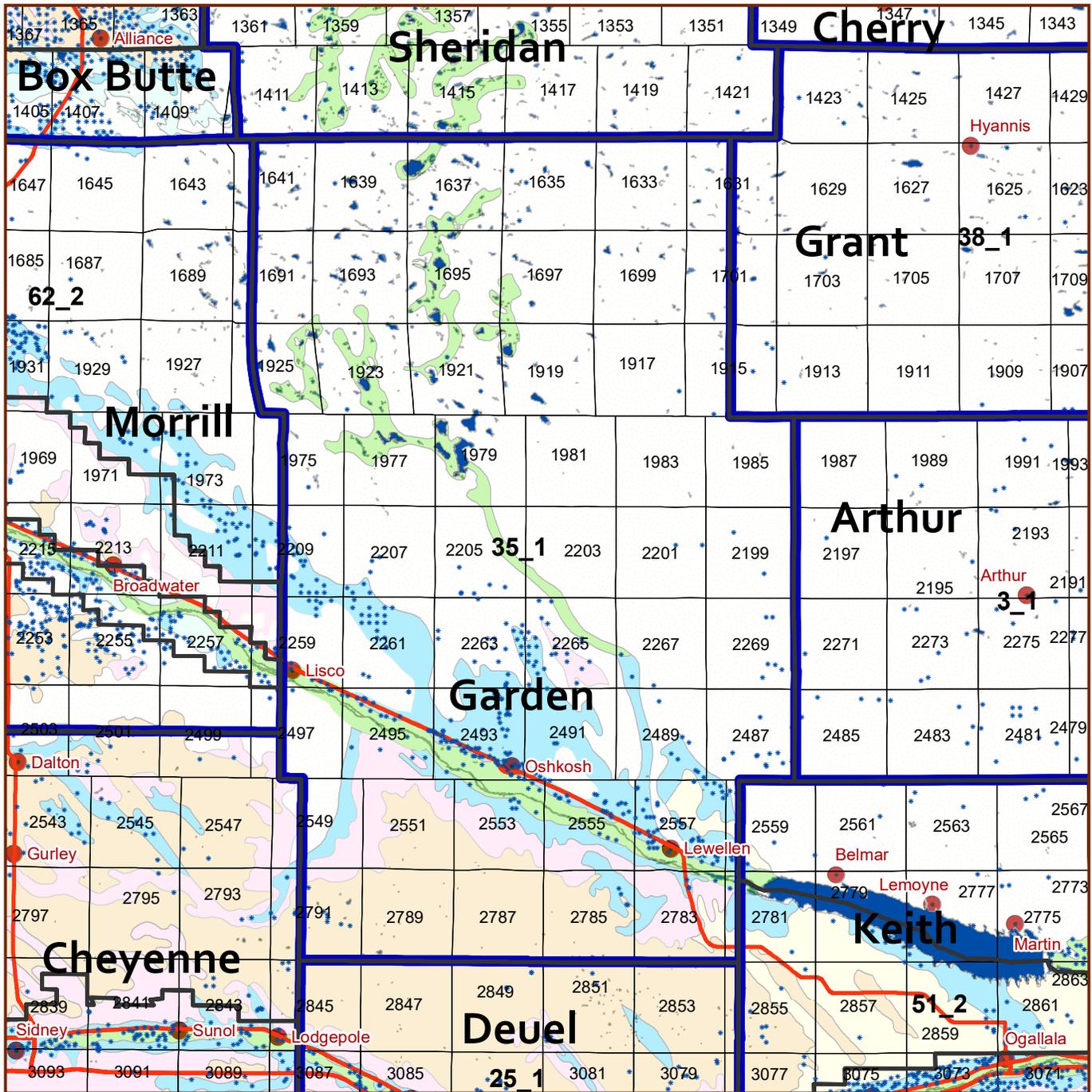
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Garden	1	415	n/a	418	415	410	410	405	405	409
Sheridan	1	460	460	460	460	n/a	460	460	405	456
Grant	1	404	404	404	404	404	404	n/a	n/a	404
Arthur	1	407	407	407	407	407	407	n/a	407	407
Keith	1	495	495	n/a	450	450	450	450	450	451
Keith	2	500	n/a	n/a	500	n/a	475	470	470	473
Deuel	1	385	n/a	385	417	n/a	387	385	385	386
Cheyenne	3	n/a	560	n/a	540	n/a	513	500	325	405
Morrill	2	385	385	n/a	n/a	n/a	385	385	385	385
Morrill	3	440	440	n/a	392	360	360	360	360	361
Morrill	4	432	446	500	434	372	388	375	471	409

County	Mkt Area	CRP	TIMBER	WASTE
Garden	1	745	n/a	50
Sheridan	1	n/a	n/a	55
Grant	1	n/a	n/a	10
Arthur	1	n/a	n/a	10
Keith	1	710	n/a	323
Keith	2	710	n/a	332
Deuel	1	597	n/a	n/a
Cheyenne	3	509	n/a	100
Morrill	2	420	n/a	30
Morrill	3	450	n/a	30

Morrill	4	483	n/a	729
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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.

