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DEPARTMENT OF REVENUE

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

GREELEY 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 Greeley 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 Greeley 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: Joan Goodrich, Greeley 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.

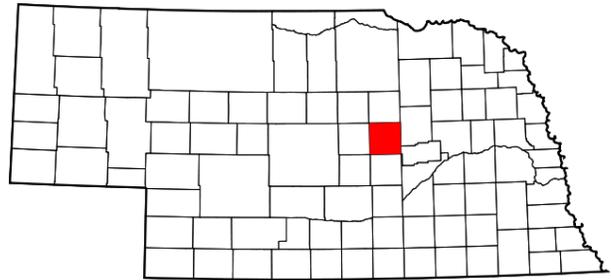
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

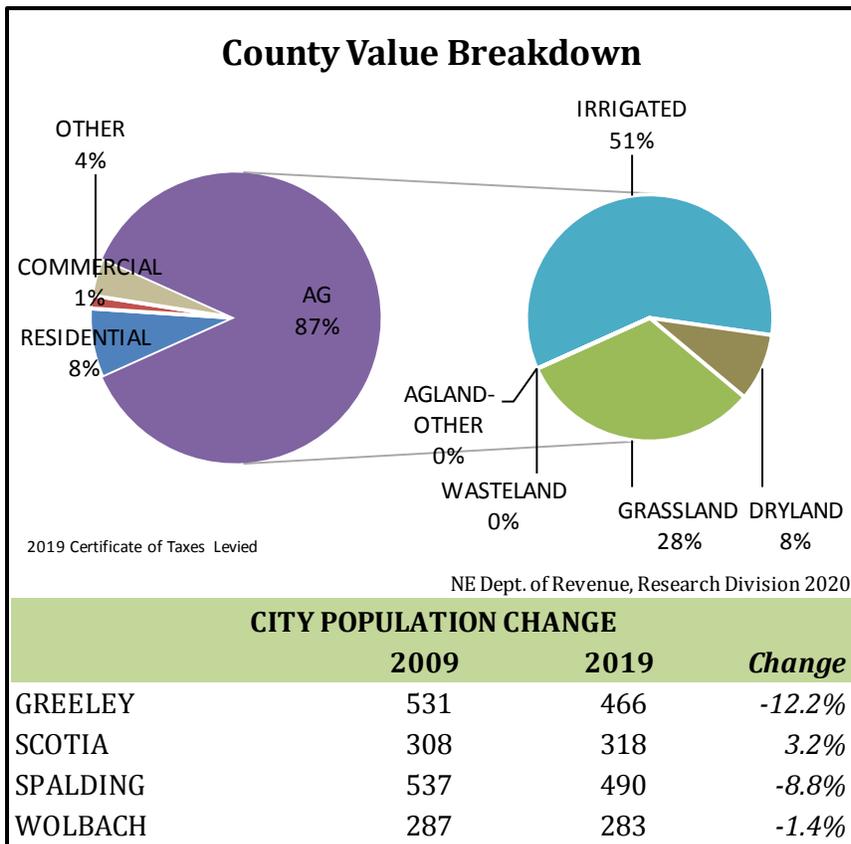
**Further information may be found in Exhibit 94*

County Overview

With a total area of 570 square miles, Greeley County had 2,356 residents, per the Census Bureau Quick Facts for 2018, a 7% population decline from the 2010 U.S. Census. Reports indicated that 81% 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 \$59,309 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Greeley County are located in and around Greeley and Spalding. According information available from the U.S. Census Bureau, there were 67 employer establishments with total employment of 316.



Agricultural land accounts for the overwhelming majority of the county's valuation base. Grassland makes up a majority of the land in the county. Greeley County is included in the Lower Loup Natural Resources District (NRD).

2020 Residential Correlation for Greeley County

Assessment Actions

For the 2020 assessment year, Scotia, which is in valuation group one, was physically inspected and reviewed as part of the six-year cycle. New photos of all structures were taken.

All pickup work was completed and placed on the assessment roll.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. The usability rate for sales is somewhat lower than the statewide average. The field liaison reviewed the non-qualified sales roster and discussed several sales with the assessor to better understand the reason for disqualification. The qualification of a few sales were changed. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property. Currently there are three valuation groups recognized by the county assessor.

Greeley County is current with the required six-year physical inspection and review cycle. The county has a spreadsheet that is kept updated as each town is physically inspected and reviewed by the assessor staff. Lot values are reviewed during the six-year cycle when the subclass of property is being reviewed. Cost tables are updated after the review of the valuation groups and the assessor arrives at final value by utilizing the Computer-Assisted Mass Appraisal (CAMA) cost tables and a market-derived depreciation model.

Description of Analysis

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

Valuation Group	Description
1	Greeley/Scotia/Wolbach
3	Spalding
5	Acreage

The statistical profile for the residential class indicates 34 qualified sales that fall within all three valuation groups. Two of the three measures of central tendency are within range, with exception

2020 Residential Correlation for Greeley County

of the weighted mean, which is three percentage points below, but is impacted by the extreme sale prices in the sample. The COD is within the recommended range for rural properties, the PRD is slightly high, but the sales price substrata does not display a clearly regressive pattern. All three valuation groups are within the acceptable range.

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

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	95.62	93.51	86.63	17.95	107.94
3	9	92.03	105.66	100.96	23.69	104.66
5	1	91.86	91.86	91.86	00.00	100.00
<u>ALL</u>	34	92.84	96.68	89.09	19.37	108.52

Level of Value

Based on analysis of all available information, the level of value for the residential property in Greeley County is 93%.

2020 Commercial Correlation for Greeley County

Assessment Actions

Routine maintenance and pick-up work was completed and placed on the assessment roll for 2020.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Greeley County continues to maintain acceptable sales qualification and verification practices. Currently there is one valuation group for the commercial class.

Greeley County is current with the required six-year physical inspection and review cycle. The county has a spreadsheet that is kept updated as each town is physically reviewed and inspected either by the contract appraiser or assessor staff. Lot values are reviewed during the six-year cycle when the commercial is being inspected and reviewed.

Regarding the use of the three approaches to value (cost, income and sales comparison); the commercial properties are valued using the cost approach, using the Computer-Assisted Mass Appraisal (CAMA) cost tables. The county uses the tables provided by the CAMA vendor to determine depreciation and adjusted as needed.

Description of Analysis

The commercial statistical profile shows four qualified sales. All commercial properties are valued using the cost approach. A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated. When comparing to nearby communities in Boone, Garfield, Howard, Nance, Valley and Wheeler, it appears the values have increased over the past decade at a similar rate.

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 flat to declining valuation of the commercial class. This report indicates the population changed in a similar manner to the sales and compares to similar markets in the region.

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with professionally accepted mass appraisal techniques.

2020 Commercial Correlation for Greeley County

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Greeley County has achieved the statutory level of value of 100%.

2020 Agricultural Correlation for Greeley County

Assessment Actions

The County Assessor performed a market analysis after the Land Capability Groups (LCG) conversion. Through this study, all agricultural values decreased. Overall irrigated values decreased approximately 2%, dryland 9% and grassland less than 1%.

Current roster unimproved sales were plotted on a large soil map to assist with market analysis of values and market area boundaries. The Assessment Staff maintains and re-measures parcels in Greeley County using aerial imagery.

As part of the six-year inspection and review cycle, the county assessor and staff inspected and reviewed all improved rural properties in Parnell, Mount Pleasant, Freeman Valley and Leo Valley townships.

The annual permits and pick-up work were completed and placed on the assessment roll.

Assessment Practice Review

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

Two market areas are currently identified and studied each year to see if any changes are needed. The county assessor keeps land use up to date by using aerial imagery comparisons with property records and information from the public. Currently feedlots and hog confinements are the only intensive uses and are coded as agricultural other.

Agricultural improvements are inspected and reviewed within the six-year cycle. The Marshall & Swift costing is dated 2015 and Computer-Assisted Mass Appraisal (CAMA) derived depreciation is updated when inspected. Home sites are valued at \$12,000 for the first acre, and farm sites are valued at \$2,000 per acre. These are the same for both agricultural and rural residential dwellings.