GARDEN COUNTY



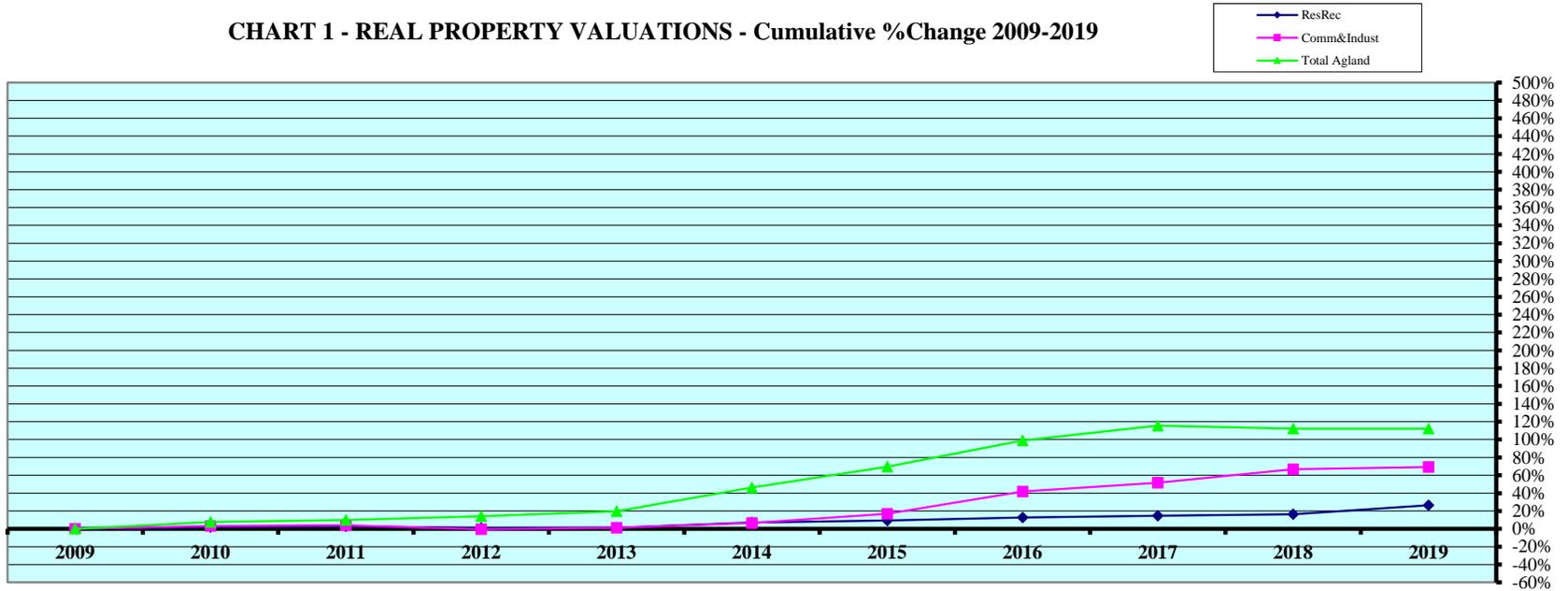
Legend

- 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	37,543,254	--	--	--	6,842,213	--	--	--	248,301,133	--	--	--
2010	38,326,921	783,667	2.09%	2.09%	7,058,896	216,683	3.17%	3.17%	267,245,131	18,943,998	7.63%	7.63%
2011	38,632,651	305,730	0.80%	2.90%	7,115,863	56,967	0.81%	4.00%	272,800,252	5,555,121	2.08%	9.87%
2012	37,837,848	-794,803	-2.06%	0.78%	6,803,565	-312,298	-4.39%	-0.56%	283,496,945	10,696,693	3.92%	14.17%
2013	38,019,620	181,772	0.48%	1.27%	6,926,795	123,230	1.81%	1.24%	297,417,528	13,920,583	4.91%	19.78%
2014	40,159,399	2,139,779	5.63%	6.97%	7,279,269	352,474	5.09%	6.39%	363,281,468	65,863,940	22.15%	46.31%
2015	41,090,872	931,473	2.32%	9.45%	7,998,608	719,339	9.88%	16.90%	420,886,780	57,605,312	15.86%	69.51%
2016	42,356,059	1,265,187	3.08%	12.82%	9,696,292	1,697,684	21.22%	41.71%	494,074,921	73,188,141	17.39%	98.98%
2017	43,068,012	711,953	1.68%	14.72%	10,380,604	684,312	7.06%	51.71%	535,360,536	41,285,615	8.36%	115.61%
2018	43,653,598	585,586	1.36%	16.28%	11,419,787	1,039,183	10.01%	66.90%	526,784,989	-8,575,547	-1.60%	112.16%
2019	47,458,340	3,804,742	8.72%	26.41%	11,580,089	160,302	1.40%	69.24%	526,639,527	-145,462	-0.03%	112.10%

Rate Annual %chg: Residential & Recreational **2.37%**

Commercial & Industrial **5.40%**

Agricultural Land **7.81%**

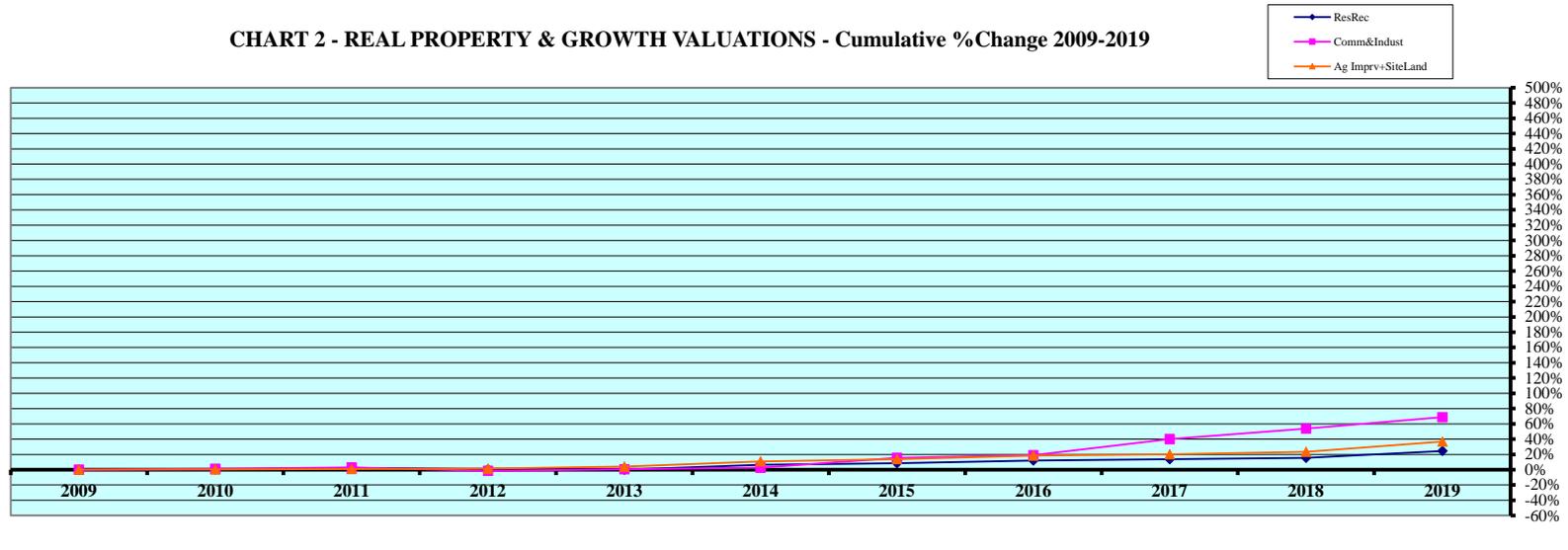
Cnty# **35**
County **GARDEN**

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	37,543,254	298,957	0.80%	37,244,297	--	--	6,842,213	84,142	1.23%	6,758,071	--	--
2010	38,326,921	691,016	1.80%	37,635,905	0.25%	0.25%	7,058,896	141,953	2.01%	6,916,943	1.09%	1.09%
2011	38,632,651	252,158	0.65%	38,380,493	0.14%	2.23%	7,115,863	71,051	1.00%	7,044,812	-0.20%	2.96%
2012	37,837,848	124,546	0.33%	37,713,302	-2.38%	0.45%	6,803,565	69,499	1.02%	6,734,066	-5.37%	-1.58%
2013	38,019,620	468,291	1.23%	37,551,329	-0.76%	0.02%	6,926,795	41,485	0.60%	6,885,310	1.20%	0.63%
2014	40,159,399	242,720	0.60%	39,916,679	4.99%	6.32%	7,279,269	264,905	3.64%	7,014,364	1.26%	2.52%
2015	41,090,872	399,120	0.97%	40,691,752	1.33%	8.39%	7,998,608	101,537	1.27%	7,897,071	8.49%	15.42%
2016	42,356,059	347,180	0.82%	42,008,879	2.23%	11.89%	9,696,292	1,548,785	15.97%	8,147,507	1.86%	19.08%
2017	43,068,012	338,010	0.78%	42,730,002	0.88%	13.82%	10,380,604	798,090	7.69%	9,582,514	-1.17%	40.05%
2018	43,653,598	255,481	0.59%	43,398,117	0.77%	15.59%	11,419,787	895,290	7.84%	10,524,497	1.39%	53.82%
2019	47,458,340	741,024	1.56%	46,717,316	7.02%	24.44%	11,580,089	31,310	0.27%	11,548,779	1.13%	68.79%
Rate Ann%chg	2.37%			1.45%			5.40%			C & I w/o growth 0.97%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2009	19,102,953	12,576,470	31,679,423	729,528	2.30%	--	--
2010	19,370,508	12,664,400	32,034,908	278,565	0.87%	0.24%	0.24%
2011	19,596,050	12,819,198	32,415,248	424,919	1.31%	-0.14%	0.98%
2012	19,580,238	12,998,853	32,579,091	394,323	1.21%	-0.71%	1.60%
2013	20,013,313	13,586,014	33,599,327	605,122	1.80%	1.27%	4.15%
2014	23,080,658	13,164,444	36,245,102	1,118,140	3.08%	4.55%	10.88%
2015	23,484,402	13,281,671	36,766,073	753,012	2.05%	-0.64%	13.68%
2016	24,448,197	13,637,014	38,085,211	579,720	1.52%	2.01%	18.39%
2017	24,544,626	14,111,822	38,656,448	543,765	1.41%	0.07%	20.31%
2018	25,253,000	15,067,782	40,320,782	1,203,770	2.99%	1.19%	23.48%
2019	27,475,680	16,481,557	43,957,237	615,740	1.40%	7.49%	36.81%
Rate Ann%chg	3.70%	2.74%	3.33%	Ag Imprv+Site w/o growth		1.53%	