Description of Analysis

The agricultural statistical sample consists of 19 sales. All three measures of central tendency for the overall sample are in the acceptable range, providing support of a level of value within the acceptable range. The qualitative statistics are acceptable for the agricultural land class.

Due to the mixed-use sales, there is not an adequate number of sales for analysis when stratified into 80% Majority Land Use (MLU) subclasses. The largest MLU subclass is the grassland sample in Market Area 1 with five sales. The irrigated and dryland with such few sales makes it

2020 Agricultural Correlation for Greeley County

difficult to measure, but when comparing the counties schedule of values to the adjoining counties with similar markets it appears Greeley County's values are relatively similar and equalized. It is believed that Greeley County has achieved an acceptable level of value.

Equalization and Quality of Assessment

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

Agricultural land values appear to be equalized at the uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Greeley County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	4	69.09	66.98	66.55	12.91	100.65
2	4	69.09	66.98	66.55	12.91	100.65
<u>Dry</u>						
County	1	93.94	93.94	93.94	00.00	100.00
2	1	93.94	93.94	93.94	00.00	100.00
<u>Grass</u>						
County	9	71.39	71.84	66.52	11.71	108.00
1	5	71.91	69.03	64.26	05.59	107.42
2	4	65.78	75.36	68.86	17.39	109.44
<u>ALL</u>	19	71.95	73.83	70.16	12.34	105.23

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Greeley County is 72%.

2020 Opinions of the Property Tax Administrator for Greeley 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	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 Greeley County

Residential Real Property - Current

Number of Sales	34	Median	92.84
Total Sales Price	\$1,894,100	Mean	96.68
Total Adj. Sales Price	\$1,894,100	Wgt. Mean	89.09
Total Assessed Value	\$1,687,425	Average Assessed Value of the Base	\$46,287
Avg. Adj. Sales Price	\$55,709	Avg. Assessed Value	\$49,630

Confidence Interval - Current

95% Median C.I	82.32 to 102.90
95% Wgt. Mean C.I	82.09 to 96.08
95% Mean C.I	88.50 to 104.86
% of Value of the Class of all Real Property Value in the County	5.60
% of Records Sold in the Study Period	3.14
% of Value Sold in the Study Period	3.37

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	37	94	93.65
2018	36	92	91.85
2017	28	92	92.24
2016	34	95	95.26

2020 Commission Summary for Greeley County

Commercial Real Property - Current

Number of Sales	4	Median	70.12
Total Sales Price	\$190,000	Mean	78.89
Total Adj. Sales Price	\$190,000	Wgt. Mean	77.07
Total Assessed Value	\$146,430	Average Assessed Value of the Base	\$64,053
Avg. Adj. Sales Price	\$47,500	Avg. Assessed Value	\$36,608

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	9.55 to 148.23
% of Value of the Class of all Real Property Value in the County	1.51
% of Records Sold in the Study Period	1.90
% of Value Sold in the Study Period	1.08

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	5	100	42.80
2018	7	100	79.01
2017	7	100	90.67
2016	8	100	101.23

**39 Greeley
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 : 34
 Total Sales Price : 1,894,100
 Total Adj. Sales Price : 1,894,100
 Total Assessed Value : 1,687,425
 Avg. Adj. Sales Price : 55,709
 Avg. Assessed Value : 49,630

MEDIAN : 93
 WGT. MEAN : 89
 MEAN : 97
 COD : 19.37
 PRD : 108.52

COV : 25.17
 STD : 24.33
 Avg. Abs. Dev : 17.98
 MAX Sales Ratio : 153.31
 MIN Sales Ratio : 53.47

95% Median C.I. : 82.32 to 102.90
 95% Wgt. Mean C.I. : 82.09 to 96.08
 95% Mean C.I. : 88.50 to 104.86

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	6	108.01	99.78	88.04	19.54	113.33	56.34	134.60	56.34 to 134.60	62,833	55,320	
01-JAN-18 To 31-MAR-18	3	92.03	88.32	92.10	05.20	95.90	79.27	93.65	N/A	53,333	49,118	
01-APR-18 To 30-JUN-18	7	98.65	88.25	86.23	13.51	102.34	53.47	103.76	53.47 to 103.76	60,814	52,439	
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18	4	123.29	122.19	107.65	23.28	113.51	88.85	153.31	N/A	23,500	25,299	
01-JAN-19 To 31-MAR-19	1	97.58	97.58	97.58	00.00	100.00	97.58	97.58	N/A	20,000	19,515	
01-APR-19 To 30-JUN-19	7	82.32	85.23	87.74	09.71	97.14	73.62	109.02	73.62 to 109.02	66,857	58,658	
01-JUL-19 To 30-SEP-19	6	95.82	103.78	88.65	22.02	117.07	69.56	151.00	69.56 to 151.00	58,233	51,627	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	16	96.15	92.59	87.91	17.39	105.32	53.47	134.60	79.27 to 106.91	60,169	52,897	
01-OCT-18 To 30-SEP-19	18	91.55	100.31	90.30	20.66	111.09	69.56	153.31	82.32 to 109.02	51,744	46,726	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	14	95.89	97.96	90.57	17.73	108.16	53.47	153.31	79.55 to 103.76	48,550	43,973	
<u>ALL</u>	34	92.84	96.68	89.09	19.37	108.52	53.47	153.31	82.32 to 102.90	55,709	49,630	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	24	95.62	93.51	86.63	17.95	107.94	53.47	153.31	79.27 to 102.90	58,754	50,896	
3	9	92.03	105.66	100.96	23.69	104.66	73.62	151.00	82.32 to 148.46	26,000	26,251	
5	1	91.86	91.86	91.86	00.00	100.00	91.86	91.86	N/A	250,000	229,655	
<u>ALL</u>	34	92.84	96.68	89.09	19.37	108.52	53.47	153.31	82.32 to 102.90	55,709	49,630	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	34	92.84	96.68	89.09	19.37	108.52	53.47	153.31	82.32 to 102.90	55,709	49,630	
06												
07												
<u>ALL</u>	34	92.84	96.68	89.09	19.37	108.52	53.47	153.31	82.32 to 102.90	55,709	49,630	

**39 Greeley
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 : 34
 Total Sales Price : 1,894,100
 Total Adj. Sales Price : 1,894,100
 Total Assessed Value : 1,687,425
 Avg. Adj. Sales Price : 55,709
 Avg. Assessed Value : 49,630

MEDIAN : 93
 WGT. MEAN : 89
 MEAN : 97
 COD : 19.37
 PRD : 108.52

COV : 25.17
 STD : 24.33
 Avg. Abs. Dev : 17.98
 MAX Sales Ratio : 153.31
 MIN Sales Ratio : 53.47

95% Median C.I. : 82.32 to 102.90
 95% Wgt. Mean C.I. : 82.09 to 96.08
 95% Mean C.I. : 88.50 to 104.86

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	3	148.46	141.66	139.96	06.76	101.21	123.22	153.31	N/A	11,833	16,562	
Less Than 30,000	14	100.67	107.55	103.03	21.99	104.39	73.62	153.31	82.32 to 148.46	20,750	21,379	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	34	92.84	96.68	89.09	19.37	108.52	53.47	153.31	82.32 to 102.90	55,709	49,630	
Greater Than 14,999	31	91.86	92.32	88.12	16.24	104.77	53.47	151.00	79.86 to 99.54	59,955	52,830	
Greater Than 29,999	20	91.55	89.06	86.56	15.84	102.89	53.47	134.60	79.05 to 99.54	80,180	69,406	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	3	148.46	141.66	139.96	06.76	101.21	123.22	153.31	N/A	11,833	16,562	
15,000 TO 29,999	11	92.03	98.25	97.89	17.01	100.37	73.62	151.00	79.27 to 118.98	23,182	22,692	
30,000 TO 59,999	9	99.54	99.10	98.25	11.33	100.87	76.50	134.60	79.55 to 109.02	46,067	45,260	
60,000 TO 99,999	5	79.05	78.41	79.16	15.32	99.05	53.47	106.91	N/A	73,800	58,417	
100,000 TO 149,999	5	87.27	81.09	80.53	15.22	100.70	56.34	98.65	N/A	114,000	91,809	
150,000 TO 249,999												
250,000 TO 499,999	1	91.86	91.86	91.86	00.00	100.00	91.86	91.86	N/A	250,000	229,655	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	34	92.84	96.68	89.09	19.37	108.52	53.47	153.31	82.32 to 102.90	55,709	49,630	