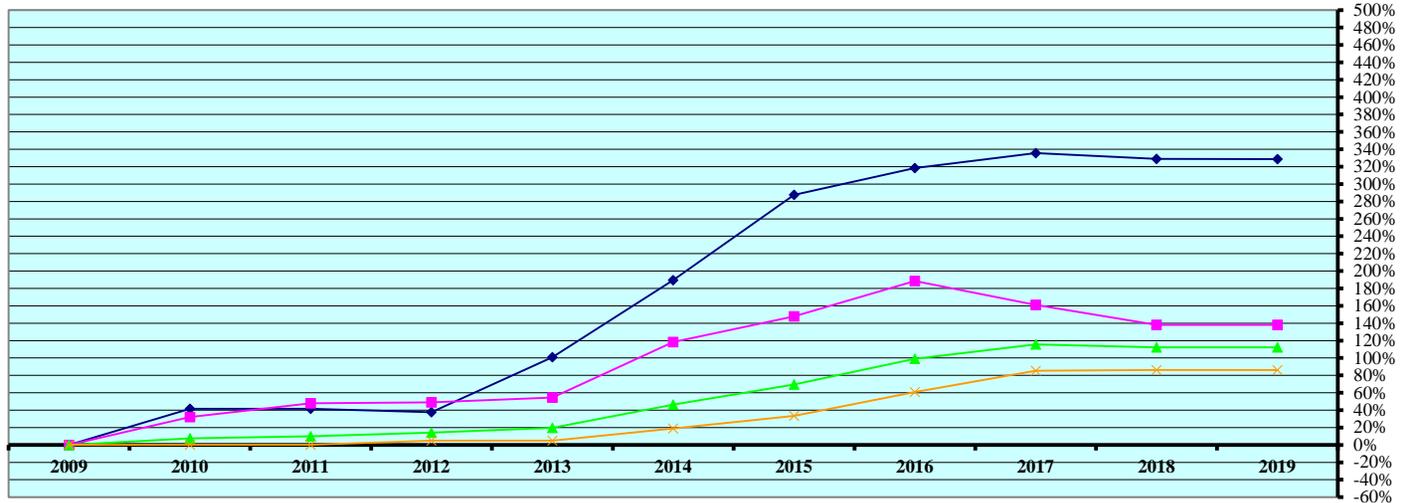
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 35
County GARDEN

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	19,510,007	--	--	--	33,334,404	--	--	--	193,186,528	--	--	--
2010	27,619,199	8,109,192	41.56%	41.56%	44,043,381	10,708,977	32.13%	32.13%	193,286,488	99,960	0.05%	0.05%
2011	27,622,866	3,667	0.01%	41.58%	49,331,766	5,288,385	12.01%	47.99%	193,546,388	259,900	0.13%	0.19%
2012	26,829,406	-793,460	-2.87%	37.52%	49,610,631	278,865	0.57%	48.83%	202,705,979	9,159,591	4.73%	4.93%
2013	39,185,028	12,355,622	46.05%	100.85%	51,489,832	1,879,201	3.79%	54.46%	202,868,478	162,499	0.08%	5.01%
2014	56,461,302	17,276,274	44.09%	189.40%	72,745,230	21,255,398	41.28%	118.23%	229,843,111	26,974,633	13.30%	18.97%
2015	75,619,377	19,158,075	33.93%	287.59%	82,641,122	9,895,892	13.60%	147.92%	257,694,649	27,851,538	12.12%	33.39%
2016	81,642,928	6,023,551	7.97%	318.47%	96,177,289	13,536,167	16.38%	188.52%	310,893,569	53,198,920	20.64%	60.93%
2017	84,994,241	3,351,313	4.10%	335.64%	86,990,676	-9,186,613	-9.55%	160.96%	357,796,101	46,902,532	15.09%	85.21%
2018	83,696,616	-1,297,625	-1.53%	328.99%	79,347,037	-7,643,639	-8.79%	138.03%	359,721,238	1,925,137	0.54%	86.20%
2019	83,643,970	-52,646	-0.06%	328.72%	79,364,907	17,870	0.02%	138.09%	359,646,637	-74,601	-0.02%	86.17%

Rate Ann.%chg: Irrigated **15.67%** Dryland **9.06%** Grassland **6.41%**

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	391,929	--	--	--	1,878,265	--	--	--	248,301,133	--	--	--
2010	391,928	-1	0.00%	0.00%	1,904,135	25,870	1.38%	1.38%	267,245,131	18,943,998	7.63%	7.63%
2011	391,905	-23	-0.01%	-0.01%	1,907,327	3,192	0.17%	1.55%	272,800,252	5,555,121	2.08%	9.87%
2012	448,654	56,749	14.48%	14.47%	3,902,275	1,994,948	104.59%	107.76%	283,496,945	10,696,693	3.92%	14.17%
2013	448,882	228	0.05%	14.53%	3,425,308	-476,967	-12.22%	82.37%	297,417,528	13,920,583	4.91%	19.78%
2014	448,700	-182	-0.04%	14.49%	3,783,125	357,817	10.45%	101.42%	363,281,468	65,863,940	22.15%	46.31%
2015	895,396	446,696	99.55%	128.46%	4,036,236	253,111	6.69%	114.89%	420,886,780	57,605,312	15.86%	69.51%
2016	895,644	248	0.03%	128.52%	4,465,491	429,255	10.64%	137.75%	494,074,921	73,188,141	17.39%	98.98%
2017	895,795	151	0.02%	128.56%	4,683,723	218,232	4.89%	149.36%	535,360,536	41,285,615	8.36%	115.61%
2018	896,170	375	0.04%	128.66%	3,123,928	-1,559,795	-33.30%	66.32%	526,784,989	-8,575,547	-1.60%	112.16%
2019	896,169	-1	0.00%	128.66%	3,087,844	-36,084	-1.16%	64.40%	526,639,527	-145,462	-0.03%	112.10%