39 Greeley
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 : 190,000
Total Adj. Sales Price : 190,000
Total Assessed Value : 146,430
Avg. Adj. Sales Price : 47,500
Avg. Assessed Value : 36,608

MEDIAN : 70
WGT. MEAN : 77
MEAN : 79
COD : 50.61
PRD : 102.36

COV : 55.24
STD : 43.58
Avg. Abs. Dev : 35.49
MAX Sales Ratio : 132.51
MIN Sales Ratio : 42.80

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 9.55 to 148.23

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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	1	42.80	42.80	42.80	00.00	100.00	42.80	42.80	N/A	60,000	25,680	
01-JAN-17 To 31-MAR-17												
01-APR-17 To 30-JUN-17	1	43.99	43.99	43.99	00.00	100.00	43.99	43.99	N/A	50,000	21,995	
01-JUL-17 To 30-SEP-17												
01-OCT-17 To 31-DEC-17	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250	
01-JAN-18 To 31-MAR-18												
01-APR-18 To 30-JUN-18	1	132.51	132.51	132.51	00.00	100.00	132.51	132.51	N/A	60,000	79,505	
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	2	43.40	43.40	43.34	01.38	100.14	42.80	43.99	N/A	55,000	23,838	
01-OCT-17 To 30-SEP-18	2	114.38	114.38	123.44	15.85	92.66	96.25	132.51	N/A	40,000	49,378	
01-OCT-18 To 30-SEP-19												
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	2	70.12	70.12	58.92	37.26	119.01	43.99	96.25	N/A	35,000	20,623	
01-JAN-18 To 31-DEC-18	1	132.51	132.51	132.51	00.00	100.00	132.51	132.51	N/A	60,000	79,505	
<u>ALL</u>	4	70.12	78.89	77.07	50.61	102.36	42.80	132.51	N/A	47,500	36,608	

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	70.12	78.89	77.07	50.61	102.36	42.80	132.51	N/A	47,500	36,608	
<u>ALL</u>	4	70.12	78.89	77.07	50.61	102.36	42.80	132.51	N/A	47,500	36,608	

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	70.12	78.89	77.07	50.61	102.36	42.80	132.51	N/A	47,500	36,608	
04												
<u>ALL</u>	4	70.12	78.89	77.07	50.61	102.36	42.80	132.51	N/A	47,500	36,608	

39 Greeley
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 : 190,000
Total Adj. Sales Price : 190,000
Total Assessed Value : 146,430
Avg. Adj. Sales Price : 47,500
Avg. Assessed Value : 36,608

MEDIAN : 70
WGT. MEAN : 77
MEAN : 79
COD : 50.61
PRD : 102.36

COV : 55.24
STD : 43.58
Avg. Abs. Dev : 35.49
MAX Sales Ratio : 132.51
MIN Sales Ratio : 42.80

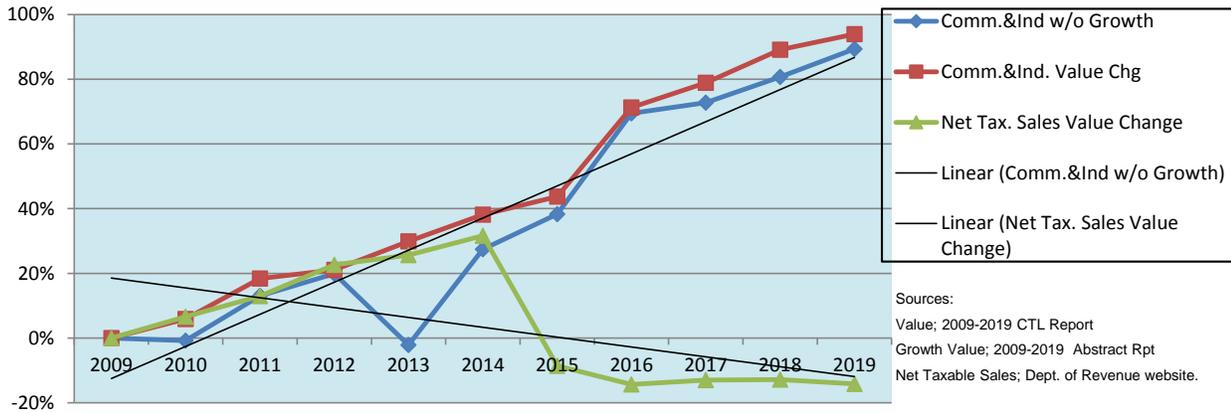
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 9.55 to 148.23

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SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___ Low \$ Ranges ___											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	4	70.12	78.89	77.07	50.61	102.36	42.80	132.51	N/A	47,500	36,608
Greater Than 14,999	4	70.12	78.89	77.07	50.61	102.36	42.80	132.51	N/A	47,500	36,608
Greater Than 29,999	3	43.99	73.10	74.81	67.97	97.71	42.80	132.51	N/A	56,667	42,393
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250
30,000 TO 59,999	1	43.99	43.99	43.99	00.00	100.00	43.99	43.99	N/A	50,000	21,995
60,000 TO 99,999	2	87.66	87.66	87.65	51.17	100.01	42.80	132.51	N/A	60,000	52,593
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	70.12	78.89	77.07	50.61	102.36	42.80	132.51	N/A	47,500	36,608

OCCUPANCY CODE											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
353	2	87.66	87.66	87.65	51.17	100.01	42.80	132.51	N/A	60,000	52,593
406	1	96.25	96.25	96.25	00.00	100.00	96.25	96.25	N/A	20,000	19,250
528	1	43.99	43.99	43.99	00.00	100.00	43.99	43.99	N/A	50,000	21,995
___ ALL ___	4	70.12	78.89	77.07	50.61	102.36	42.80	132.51	N/A	47,500	36,608

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	\$ 6,874,285	\$ 644,315		\$ 6,229,970	--	\$ 11,272,777	--
2009	\$ 6,770,815	\$ -	0.00%	\$ 6,770,815	--	\$ 11,320,944	--
2010	\$ 7,171,540	\$ 455,510	6.35%	\$ 6,716,030	-0.81%	\$ 12,066,203	6.58%
2011	\$ 8,015,225	\$ 361,460	4.51%	\$ 7,653,765	6.72%	\$ 12,792,426	6.02%
2012	\$ 8,199,665	\$ 81,085	0.99%	\$ 8,118,580	1.29%	\$ 13,887,702	8.56%
2013	\$ 8,796,390	\$ 2,169,420	24.66%	\$ 6,626,970	-19.18%	\$ 14,224,655	2.43%
2014	\$ 9,351,620	\$ 722,675	7.73%	\$ 8,628,945	-1.90%	\$ 14,903,633	4.77%
2015	\$ 9,730,860	\$ 364,510	3.75%	\$ 9,366,350	0.16%	\$ 10,349,314	-30.56%
2016	\$ 11,598,765	\$ 126,840	1.09%	\$ 11,471,925	17.89%	\$ 9,697,350	-6.30%
2017	\$ 12,111,985	\$ 412,555	3.41%	\$ 11,699,430	0.87%	\$ 9,847,629	1.55%
2018	\$ 12,805,930	\$ 569,125	4.44%	\$ 12,236,805	1.03%	\$ 9,862,998	0.16%
2019	\$ 13,132,090	\$ 311,055	2.37%	\$ 12,821,035	0.12%	\$ 9,719,619	-1.45%
Ann %chg	6.85%			Average	0.62%	-1.51%	-0.82%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.81%	5.92%	6.58%
2011	13.04%	18.38%	13.00%
2012	19.91%	21.10%	22.67%
2013	-2.12%	29.92%	25.65%
2014	27.44%	38.12%	31.65%
2015	38.33%	43.72%	-8.58%
2016	69.43%	71.31%	-14.34%
2017	72.79%	78.89%	-13.01%
2018	80.73%	89.13%	-12.88%
2019	89.36%	93.95%	-14.14%