Cnty# **35**
 County **GARDEN**

Rate Ann.%chg: Total Agric Land **7.81%**

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	19,492,579	39,156	498			33,341,056	106,574	313			193,225,487	868,049	223		
2010	27,617,898	39,443	700	40.65%	40.65%	44,043,381	106,729	413	31.91%	31.91%	193,288,996	867,622	223	0.08%	0.08%
2011	27,622,866	39,450	700	0.00%	40.65%	49,331,766	106,772	462	11.96%	47.69%	193,569,887	867,590	223	0.15%	0.23%
2012	26,792,504	38,161	702	0.27%	41.03%	49,613,852	106,491	466	0.84%	48.92%	202,630,640	873,897	232	3.93%	4.17%
2013	39,317,508	38,367	1,025	45.96%	105.86%	51,488,551	106,355	484	3.91%	54.75%	202,851,911	874,438	232	0.05%	4.21%
2014	56,446,184	38,268	1,475	43.93%	196.29%	72,752,066	106,357	684	41.29%	118.65%	229,876,400	874,446	263	13.32%	18.10%
2015	75,832,743	38,623	1,963	33.11%	294.40%	82,854,584	105,492	785	14.82%	151.06%	257,798,811	874,961	295	12.08%	32.36%
2016	81,694,063	38,541	2,120	7.96%	325.79%	96,594,727	105,186	918	16.92%	193.54%	310,893,451	875,437	355	20.53%	59.54%
2017	85,119,854	38,610	2,205	4.01%	342.85%	86,467,763	104,738	826	-10.10%	163.89%	358,041,598	875,882	409	15.11%	83.64%
2018	83,709,687	37,969	2,205	0.00%	342.87%	79,347,029	105,542	752	-8.93%	140.31%	359,732,625	882,339	408	-0.26%	83.16%
2019	83,643,970	37,939	2,205	0.00%	342.87%	79,364,886	105,566	752	0.00%	140.31%	359,646,667	882,357	408	-0.03%	83.11%

Rate Annual %chg Average Value/Acre: 16.05%

9.16%

6.24%

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	391,929	15,673	25			1,878,265	7,529	249			248,329,316	1,036,982	239		
2010	391,928	15,673	25	0.00%	0.00%	1,901,135	7,529	252	1.22%	1.22%	267,243,338	1,036,996	258	7.62%	7.62%
2011	391,928	15,673	25	0.00%	0.00%	1,904,327	7,529	253	0.17%	1.39%	272,820,774	1,037,015	263	2.09%	9.86%
2012	446,295	17,848	25	0.00%	0.00%	2,258,366	9,528	237	-6.29%	-4.99%	281,741,657	1,045,925	269	2.39%	12.48%
2013	448,633	17,942	25	0.00%	0.00%	3,902,421	9,578	407	71.90%	63.33%	298,009,024	1,046,679	285	5.70%	18.89%
2014	448,881	17,952	25	0.00%	-0.01%	3,701,741	9,619	385	-5.54%	54.27%	363,225,272	1,046,642	347	21.89%	44.92%
2015	895,396	17,904	50	100.00%	99.99%	4,141,433	9,624	430	11.82%	72.50%	421,522,967	1,046,603	403	16.05%	68.18%
2016	895,644	17,909	50	0.00%	99.99%	4,465,491	9,332	479	11.20%	91.83%	494,543,376	1,046,404	473	17.35%	97.36%
2017	895,796	17,912	50	0.00%	99.99%	4,924,995	9,257	532	11.18%	113.28%	535,450,006	1,046,399	512	8.27%	113.68%
2018	896,170	17,919	50	0.00%	99.99%	3,123,929	2,014	1,551	191.60%	521.93%	526,809,440	1,045,783	504	-1.56%	110.36%
2019	896,170	17,919	50	0.00%	99.99%	3,087,844	1,964	1,572	1.33%	530.22%	526,639,537	1,045,746	504	-0.03%	110.30%

35
GARDEN

Rate Annual %chg Average Value/Acre: 7.72%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 4,585	Value : 637,119,105	Growth 2,693,618	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	64	155,262	39	33,529	103	207,297	206	396,088	
02. Res Improve Land	638	1,995,507	72	946,189	159	2,527,753	869	5,469,449	
03. Res Improvements	639	25,742,605	72	4,431,860	170	12,835,695	881	43,010,160	
04. Res Total	703	27,893,374	111	5,411,578	273	15,570,745	1,087	48,875,697	563,320
% of Res Total	64.67	57.07	10.21	11.07	25.11	31.86	23.71	7.67	20.91
05. Com UnImp Land	16	40,157	6	21,046	5	56,840	27	118,043	
06. Com Improve Land	107	430,121	14	268,642	17	866,820	138	1,565,583	
07. Com Improvements	114	5,190,470	14	1,185,785	20	5,240,280	148	11,616,535	
08. Com Total	130	5,660,748	20	1,475,473	25	6,163,940	175	13,300,161	1,143,674
% of Com Total	74.29	42.56	11.43	11.09	14.29	46.34	3.82	2.09	42.46
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	703	27,893,374	111	5,411,578	273	15,570,745	1,087	48,875,697	563,320
% of Res & Rec Total	64.67	57.07	10.21	11.07	25.11	31.86	23.71	7.67	20.91
Com & Ind Total	130	5,660,748	20	1,475,473	25	6,163,940	175	13,300,161	1,143,674
% of Com & Ind Total	74.29	42.56	11.43	11.09	14.29	46.34	3.82	2.09	42.46
17. Taxable Total	833	33,554,122	131	6,887,051	298	21,734,685	1,262	62,175,858	1,706,994
% of Taxable Total	66.01	53.97	10.38	11.08	23.61	34.96	27.52	9.76	63.37

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	30	66,970	30	66,970	0
24. Non-Producing	0	0	0	0	7	41,529	7	41,529	0
25. Total	0	0	0	0	37	108,499	37	108,499	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	68	3	25	96

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	18,610	26	2,718,937	2,736	437,979,121	2,764	440,716,668
28. Ag-Improved Land	0	0	29	3,496,973	483	93,244,692	512	96,741,665
29. Ag Improvements	1	66,190	29	2,205,075	492	35,105,150	522	37,376,415

30. Ag Total					3,286	574,834,748
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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	3	2.99	4,485	
32. HomeSite Improv Land	0	0.00	0	16	17.32	175,515	
33. HomeSite Improvements	0	0.00	0	20	0.00	1,042,095	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	21	58.86	151,225	
37. FarmSite Improvements	1	0.00	66,190	27	0.00	1,162,980	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	37	82.23	0	
40. Other- Non Ag Use	0	0.00	0	1	19.47	10,934	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	85	85.01	291,510	88	88.00	295,995	
32. HomeSite Improv Land	303	385.77	3,675,000	319	403.09	3,850,515	
33. HomeSite Improvements	307	0.00	22,709,430	327	0.00	23,751,525	0
34. HomeSite Total				415	491.09	27,898,035	
35. FarmSite UnImp Land	57	77.39	143,163	57	77.39	143,163	
36. FarmSite Improv Land	435	1,311.06	3,063,153	456	1,369.92	3,214,378	
37. FarmSite Improvements	475	0.00	12,395,720	503	0.00	13,624,890	986,624
38. FarmSite Total				560	1,447.31	16,982,431	
39. Road & Ditches	1,335	4,593.57	0	1,372	4,675.80	0	
40. Other- Non Ag Use	6	686.06	386,308	7	705.53	397,242	
41. Total Section VI				975	7,319.73	45,277,708	986,624