County Number	39
County Name	Greeley

39 Greeley
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 : 19
 Total Sales Price : 10,981,889
 Total Adj. Sales Price : 10,981,889
 Total Assessed Value : 7,705,220
 Avg. Adj. Sales Price : 577,994
 Avg. Assessed Value : 405,538

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 74
 COD : 12.34
 PRD : 105.23

COV : 17.92
 STD : 13.23
 Avg. Abs. Dev : 08.88
 MAX Sales Ratio : 106.61
 MIN Sales Ratio : 49.55

95% Median C.I. : 66.57 to 79.20
 95% Wgt. Mean C.I. : 64.57 to 75.76
 95% Mean C.I. : 67.45 to 80.21

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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	1	64.57	64.57	64.57	00.00	100.00	64.57	64.57	N/A	304,000	196,290	
01-JAN-17 To 31-MAR-17	4	65.12	66.41	65.63	11.04	101.19	55.17	80.21	N/A	724,644	475,603	
01-APR-17 To 30-JUN-17	2	71.83	71.83	71.89	00.61	99.92	71.39	72.27	N/A	257,528	185,148	
01-JUL-17 To 30-SEP-17												
01-OCT-17 To 31-DEC-17												
01-JAN-18 To 31-MAR-18	6	73.18	74.86	68.92	14.20	108.62	49.55	106.61	49.55 to 106.61	644,014	443,874	
01-APR-18 To 30-JUN-18	2	77.66	77.66	77.92	02.00	99.67	76.11	79.20	N/A	549,602	428,250	
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18	1	66.57	66.57	66.57	00.00	100.00	66.57	66.57	N/A	891,000	593,170	
01-JAN-19 To 31-MAR-19	1	71.60	71.60	71.60	00.00	100.00	71.60	71.60	N/A	878,632	629,090	
01-APR-19 To 30-JUN-19	2	93.13	93.13	93.01	00.87	100.13	92.32	93.94	N/A	265,670	247,110	
01-JUL-19 To 30-SEP-19												
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	7	66.98	67.69	66.41	08.72	101.93	55.17	80.21	55.17 to 80.21	531,090	352,714	
01-OCT-17 To 30-SEP-18	8	74.57	75.56	70.92	11.53	106.54	49.55	106.61	49.55 to 106.61	620,411	439,968	
01-OCT-18 To 30-SEP-19	4	81.96	81.11	74.60	14.67	108.73	66.57	93.94	N/A	575,243	429,120	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	6	69.19	68.21	66.58	09.26	102.45	55.17	80.21	55.17 to 80.21	568,939	378,784	
01-JAN-18 To 31-DEC-18	9	74.41	74.56	70.25	11.45	106.14	49.55	106.61	66.57 to 79.20	650,476	456,991	
<u>ALL</u>	19	71.95	73.83	70.16	12.34	105.23	49.55	106.61	66.57 to 79.20	577,994	405,538	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	7	71.95	70.46	69.23	04.82	101.78	55.17	76.11	55.17 to 76.11	639,555	442,758	
2	12	73.16	75.79	70.81	16.46	107.03	49.55	106.61	64.57 to 92.32	542,084	383,826	
<u>ALL</u>	19	71.95	73.83	70.16	12.34	105.23	49.55	106.61	66.57 to 79.20	577,994	405,538	

39 Greeley
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 : 19
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 Avg. Assessed Value : 405,538

MEDIAN : 72
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 MEAN : 74
 COD : 12.34
 PRD : 105.23

COV : 17.92
 STD : 13.23
 Avg. Abs. Dev : 08.88
 MAX Sales Ratio : 106.61
 MIN Sales Ratio : 49.55

95% Median C.I. : 66.57 to 79.20
 95% Wgt. Mean C.I. : 64.57 to 75.76
 95% Mean C.I. : 67.45 to 80.21

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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
____ Grass ____											
County	8	71.65	72.45	66.48	12.35	108.98	55.17	106.61	55.17 to 106.61	410,736	273,049
1	5	71.91	69.03	64.26	05.59	107.42	55.17	74.41	N/A	365,833	235,071
2	3	64.57	78.15	69.27	22.38	112.82	63.26	106.61	N/A	485,573	336,347
____ ALL ____	19	71.95	73.83	70.16	12.34	105.23	49.55	106.61	66.57 to 79.20	577,994	405,538

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	4	69.09	66.98	66.55	12.91	100.65	49.55	80.21	N/A	846,108	563,093
2	4	69.09	66.98	66.55	12.91	100.65	49.55	80.21	N/A	846,108	563,093
____ Dry ____											
County	1	93.94	93.94	93.94	00.00	100.00	93.94	93.94	N/A	226,340	212,635
2	1	93.94	93.94	93.94	00.00	100.00	93.94	93.94	N/A	226,340	212,635
____ Grass ____											
County	9	71.39	71.84	66.52	11.71	108.00	55.17	106.61	63.26 to 74.41	400,654	266,525
1	5	71.91	69.03	64.26	05.59	107.42	55.17	74.41	N/A	365,833	235,071
2	4	65.78	75.36	68.86	17.39	109.44	63.26	106.61	N/A	444,180	305,843
____ ALL ____	19	71.95	73.83	70.16	12.34	105.23	49.55	106.61	66.57 to 79.20	577,994	405,538

Greeley County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Greeley	1	3875	3875	3865	3825	3800	3800	3750	3750	3781
Boone	2	5175	4540	4776	4630	4483	4662	4593	4490	4579
Garfield	1	3305	3305	3305	2820	2820	2500	2500	2140	2874
Wheeler	1	3650	3650	3625	3625	3610	3610	3600	3600	3605
Greeley	2	5090	4700	4490	4375	4260	4230	4210	3743	4337
Boone	1	5410	5400	5410	5399	4847	5170	5175	5174	5274
Howard	7100	4850	4850	4400	4200	3800	3700	3500	3500	4064
Howard	7200	4850	4850	4400	4200	3800	3700	3500	3500	4423
Howard	7300	4850	4850	4400	4200	3800	3700	3500	3500	4397
Nance	1	4948	4893	4886	4876	4870	4893	4800	4796	4877
Sherman	1	3670	3670	3540	3540	3415	3415	3340	3337	3472
Valley	1	3480	3480	3480	2995	2830	2830	2490	2490	3196

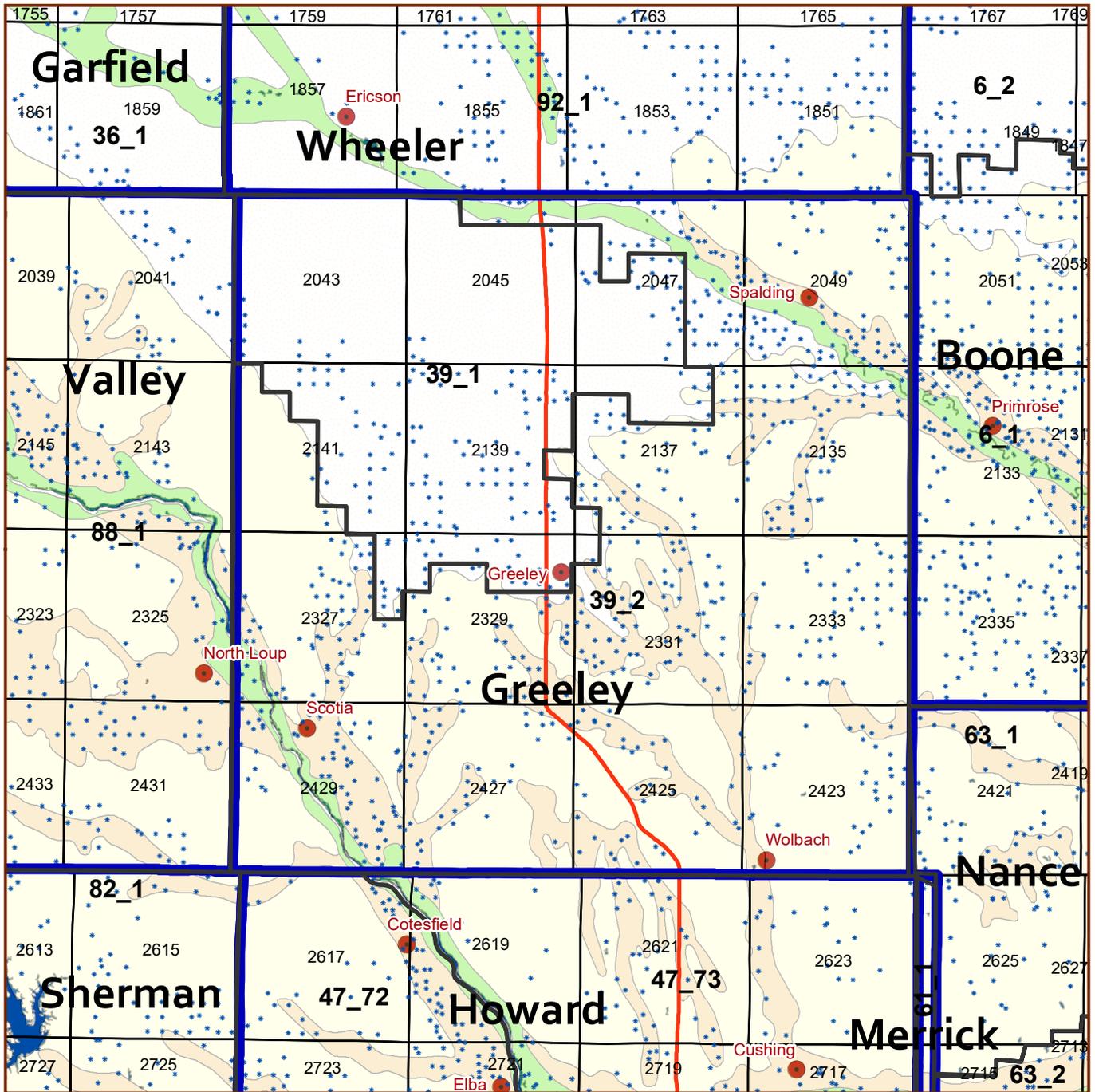
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Greeley	1	n/a	1835	1825	1800	1790	1770	1575	1415	1624
Boone	2	2078	1686	1459	1494	1400	1449	1281	1253	1479
Garfield	1	n/a	1450	1450	1270	1270	1060	1055	995	1229
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1338
Greeley	2	n/a	2355	2265	2265	2175	2085	1950	1813	2101
Boone	1	4860	4824	4760	4398	3937	4760	4757	4755	4770
Howard	7100	2500	2500	2400	2400	2300	2200	2100	2000	2273
Howard	7200	2500	2500	2400	2400	2300	2200	2100	2000	2241
Howard	7300	2500	2500	2400	2400	2300	2200	2100	2000	2282
Nance	1	2549	2550	2494	2493	2487	2470	2425	2375	2482
Sherman	1	n/a	1910	1810	1810	1710	1710	1615	1615	1710
Valley	1	n/a	1740	1740	1740	1705	1705	1705	1595	1695

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Greeley	1	1050	1045	1045	1040	1025	1025	n/a	228	1029
Boone	2	972	960	963	1028	860	860	n/a	860	889
Garfield	1	922	n/a	812	930	636	660	906	700	718
Wheeler	1	910	910	899	899	900	900	875	811	900
Greeley	2	1310	1295	1280	1275	1242	1258	n/a	627	1269
Boone	1	1553	1546	1527	1555	1166	1468	n/a	n/a	1545
Howard	7100	1275	1175	1175	1175	1150	1150	1150	n/a	1194
Howard	7200	1275	1175	1175	1175	1150	1150	1150	n/a	1187
Howard	7300	1275	1175	1175	1175	1150	1150	1150	n/a	1173
Nance	1	1451	1450	1441	1425	1402	1388	1385	1350	1426
Sherman	1	1395	1395	1345	1345	1220	n/a	n/a	1061	1337
Valley	1	1104	737	1098	1100	944	1077	n/a	1082	1078

County	Mkt Area	CRP	TIMBER	WASTE
Greeley	1	1068	n/a	n/a
Boone	2	1193	397	95
Garfield	1	908	n/a	191
Wheeler	1	1707	n/a	818
Greeley	2	1301	n/a	201
Boone	1	2114	616	487
Howard	7100	1187	n/a	750
Howard	7200	1172	n/a	787
Howard	7300	1162	n/a	776
Nance	1	1603	1300	278
Sherman	1	1430	n/a	90
Valley	1	1100	1094	251

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.