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	8	1,679.66	853,324
44. Market Value	0	0.00	0	8	1,679.66	3,226,397
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	109	24,794.04	15,921,665	117	26,473.70	16,774,989
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	2,328.36	6.14%	5,227,168	6.24%	2,245.00
46. 1A	7,439.15	19.61%	16,700,903	19.94%	2,245.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	5,775.44	15.22%	12,705,968	15.17%	2,200.00
49. 3A1	8,822.44	23.25%	19,409,368	23.17%	2,200.00
50. 3A	988.44	2.61%	2,164,685	2.58%	2,190.00
51. 4A1	7,238.88	19.08%	15,853,160	18.92%	2,190.00
52. 4A	5,346.42	14.09%	11,708,677	13.98%	2,190.00
53. Total	37,939.13	100.00%	83,769,929	100.00%	2,208.01
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	66,925.14	63.42%	50,528,512	63.68%	755.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	20,338.74	19.27%	15,254,221	19.23%	750.01
58. 3D1	11,595.84	10.99%	8,697,038	10.96%	750.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	3,422.94	3.24%	2,498,755	3.15%	730.00
61. 4D	3,242.56	3.07%	2,367,083	2.98%	730.00
62. Total	105,525.22	100.00%	79,345,609	100.00%	751.91
Grass					
63. 1G1	53,864.22	6.10%	22,354,156	6.16%	415.01
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	2,353.08	0.27%	984,010	0.27%	418.18
66. 2G	10,756.54	1.22%	4,463,974	1.23%	415.00
67. 3G1	36,586.41	4.14%	15,396,973	4.24%	420.84
68. 3G	442,179.82	50.07%	182,605,807	50.31%	412.97
69. 4G1	247,030.58	27.97%	100,527,542	27.70%	406.94
70. 4G	90,322.72	10.23%	36,618,712	10.09%	405.42
71. Total	883,093.37	100.00%	362,951,174	100.00%	411.00
Irrigated Total					
	37,939.13	3.63%	83,769,929	15.82%	2,208.01
Dry Total					
	105,525.22	10.09%	79,345,609	14.98%	751.91
Grass Total					
	883,093.37	84.45%	362,951,174	68.54%	411.00
72. Waste	17,919.40	1.71%	896,169	0.17%	50.01
73. Other	1,268.05	0.12%	2,594,159	0.49%	2,045.79
74. Exempt	142.33	0.01%	78,893	0.01%	554.30
75. Market Area Total	1,045,745.17	100.00%	529,557,040	100.00%	506.39

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	7.99	17,938	1,558.70	3,436,428	36,372.44	80,315,563	37,939.13	83,769,929
77. Dry Land	0.00	0	282.37	211,233	105,242.85	79,134,376	105,525.22	79,345,609
78. Grass	1.64	672	4,530.18	1,860,734	878,561.55	361,089,768	883,093.37	362,951,174
79. Waste	0.00	0	90.95	4,551	17,828.45	891,618	17,919.40	896,169
80. Other	0.00	0	131.46	360,805	1,136.59	2,233,354	1,268.05	2,594,159
81. Exempt	0.00	0	0.00	0	142.33	78,893	142.33	78,893
82. Total	9.63	18,610	6,593.66	5,873,751	1,039,141.88	523,664,679	1,045,745.17	529,557,040

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	37,939.13	3.63%	83,769,929	15.82%	2,208.01
Dry Land	105,525.22	10.09%	79,345,609	14.98%	751.91
Grass	883,093.37	84.45%	362,951,174	68.54%	411.00
Waste	17,919.40	1.71%	896,169	0.17%	50.01
Other	1,268.05	0.12%	2,594,159	0.49%	2,045.79
Exempt	142.33	0.01%	78,893	0.01%	554.30
Total	1,045,745.17	100.00%	529,557,040	100.00%	506.39

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 Lewellen	22	47,359	191	666,967	191	5,352,830	213	6,067,156	118,890
83.2 Lisco	14	24,358	48	105,320	48	2,384,155	62	2,513,833	0
83.3 Oshkosh	42	107,903	446	1,324,050	447	20,340,415	489	21,772,368	179,570
83.4 Rural Residential	128	216,468	184	3,373,112	195	14,932,760	323	18,522,340	264,860
84 Residential Total	206	396,088	869	5,469,449	881	43,010,160	1,087	48,875,697	563,320

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Lewellen	5	6,077	27	89,915	29	856,920	34	952,912	4,340
85.2	Oshkosh	11	35,645	81	328,131	86	4,489,040	97	4,852,816	25,085
85.3	Rural Commercial	11	76,321	30	1,147,537	33	6,270,575	44	7,494,433	1,114,249
86	Commercial Total	27	118,043	138	1,565,583	148	11,616,535	175	13,300,161	1,143,674

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	53,862.80	6.14%	22,353,084	6.24%	415.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	2,353.08	0.27%	984,010	0.27%	418.18
90. 2G	10,756.54	1.23%	4,463,974	1.25%	415.00
91. 3G1	35,420.32	4.04%	14,522,389	4.06%	410.00
92. 3G	438,321.56	50.00%	179,712,058	50.18%	410.00
93. 4G1	245,553.32	28.01%	99,449,145	27.77%	405.00
94. 4G	90,322.72	10.30%	36,618,712	10.23%	405.42
95. Total	876,590.34	100.00%	358,103,372	100.00%	408.52
CRP					
96. 1C1	1.42	0.02%	1,072	0.02%	754.93
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,166.09	17.93%	874,584	18.04%	750.01
101. 3C	3,858.26	59.33%	2,893,749	59.69%	750.01
102. 4C1	1,477.26	22.72%	1,078,397	22.25%	730.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	6,503.03	100.00%	4,847,802	100.00%	745.47
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	876,590.34	99.26%	358,103,372	98.66%	408.52
CRP Total	6,503.03	0.74%	4,847,802	1.34%	745.47
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	883,093.37	100.00%	362,951,174	100.00%	411.00

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

35 Garden

	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	47,458,340	48,875,697	1,417,357	2.99%	563,320	1.80%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	27,475,680	27,898,035	422,355	1.54%	0	1.54%
04. Total Residential (sum lines 1-3)	74,934,020	76,773,732	1,839,712	2.46%	563,320	1.70%
05. Commercial	11,580,089	13,300,161	1,720,072	14.85%	1,143,674	4.98%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	11,580,089	13,300,161	1,720,072	14.85%	1,143,674	4.98%
08. Ag-Farmsite Land, Outbuildings	16,096,111	16,982,431	886,320	5.51%	986,624	-0.62%
09. Minerals	113,009	108,499	-4,510	-3.99	0	-3.99%
10. Non Ag Use Land	385,446	397,242	11,796	3.06%		
11. Total Non-Agland (sum lines 8-10)	16,594,566	17,488,172	893,606	5.38%	986,624	-0.56%
12. Irrigated	83,643,970	83,769,929	125,959	0.15%		
13. Dryland	79,364,907	79,345,609	-19,298	-0.02%		
14. Grassland	359,646,637	362,951,174	3,304,537	0.92%		
15. Wasteland	896,169	896,169	0	0.00%		
16. Other Agland	3,087,844	2,594,159	-493,685	-15.99%		
17. Total Agricultural Land	526,639,527	529,557,040	2,917,513	0.55%		
18. Total Value of all Real Property (Locally Assessed)	629,748,202	637,119,105	7,370,903	1.17%	2,693,618	0.74%

2020 Assessment Survey for Garden County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 - about three weeks a year
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$125,700
7.	Adopted budget, or granted budget if different from above:
	\$125,700
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$50,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$50,000 (This is also used for GIS Contracts and Expenses)
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$13,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$15,172 (due to a lack of a deputy)

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Oshkosh and Lewellen are zoned.
4.	When was zoning implemented?
	1998 - rural

D. Contracted Services

1.	Appraisal Services:
	Lore Appraisal is hired as needed. Pritchard & Abbot is used for Oil & Gas. There are no contracts.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Only as needed.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Will need to be credentialed. Our county Attorney approves all contracts, etc.
4.	Have the existing contracts been approved by the PTA?
	No
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes with the Assessor's input and approval.

2020 Residential Assessment Survey for Garden County

1.	Valuation data collection done by:												
	The county assessor, staff, and on a short-term basis 1 part-time lister as needed.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural is a different market for those individuals seeking the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural improvements (valued the same as #4)</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.	2	Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.	3	Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.	4	The rural is a different market for those individuals seeking the amenities of country living.	AG	Agricultural improvements (valued the same as #4)
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.												
2	Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.												
3	Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.												
4	The rural is a different market for those individuals seeking the amenities of country living.												
AG	Agricultural improvements (valued the same as #4)												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost approach is used and the sales will be used in the development of the depreciation.												
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 assessor works with a credentialed appraiser on an as needed basis to establish new depreciation tables based on the local market.												
5.	Are individual depreciation tables developed for each valuation group?												
	No, one depreciation table is developed with economic depreciation adjustments applied to individual villages.												
6.	Describe the methodology used to determine the residential lot values?												
	A square foot price has been developed for residential lots and a per acre breakdown has been established for larger parcels.												
7.	How are rural residential site values developed?												
	Rural residential site values are developed using \$12,000 for the homesite, additional acres 1-3 are valued at \$3,000, acres 3-9 are at \$1,500, acres 9-20 are at \$700 and over 20 are at \$500.												
8.	Are there form 191 applications on file?												
	No												

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

A spreadsheet is maintained showing vacant lot sales and a per sq ft price is developed for each grouping.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2014	2018	2018	2015-2016
2	2014	2012	2018	2016-2017
3	2014	2012	2018	2016-2017
4	2014	2018	2018	2019
AG	2014	2018	2018	2019

Residential lots values are reviewed when costing and depreciation is updated. There are seldom any sales to make logical changes, typically they will stay the same unless split or combined with another parcel.

2020 Commercial Assessment Survey for Garden County

1.	Valuation data collection done by:													
	The county assessor and staff.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial within Garden County.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	All commercial within Garden County.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	All commercial within Garden County.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The cost approach is used to estimate market value and sales will be used in the development of the depreciation. There is not sufficient data to put any reliance on the income approach.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	A contracted appraiser will be hired if needed to assist in the proper valuation of a property considered to be a unique commercial property.													
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?													
	A credentialed appraiser was used to establish new depreciation tables from the local market information.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	Only one valuation group is used for commercial property.													
6.	Describe the methodology used to determine the commercial lot values.													
	A front foot price has been developed for commercial lots and a per acre breakdown has been established depending on the size of the larger parcels and the amenities.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2015	2018	2014	2020
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2015	2018	2014	2020										
	Depreciation tables were built with assistance from Susie Lore of Lore Appraisal.													

2020 Agricultural Assessment Survey for Garden County

1.	Valuation data collection done by:							
	The county assessor and staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.</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	Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.	2018						
3.	Describe the process used to determine and monitor market areas.							
	Each year the qualified agricultural sales are plotted on a geocode map of the county to determine if there is a potential need for market areas. The sales do not indicate a benefit for different areas.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county looks for the presence of blinds and when identified 1 acre is deemed recreational for each blind that is present. If the primary use of the land is for residential living it is considered Rural Residential. Agricultural land is land that has the primary use of agricultural.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes farm home sites carry the same value as rural residential sites. No significant differences have not been recognized from the market.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Stanard Appraisal was hired in 2018 only to value county feed lots. A land value of \$1,000 per acre was applied to feed lot land.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Information is obtained from the North Platte Natural Resource District. In Garden County, there are three parcels in WRP into perpetuity. Copies of the surveys were obtained and drawn onto the parcels. This land is all valued at 100% of market value.							
	<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?							
	75							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	Blinds were studied as an indicator of non-agricultural influence and it was determined that each blind would be designated as one acre of rural recreational.							

	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	The few sales of land along the North Platte River have been deemed to be influenced by recreational purposes such as goose hunting. However, most of the land in the area is used for agricultural purposes such as grazing. This information was obtained by interview and by the filing of Form 456 (Special Valuation Application) by the owner.
8d.	Where is the influenced area located within the county?
	Influenced areas in the county are along the North Platte River.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	<p>In the uninfluenced area, the agricultural sales will be reviewed. A model was be built on a spreadsheet to analyze the market trends by class and subclass. Proposed values and estimated final statistics will be evaluated.</p> <p>A study was done to determine the amount of land that was used for recreational purposes. It was determined that one acre of land would be deemed for recreational purposes for each blind that was present. The land with blinds designated as recreational are valued at 100% of recreational market per sales. The remaining land is valued as agricultural at 75% of market with the help of the county attorney.</p>

2019 Plan of Assessment for Garden County Assessment Years 2020, 2021 and 2022

**Date: June 15, 2019
(Updated October 10, 2019)**

Plan of Assessment Requirements:

Pursuant to Nebraska Law 2005, LB 263, Section 9, (Statute § 77-1311.02) on or before June 15 each year, the Assessor shall prepare a plan of assessment (herein after referred to as the "Plan"), which shall describe the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the County Board of Commissioners. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

General Description of Real Property in Garden County:

Per the 2019 County Real Estate Abstract, Garden County consists of 4,586 parcels, with the following real property types:

	<u>No. of Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Base of Real Estate</u>
Residential	1,089	23.75	7.55
Commercial	174	3.79	1.84
Agricultural	3,286	71.66	90.60
Mineral	37	.80	.01

Garden County has 1,045,782.90 acres of taxable agricultural land (with GIS acre counts): 3.63% consists of irrigated land, 84.37% is grassland, 10.09% is dryland, and 1.91% is waste, water, etc.

Garden County has a State Game Refuge, which lies 110 yards back from both sides of the river banks of the North Platte River (NE Statute 37-706). Hunting and certain other activities are prohibited on this privately-owned land. In the northern half of the county lies Crescent Lake National Wildlife refuge, which is a Federal Refuge consisting of approximately 46,637 acres.

Current Resources:

A. Staff/Budget/Training:

The Assessor's staff consists of the assessor, deputy assessor and one clerk. We submitted a 2019/2020 budget for \$127,500 for the office, which was approved by the County Board. Appraisal work is paid for through a Reappraisal Fund; the unspent money in this fund is carried over each fiscal year. With the 2019-2020 budget we will have \$50,000 in the fund. Our GIS contract expenses also come out of this.

The assessor and deputy (when applicable) obtain a minimum of 60 hours of required training necessary to retain assessor's certification.

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

The Garden County Cadastral Maps were prepared in the 1970's (as closely as we can determine). In 2008, we contracted with GIS Workshop in Lincoln, Nebraska, for a GIS system with the new numerical soil survey, and implementation was completed in 2012. Even though information is kept current on the GIS system, we also keep the ownership and all split outs current in the cadastral books, occasionally referencing the cadastral books for measurements, etc.