GREELEY COUNTY



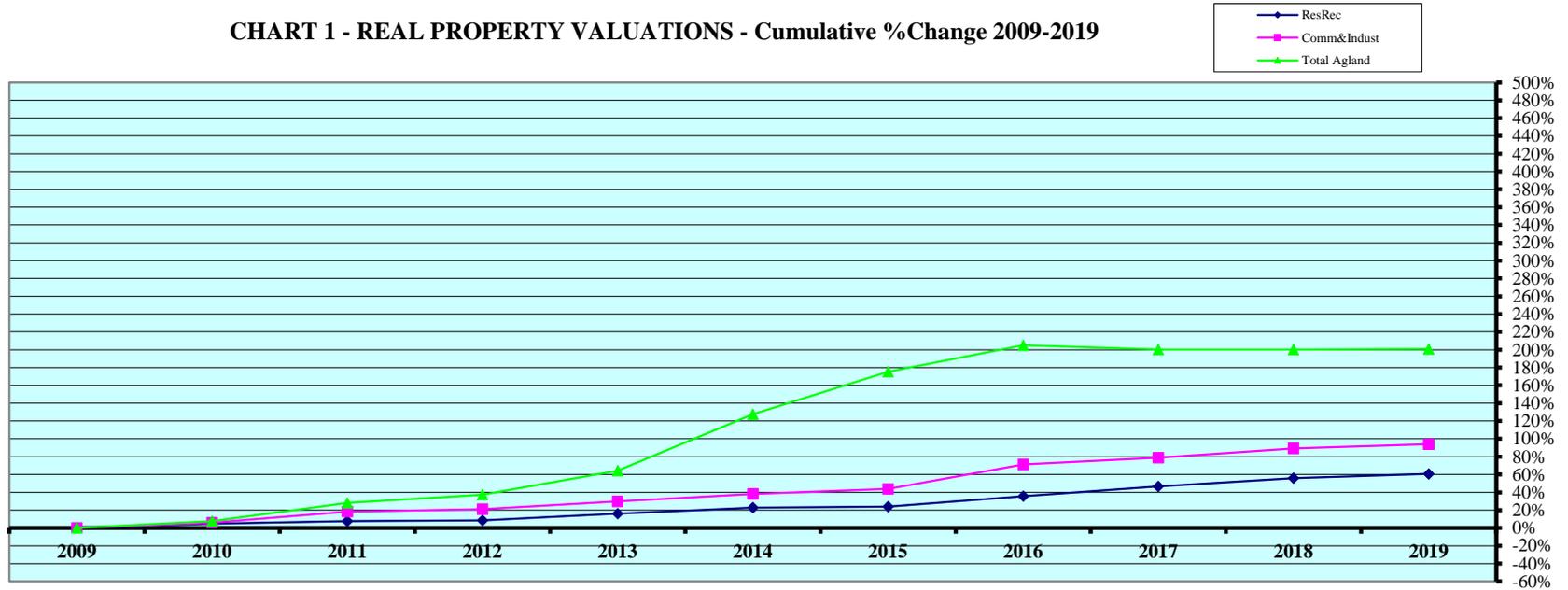
Legend

- 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	30,755,140	--	--	--	6,770,815	--	--	--	262,177,265	--	--	--
2010	32,265,810	1,510,670	4.91%	4.91%	7,171,540	400,725	5.92%	5.92%	282,137,820	19,960,555	7.61%	7.61%
2011	33,095,235	829,425	2.57%	7.61%	8,015,225	843,685	11.76%	18.38%	335,737,450	53,599,630	19.00%	28.06%
2012	33,340,590	245,355	0.74%	8.41%	8,199,665	184,440	2.30%	21.10%	360,151,865	24,414,415	7.27%	37.37%
2013	35,709,785	2,369,195	7.11%	16.11%	8,796,390	596,725	7.28%	29.92%	430,748,585	70,596,720	19.60%	64.30%
2014	37,728,845	2,019,060	5.65%	22.67%	9,351,620	555,230	6.31%	38.12%	596,648,830	165,900,245	38.51%	127.57%
2015	38,081,765	352,920	0.94%	23.82%	9,730,860	379,240	4.06%	43.72%	721,977,390	125,328,560	21.01%	175.38%
2016	41,704,260	3,622,495	9.51%	35.60%	11,598,765	1,867,905	19.20%	71.31%	799,719,560	77,742,170	10.77%	205.03%
2017	45,101,875	3,397,615	8.15%	46.65%	12,111,985	513,220	4.42%	78.89%	786,745,030	-12,974,530	-1.62%	200.08%
2018	47,966,160	2,864,285	6.35%	55.96%	12,805,930	693,945	5.73%	89.13%	787,356,785	611,755	0.08%	200.31%
2019	49,411,735	1,445,575	3.01%	60.66%	13,132,090	326,160	2.55%	93.95%	788,610,440	1,253,655	0.16%	200.79%

Rate Annual %chg: Residential & Recreational **4.86%** Commercial & Industrial **6.85%** Agricultural Land **11.64%**

Cnty# **39**
County **GREELEY**

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	30,755,140	625,880	2.04%	30,129,260	--	--	6,770,815	0	0.00%	6,770,815	--	--			
2010	32,265,810	636,408	1.97%	31,629,402	2.84%	2.84%	7,171,540	455,510	6.35%	6,716,030	-0.81%	-0.81%			
2011	33,095,235	776,565	2.35%	32,318,670	0.16%	5.08%	8,015,225	361,460	4.51%	7,653,765	6.72%	13.04%			
2012	33,340,590	417,370	1.25%	32,923,220	-0.52%	7.05%	8,199,665	81,085	0.99%	8,118,580	1.29%	19.91%			
2013	35,709,785	1,210,245	3.39%	34,499,540	3.48%	12.17%	8,796,390	2,169,420	24.66%	6,626,970	-19.18%	-2.12%			
2014	37,728,845	1,347,256	3.57%	36,381,589	1.88%	18.29%	9,351,620	722,675	7.73%	8,628,945	-1.90%	27.44%			
2015	38,081,765	957,162	2.51%	37,124,603	-1.60%	20.71%	9,730,860	364,510	3.75%	9,366,350	0.16%	38.33%			
2016	41,704,260	702,758	1.69%	41,001,502	7.67%	33.32%	11,598,765	126,840	1.09%	11,471,925	17.89%	69.43%			
2017	45,101,875	406,756	0.90%	44,695,119	7.17%	45.33%	12,111,985	412,555	3.41%	11,699,430	0.87%	72.79%			
2018	47,966,160	747,895	1.56%	47,218,265	4.69%	53.53%	12,805,930	569,125	4.44%	12,236,805	1.03%	80.73%			
2019	49,411,735	1,290,488	2.61%	48,121,247	0.32%	56.47%	13,132,090	311,055	2.37%	12,821,035	0.12%	89.36%			
Rate Ann%chg	4.86%						2.61%	6.85%						C & I w/o growth	0.62%

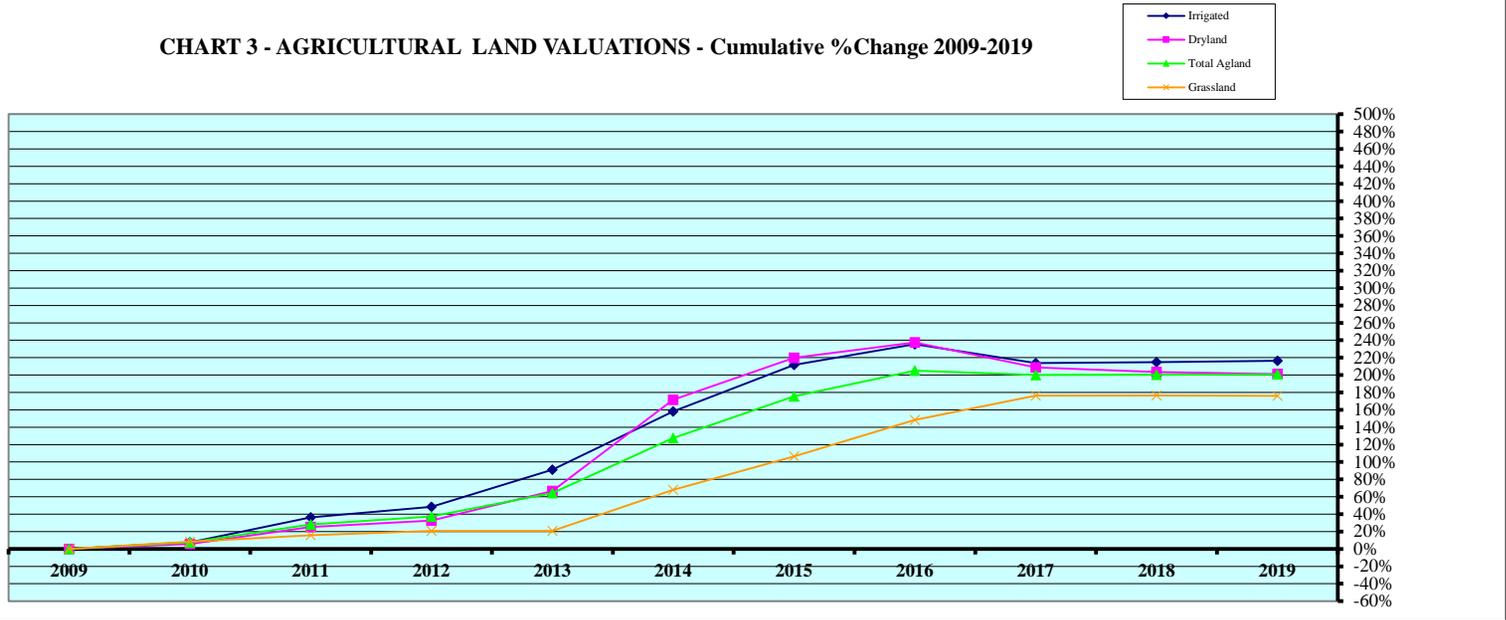
Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2009	16,842,200	22,868,155	39,710,355	437,880	1.10%	--	--
2010	16,776,190	26,904,010	43,680,200	577,690	1.32%	8.54%	8.54%
2011	16,261,660	28,153,390	44,415,050	1,056,240	2.38%	-0.74%	9.19%
2012	26,364,395	19,088,945	45,453,340	923,260	2.03%	0.26%	12.14%
2013	17,547,560	28,538,240	46,085,800	926,865	2.01%	-0.65%	13.72%
2014	18,722,435	32,716,040	51,438,475	1,160,582	2.26%	9.10%	26.61%
2015	18,560,275	33,700,340	52,260,615	1,966,565	3.76%	-2.22%	26.65%
2016	19,801,135	37,667,500	57,468,635	1,520,670	2.65%	7.06%	40.89%
2017	20,097,490	38,213,560	58,311,050	1,538,335	2.64%	-1.21%	42.97%
2018	20,388,450	37,830,905	58,219,355	1,493,560	2.57%	-2.72%	42.85%
2019	21,476,650	38,714,915	60,191,565	2,033,350	3.38%	-0.11%	46.46%
Rate Ann%chg	2.46%	5.41%	4.25%	Ag Imprv+Site w/o growth		1.73%	