C. Property Record Cards:

Property record cards in the Assessor's office are complete, detailed and current. The record cards contain the following:

- Parcel identification number
- Owner's name and address
- 911 address (situs) if applicable
- Pricing sheets of houses, garages and outbuildings which include all information and notes about each improvement, Replacement Cost New with depreciation applied for current condition, location, etc. Signed questionnaires from improvement owners are also included if applicable, along with aerial photos with land use if applicable. Current values are shown and necessary information showing how the values are derived. Numbered photos depicting each improvement
- Sketches of all buildings
- For cards with ag land the land breakdowns are included, along with aerial photos showing land use if applicable
- Cadastral map page and aerial map number
- Tax district code, which is comprised of all entities to which each parcel owner pays property taxes. These include school, county, community college, Natural Resource District, ESU District, Ag Society, Airport Authority, Fire and Cemetery Districts, and Oshkosh or Lewellen, if applicable.
- Deed information for each time a parcel changes hands, including the seller, buyer, deed book and page, sale date, and consideration if applicable.
- Aerial photo for all rural parcels of land and improvements
- Notes concerning inspections
- A summary sheet with a correlation statement explaining the three approaches to value

D. Software for CAMA, Assessment Administration:

The Garden County Assessor's office contracts with MIPS for CAMA pricing and an administrative package. We also contract with GIS Workshop for our GIS system.

Current Assessment Procedures for Real Property:

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

Methods of discovering changes in real estate include county zoning permits, city building permits, aerial imagery, information from realtors and appraisers, reports by taxpayers and neighbors, ongoing inspections by staff as we travel throughout the county and a variety of other sources. New pivots listed on Personal Property Schedules occasionally indicate newly irrigated land. We also periodically run reports for various CAMA building codes and occupancy codes (i.e. Quonsets, Farm Utility Buildings, etc.) These are reviewed in an effort to ensure equality throughout.

New Property: For assessment year 2019, several building permits and/or Information Statements and zoning permits were filed for new property construction/additions in the county. The 2019 appraisal maintenance work incorporated these permits, which included newly constructed buildings, removed/deteriorated improvements and updated land use, etc.

B. *Data Collection:*

We perform extensive pick-up work each year. Data and information are collected by two staff members and with occasional guidance from Appraiser Susan Lore if needed. In accordance with Nebraska Statute 77-1311.03, the county reviews all parcels of real property no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market.

C. *Review assessment sales ratio studies before assessment actions:*

We monitor sales of each classification of property; sales studies are ongoing and are used for valuation updates each year. This information is also used to prepare depreciation tables. We prepare spreadsheets of residential, commercial and agricultural sales each year based on the qualified sales rosters. We also prepare maps with agriculture sales plotted to indicate any potential market areas of value, etc. We run various "what-ifs" to determine the most appropriate percentage increases/ decreases to apply to bring values within the required statistical ranges, if needed.

D. *Approaches to Value:*

1) *Market Approach; sales comparisons:*

As mentioned above we perform extensive sales studies, and the market approach is shown by the current adjusted valuations.

2) *Cost Approach; cost manual used and date of manual and latest depreciation study:*

The date of the Marshall & Swift costing used on all Oshkosh and rural residential improvements is now 2018. Lewellen and Lisco residential, as well as all commercial parcels, will be updated in 2020, from 2012 to 2018 cost tables. This will result in all improvements in the county being priced on 2018 costs.

Our records have the Replacement Cost New of improvements with depreciation applied for the current condition, location, etc. This reflects the cost approach.

3) *Income Approach; income and expense data collection/analysis from the market:*

In a rural county like Garden County, for most properties the income approach is not applicable.

4) *Land valuation studies, establish market areas, special value for agricultural land:*

Again, we do sales studies on all arm's length sales and prepare various spreadsheets of sales. Ag sales are plotted on a geocode map of the county to look for potential areas of market, etc. We also run various "what if's" to determine potential value changes for different classes of land, and to determine the most equitable and appropriate overall increases/decreases in values to achieve the required statistics for levels of values.

E. Reconciliation of Final Value and Documentation:

The market is analyzed based on the standard approach to valuation, with the final value based on the most appropriate method.

Our property record cards have all necessary information to show values, how values were determined, etc. On improved parcels we have the Replacement Cost New of improvements and physical, locational and any functional depreciations appropriate for the final values. Each file with improvements contains a correlation section that summarizes the results of each approach to value that has been completed for each parcel. We have appraisal information with depreciation tables, cost tables, etc., easily available for anyone who wishes to view it.

F. Review assessment sales ratio studies after assessment actions:

All assessment actions are taken with the assessment sales ratio studies in mind, to assure that the actions taken result in the proper valuations to meet the required statistics.

G. Notices and Public Relations:

The Garden County Assessor and staff strive to create an inviting and welcoming office environment for the public. We believe in open communication and public education on the duties of our office and the laws that affect the public. Notice of Valuation Changes are mailed to property owners on or before June 1st of each year, along with a letter explaining all value changes, statistics, etc. These are mailed to the owners of record as of May 20th and to the last known addresses of property owners. After notices have been mailed, the assessor and staff are available to answer any questions or concerns from the taxpayers. Articles are put in the paper about homestead exemptions, personal property filing deadlines, etc.

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

<u>Property Class</u>	<u>Median</u>
Residential	97
Commercial	99
Agricultural	73

For more information regarding statistical measures, see the 2019 Nebraska Department of Revenue, Property Assessment Division Reports and Opinions for Garden County.

Assessment Actions Taken:

Residential:

As the final step of the rural residential portion of the Six Year Review, questionnaires were mailed in October of 2018 to all rural improvement owners. Questions on the form included the last update of kitchens, bathrooms, roofs replaced, basement info, floor covers, type of heat/ac, and any other changes to houses or outbuildings, etc. The property owners also sign and date these for verification. A total of three questionnaires was sent to property owners who did not respond. This resulted in very good response overall. For 2019 all information was updated and processed in our CAMA system as the final step in the six-year rural residential review. Inspections were performed on these parcels as needed. We also reviewed several residential changes listed on building and zoning permits, along with other sources.

Each year residential sales are monitored for accuracy and for any adjustments/changes that should be done. Such adjustments are in turn applied to all sold and unsold parcels in each classification.

Sales and statistical information for the appropriate two-year sales period were reviewed. Questionnaires sent to Grantees along with study of other information, and the sales info updated. We had a total of 57 qualified residential sales; 18 in Lewellen, 2 in Lisco, 32 in Oshkosh and 5 rural residential properties. Values in Oshkosh and on rural residential were too low statistically. Performing the above- mentioned projects brought statistics in three of the four market areas to appropriate ranges. Because of the low number of sales in Lisco, most of which are very low dollar, we are unable to get a true picture of the statistical measures.

Commercial:

Commercial sales and statistical information were reviewed. Statistical measures are difficult to determine due to the low number of qualified sales and the variety of occupancy codes.

The last commercial review was implemented in 2015. Since that time, commercial appraisal maintenance has been limited mainly to pick-up work on new or altered structures.

Agricultural:

In December of 2018/January 2019 we received 2018 land imagery from GIS. This imagery was compared, parcel by parcel, to the 2016 imagery to determine any changes in land use. This included adjusting minor areas for land use changes, fine-tuning farmsite acres, double checking and noting sources of irrigation, etc. All pickup work was completed.

The 2019 Garden County ag land valuations were determined by using the statistics and information received from the PAD of 34 in-county ag sales (including all MLU categories) deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold and the median market value of each classification (at approximately 75%). All qualified ag sales were plotted on a geocode map of Garden County to check for a need for market areas. None were indicated. Therefore, because the sales do not indicate any specific market areas, the value for each class (i.e. 3G1, 3G, etc.) will remain the same per class throughout the county.