(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# 39
County GREELEY

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	147,036,090	--	--	--	23,215,455	--	--	--	91,804,055	--	--	--
2010	158,029,665	10,993,575	7.48%	7.48%	24,516,535	1,301,080	5.60%	5.60%	99,528,220	7,724,165	8.41%	8.41%
2011	200,403,870	42,374,205	26.81%	36.30%	29,043,850	4,527,315	18.47%	25.11%	106,226,280	6,698,060	6.73%	15.71%
2012	218,310,020	17,906,150	8.94%	48.47%	30,790,500	1,746,650	6.01%	32.63%	110,929,395	4,703,115	4.43%	20.83%
2013	280,869,715	62,559,695	28.66%	91.02%	38,689,980	7,899,480	25.66%	66.66%	110,916,340	-13,055	-0.01%	20.82%
2014	379,435,195	98,565,480	35.09%	158.06%	63,035,675	24,345,695	62.93%	171.52%	154,063,680	43,147,340	38.90%	67.82%
2015	458,032,085	78,596,890	20.71%	211.51%	74,235,835	11,200,160	17.77%	219.77%	189,496,190	35,432,510	23.00%	106.41%
2016	493,257,135	35,225,050	7.69%	235.47%	78,333,640	4,097,805	5.52%	237.42%	227,919,350	38,423,160	20.28%	148.27%
2017	461,314,570	-31,942,565	-6.48%	213.74%	71,668,585	-6,665,055	-8.51%	208.71%	253,557,250	25,637,900	11.25%	176.19%
2018	462,896,125	1,581,555	0.34%	214.82%	70,442,420	-1,226,165	-1.71%	203.43%	253,814,060	256,810	0.10%	176.47%
2019	465,022,910	2,126,785	0.46%	216.26%	69,922,070	-520,350	-0.74%	201.19%	253,461,795	-352,265	-0.14%	176.09%

Rate Ann.%chg: Irrigated **12.20%** Dryland **11.66%** Grassland **10.69%**

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	121,665	--	--	--	0	--	--	--	262,177,265	--	--	--
2010	63,400	-58,265	-47.89%	-47.89%	0	0	--	--	282,137,820	19,960,555	7.61%	7.61%
2011	63,450	50	0.08%	-47.85%	0	0	--	--	335,737,450	53,599,630	19.00%	28.06%
2012	114,800	51,350	80.93%	-5.64%	7,150	7,150	--	--	360,151,865	24,414,415	7.27%	37.37%
2013	272,550	157,750	137.41%	124.02%	0	-7,150	-100.00%	--	430,748,585	70,596,720	19.60%	64.30%
2014	114,280	-158,270	-58.07%	-6.07%	0	0	--	--	596,648,830	165,900,245	38.51%	127.57%
2015	213,280	99,000	86.63%	75.30%	0	0	--	--	721,977,390	125,328,560	21.01%	175.38%
2016	209,435	-3,845	-1.80%	72.14%	0	0	--	--	799,719,560	77,742,170	10.77%	205.03%
2017	0	-209,435	-100.00%	-100.00%	204,625	204,625	--	--	786,745,030	-12,974,530	-1.62%	200.08%
2018	0	0	--	-100.00%	204,180	-445	-0.22%	--	787,356,785	611,755	0.08%	200.31%
2019	0	0	--	-100.00%	203,665	-515	-0.25%	--	788,610,440	1,253,655	0.16%	200.79%

Cnty# **39**
County **GREELEY**

Rate Ann.%chg: Total Agric Land **11.64%**

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	147,123,500	100,657	1,462			23,308,575	34,331	679			91,721,710	216,277	424		
2010	157,564,470	101,032	1,560	6.70%	6.70%	24,884,315	34,221	727	7.11%	7.11%	99,378,005	216,778	458	8.10%	8.10%
2011	200,275,025	101,507	1,973	26.51%	34.99%	28,972,330	33,566	863	18.70%	27.13%	106,316,210	216,957	490	6.89%	15.55%
2012	216,709,510	103,286	2,098	6.34%	43.55%	30,865,430	33,495	921	6.76%	35.73%	110,940,780	214,197	518	5.69%	22.13%
2013	280,734,845	105,494	2,661	26.83%	82.07%	38,749,775	33,235	1,166	26.53%	71.73%	110,890,580	213,123	520	0.46%	22.69%
2014	378,679,620	106,013	3,572	34.23%	144.39%	63,118,835	33,620	1,877	61.02%	176.53%	154,161,145	212,248	726	39.59%	71.26%
2015	458,087,455	106,626	4,296	20.27%	193.93%	74,524,215	34,241	2,176	15.93%	220.58%	189,306,320	211,836	894	23.04%	110.72%
2016	493,139,735	106,655	4,624	7.62%	216.34%	78,447,220	33,949	2,311	6.17%	240.35%	227,924,265	211,537	1,077	20.57%	154.06%
2017	461,481,415	106,697	4,325	-6.46%	195.91%	71,657,290	32,701	2,191	-5.17%	222.76%	253,491,840	212,100	1,195	10.92%	181.81%
2018	462,916,100	107,040	4,325	-0.01%	195.88%	70,408,810	31,998	2,200	0.42%	224.11%	253,813,680	212,375	1,195	0.00%	181.81%
2019	465,021,375	107,510	4,325	0.02%	195.93%	69,951,895	31,791	2,200	0.00%	224.10%	253,445,655	212,090	1,195	-0.01%	181.77%

Rate Annual %chg Average Value/Acre: 11.46%

12.48%

10.91%

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	122,160	1,526	80			0	0				262,275,945	352,791	743		
2010	63,385	792	80	-0.02%	-0.02%	0	0				281,890,175	352,823	799	7.47%	7.47%
2011	63,450	793	80	0.00%	-0.03%	0	0				335,627,015	352,824	951	19.06%	27.96%
2012	79,120	793	100	24.70%	24.66%	0	0				358,594,840	351,771	1,019	7.16%	37.12%
2013	277,150	1,150	241	141.56%	201.13%	7,150	13	550			430,659,500	353,014	1,220	19.67%	64.10%
2014	116,425	1,164	100	-58.51%	24.93%	0	0				596,076,025	353,045	1,688	38.40%	127.11%
2015	213,635	1,068	200	100.02%	149.88%	0	0				722,131,625	353,771	2,041	20.90%	174.57%
2016	208,895	1,044	200	0.00%	149.88%	0	0				799,720,115	353,186	2,264	10.93%	204.57%
2017	202,335	1,012	200	0.00%	149.89%	0	0				786,832,880	352,509	2,232	-1.42%	200.24%
2018	0	0				204,190	1,021	200			787,342,780	352,433	2,234	0.09%	200.50%
2019	0	0				203,835	1,019	200	0.00%		788,622,760	352,410	2,238	0.17%	201.01%