Preliminary stats on the arm's length transactions of ag land in Garden County indicated, at 80% MLU, grass with a median of 73% (based on 11 sales), dryland at 74% (using 9 sales) and irrigated (with 5 sales) at 74%. Therefore, all ag land values remained the same, with a final overall median of 73% for agricultural land.

Special Value:

As with agricultural land, sales were monitored. Because we have so few sales of river land in each three-year sales period, any changes in value are hard to determine and/or justify. In 2015, with input from PAD, we used sales of accretion from the last 5 years to set values for recreational acres. These values have been carried forward due to lack of sales of river land property.

Assessment Actions Planned for Assessment Year 2020:

Marshall & Swift cost tables for all Lewellen, Lisco and all commercial properties will be updated to 2018 costing. This will result in all improvements in the county being updated to 2018 costing tables.

- **Residential:** Residences in Oshkosh, Lewellen and Lisco will continue to be monitored for any changes, and appraisal maintenance will be completed. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Each year we run various spreadsheet reports (i.e. on mobile homes, modulars, equipment storage buildings, carports, storage units, etc.) to ensure equality in each type.

- **Commercial:**
- The last complete commercial reappraisal was implemented in 2015, and since that time all pickup work, etc. has been done to ensure our records are current. For 2020 we will begin the next cycle of commercial review. All commercial parcels will be externally inspected, and new photos taken. Questionnaires will be mailed requesting detailed information on the interiors. We will also implement 2018 costs.
- Appraisal maintenance and market analysis will be continued.
- **Agricultural land:**
Appraisal maintenance and market analysis will be continued on all ag land.
- We also prepare statistical analysis, spreadsheets, etc. each year on all three classes of real estate to ensure our values are within the required measurements.

Assessment Actions Planned for Assessment Year 2021:

- **Residential:** Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc.
- **Ag improvements:** Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc.
- **Commercial:** Appraisal maintenance and market analysis will be continued. Accuracy of the 2020 commercial reappraisal will be checked on each parcel. This includes an ongoing review of records for accuracy in the computer and on the hard copy records.
- **Agricultural land:** We will continue monitoring land use, etc. Appraisal maintenance and market analysis will be continued.
- We also prepare statistical analysis, spreadsheets, etc. each year on all three classes of real estate to ensure our values are within the required measurements.

Assessment Actions Planned for Assessment Year 2022:

- **Residential:** Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc. we will work on another reappraisal of all Oshkosh residential properties.
- **Ag improvements:** Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing Costing Tables, depreciation tables, etc.
- **Commercial:** A complete updated commercial review will be implemented. Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records. Time will also be spent reviewing costing tables, depreciation tables, etc.

- **Agricultural land:** We will continue monitoring land use, etc. Appraisal maintenance and market analysis will be continued.
- We also do statistical analysis, spreadsheets, etc. each year on all three classes of real estate to ensure our values are within the required measurements.

Other Functions Performed by the Assessor’s Office, but not limited to:

1. Record maintenance, mapping updates, and ownership change.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Real Estate Abstract
 - b. Assessed Value Update with the current value of real estate in the sales file
 - c. Assessor Survey
 - d. Report Sales information for PA&T rosters
 - e. School District Taxable Value Report
 - f. Certification of Values to political entities
 - g. Homestead Exemption Tax Loss Report
 - h. Certificate of Taxes Levied Report
 - i. Report of current values for properties owned by Board of Education Land & Funds
 - j. Annual Plan of Assessment Report for the next three years
 - k. Average Residential Value for Homestead Exemption purposes
3. Personal Property: administer annual filing of approximately 430 schedules, prepare subsequent notice for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of Intent to Tax, etc.
6. Homestead Exemptions: administer approximately 140 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Send “Notice of Valuation Change” letters for all properties on which values changed on or before June 1st.
8. Centrally Assessed: review and implementation of the valuations of centrally assessed entities as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
9. Certify total valuations of real estate, minerals and oil and gas records, personal property, centrally assessed companies to all taxing entities on or before August 20th, along with growth when applicable.
10. Annual Inventory: update report designating personal property of the Assessor’s office by August 25th each year.

11. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax, if applicable. Garden County currently has no TIF.
12. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
13. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
14. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.
15. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
16. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
17. Education: Assessor and/or Deputy Assessor: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Anyone currently holding an assessor's certificate is required to obtain a minimum of 60 hours every four years.
18. Garden County Procedures Manual: prepare, maintain and annually update.
19. Tax List Corrections: prepare tax list correction documents for approval of the County Board of Equalization when necessary.
20. Process Real Estate Transfers: The appropriate paperwork for Transfers (Form 521s) is completed as soon as possible after they are brought to our office by the County Clerk's personnel. All sales are deemed to be qualified sales until shown otherwise. Ownership changes, etc. are completed in our administrative and CAMA systems, on the property record card and folder, in the real estate books, in the cadastral map books, on index cards, on a tablet of changes for the Treasurer's office, and in GIS if applicable. Transfer Statements (Form 521s) and the attached paperwork are forwarded to PAD in a timely manner. We also keep sales books for each class of property, which list pertinent information for realtors, appraisers, property owners and other interested parties. We maintain a spreadsheet/list of all property owners along with other names of owners, in such a fashion that we can search for ownership using any names on the deeds.

The Garden County Assessor and staff maintain real estate parcel record information on <https://garden.gworks.com>. This assists property owners, realtors, appraisers, lending companies, etc.

Conclusion

The main goal for Garden County is equalization and uniformity of valuation of all property in the county. The first step is to assure good record keeping and constant analysis of sales information.

The Garden County Assessor and staff strive very diligently to complete all duties and responsibilities required of the office, while doing so within the budget we are allowed.

We run an efficient, user-friendly office which both serves the public and follows the Nebraska Statutes, Regulations and Directives that we are obligated to follow. I believe we do so in a very effective, congenial manner.

Respectfully submitted:

Janet L. Shaul, Garden County Assessor

October 10, 2019
Date

VG	Area	Parcel Count	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
	OSHKOSH	776	X				X				X						X					
	LEWELLEN & LISCO	776 <small>incl above</small>	X					X				X						X				
	RURAL OUTBLDGS	316	X						X				X	X						X		
	RURAL HOUSES	316 <small>incl above</small>	X						X				X	X						X		
	COMMERCIAL	171		X						X						X	X					X
	AG LAND	3292					X			X		X		X		X		X			X	
	MINERAL / OIL & GAS	37	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	TOTAL	4592																				
VG	Area	Parcel Count		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
	OSHKOSH	776																				
	LEWELLEN & LISCO	776 <small>incl above</small>																				
	RURAL OUTBLDGS	316																				
	RURAL HOUSES	316 <small>incl above</small>																				
	COMMERCIAL	171																				
	AG LAND	3292																				
	MINERAL / OIL & GAS	37																				
	TOTAL	4592																				

We hereby accept the

**2019 Plan of Assessment for Garden County
Assessment Years 2020, 2021 and 2022**

As presented to us by Janet L. Shaul, Garden County Assessor, on July 2019 pursuant to Nebraska Department of Property Assessment and Taxation Directive 05-04 and Nebraska Statute 77-1311.02.

Garden County Board of Equalization:

_____	<u>July 22, 2019</u>
Dixann Krajewski, Chairperson	Date
_____	<u>July 22, 2019</u>
Dave Dymak	Date
_____	<u>July 22, 2019</u>
Terry Krauter	Date