39
GREELEY

Rate Annual %chg Average Value/Acre: 11.65%

(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
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 3,220	Value : 895,430,180	Growth 2,358,074	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	124	1,067,400	40	350,610	65	694,465	229	2,112,475	
02. Res Improve Land	743	3,407,375	33	388,065	54	689,640	830	4,485,080	
03. Res Improvements	749	33,658,560	37	4,458,580	68	5,413,990	854	43,531,130	
04. Res Total	873	38,133,335	77	5,197,255	133	6,798,095	1,083	50,128,685	675,970
% of Res Total	80.61	76.07	7.11	10.37	12.28	13.56	33.63	5.60	28.67
05. Com UnImp Land	29	120,250	5	43,910	1	21,070	35	185,230	
06. Com Improve Land	143	405,050	16	190,265	3	54,910	162	650,225	
07. Com Improvements	150	7,071,460	18	3,264,690	8	2,343,590	176	12,679,740	
08. Com Total	179	7,596,760	23	3,498,865	9	2,419,570	211	13,515,195	403,385
% of Com Total	84.83	56.21	10.90	25.89	4.27	17.90	6.55	1.51	17.11
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	873	38,133,335	77	5,197,255	133	6,798,095	1,083	50,128,685	675,970
% of Res & Rec Total	80.61	76.07	7.11	10.37	12.28	13.56	33.63	5.60	28.67
Com & Ind Total	179	7,596,760	23	3,498,865	9	2,419,570	211	13,515,195	403,385
% of Com & Ind Total	84.83	56.21	10.90	25.89	4.27	17.90	6.55	1.51	17.11
17. Taxable Total	1,052	45,730,095	100	8,696,120	142	9,217,665	1,294	63,643,880	1,079,355
% of Taxable Total	81.30	71.85	7.73	13.66	10.97	14.48	40.19	7.11	45.77

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	1	222,140	1,838,060
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	222,140	1,838,060
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	222,140	1,838,060

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	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	143	29	187	359

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	162,435	47	9,844,210	1,288	476,815,055	1,338	486,821,700
28. Ag-Improved Land	1	3,975	33	10,289,430	508	282,316,375	542	292,609,780
29. Ag Improvements	1	1,000	36	2,622,175	551	49,731,645	588	52,354,820

30. Ag Total				1,926	831,786,300
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	17	18.24	210,120	
33. HomeSite Improvements	0	0.00	0	17	0.00	1,617,910	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	7.26	9,500	
36. FarmSite Improv Land	1	1.00	1,000	31	83.54	163,660	
37. FarmSite Improvements	1	0.00	1,000	36	0.00	1,004,265	
38. FarmSite Total							
39. Road & Ditches	1	0.47	0	48	132.67	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	18.00	216,000	18	18.00	216,000	
32. HomeSite Improv Land	278	295.60	3,453,390	295	313.84	3,663,510	
33. HomeSite Improvements	287	0.00	16,231,440	304	0.00	17,849,350	153,875
34. HomeSite Total				322	331.84	21,728,860	
35. FarmSite UnImp Land	67	164.13	246,140	73	171.39	255,640	
36. FarmSite Improv Land	481	1,708.96	3,417,920	513	1,793.50	3,582,580	
37. FarmSite Improvements	530	0.00	33,500,205	567	0.00	34,505,470	1,124,844
38. FarmSite Total				640	1,964.89	38,343,690	
39. Road & Ditches	1,286	4,086.99	0	1,335	4,220.13	0	
40. Other- Non Ag Use	7	79.44	120,745	7	79.44	120,745	
41. Total Section VI				962	6,596.30	60,193,295	1,278,719

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	453.45	2.02%	1,757,130	2.07%	3,875.02
46. 1A	2,019.84	8.98%	7,826,955	9.20%	3,875.04
47. 2A1	548.89	2.44%	2,121,465	2.49%	3,865.01
48. 2A	2,746.13	12.21%	10,503,985	12.35%	3,825.01
49. 3A1	2,182.01	9.70%	8,291,620	9.75%	3,799.99
50. 3A	125.80	0.56%	478,045	0.56%	3,800.04
51. 4A1	8,870.11	39.43%	33,263,245	39.11%	3,750.04
52. 4A	5,550.33	24.67%	20,814,035	24.47%	3,750.05
53. Total	22,496.56	100.00%	85,056,480	100.00%	3,780.87
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	495.07	9.77%	908,470	11.04%	1,835.03
56. 2D1	156.31	3.08%	285,260	3.47%	1,824.96
57. 2D	1,134.65	22.39%	2,042,375	24.82%	1,800.00
58. 3D1	524.16	10.34%	938,250	11.40%	1,790.01
59. 3D	77.63	1.53%	137,405	1.67%	1,770.00
60. 4D1	780.05	15.39%	1,228,580	14.93%	1,575.00
61. 4D	1,899.51	37.49%	2,687,765	32.67%	1,414.98
62. Total	5,067.38	100.00%	8,228,105	100.00%	1,623.74
Grass					
63. 1G1	349.24	0.48%	366,895	0.49%	1,050.55
64. 1G	1,760.52	2.42%	1,842,365	2.46%	1,046.49
65. 2G1	11,574.22	15.88%	12,099,840	16.13%	1,045.41
66. 2G	2,402.07	3.30%	2,500,835	3.33%	1,041.12
67. 3G1	19,977.68	27.41%	20,482,315	27.31%	1,025.26
68. 3G	36,784.09	50.48%	37,706,650	50.27%	1,025.08
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	24.60	0.03%	5,620	0.01%	228.46
71. Total	72,872.42	100.00%	75,004,520	100.00%	1,029.26
Irrigated Total					
	22,496.56	22.38%	85,056,480	50.52%	3,780.87
Dry Total					
	5,067.38	5.04%	8,228,105	4.89%	1,623.74
Grass Total					
	72,872.42	72.50%	75,004,520	44.55%	1,029.26
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	73.08	0.07%	68,150	0.04%	932.54
74. Exempt	3.49	0.00%	3,575	0.00%	1,024.36
75. Market Area Total	100,509.44	100.00%	168,357,255	100.00%	1,675.04

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,921.80	12.80%	55,591,990	15.03%	5,090.00
46. 1A	13,426.70	15.74%	63,105,525	17.06%	4,700.00
47. 2A1	8,893.19	10.43%	39,930,455	10.79%	4,490.00
48. 2A	11,783.72	13.81%	51,554,245	13.94%	4,375.04
49. 3A1	1,684.85	1.98%	7,177,440	1.94%	4,259.99
50. 3A	12,447.86	14.59%	52,654,435	14.23%	4,230.00
51. 4A1	4,436.08	5.20%	18,675,960	5.05%	4,210.01
52. 4A	21,706.54	25.45%	81,244,015	21.96%	3,742.84
53. Total	85,300.74	100.00%	369,934,065	100.00%	4,336.82
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,370.93	20.29%	12,648,570	22.75%	2,355.01
56. 2D1	2,603.97	9.84%	5,897,990	10.61%	2,265.00
57. 2D	4,106.32	15.52%	9,300,820	16.73%	2,265.00
58. 3D1	392.85	1.48%	854,470	1.54%	2,175.05
59. 3D	5,068.76	19.15%	10,568,385	19.01%	2,085.00
60. 4D1	1,069.19	4.04%	2,084,995	3.75%	1,950.07
61. 4D	7,854.52	29.68%	14,243,275	25.62%	1,813.39
62. Total	26,466.54	100.00%	55,598,505	100.00%	2,100.71
Grass					
63. 1G1	12,081.60	8.65%	15,826,290	8.93%	1,309.95
64. 1G	1,541.08	1.10%	1,997,580	1.13%	1,296.22
65. 2G1	42,864.71	30.69%	54,885,940	30.96%	1,280.45
66. 2G	44,684.71	32.00%	56,976,570	32.14%	1,275.08
67. 3G1	10,356.86	7.42%	12,869,060	7.26%	1,242.56
68. 3G	27,036.83	19.36%	34,029,295	19.19%	1,258.63
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	1,092.48	0.78%	712,545	0.40%	652.23
71. Total	139,658.27	100.00%	177,297,280	100.00%	1,269.51
Irrigated Total					
	85,300.74	33.76%	369,934,065	61.32%	4,336.82
Dry Total					
	26,466.54	10.48%	55,598,505	9.22%	2,100.71
Grass Total					
	139,658.27	55.28%	177,297,280	29.39%	1,269.51
72. Waste	3.55	0.00%	715	0.00%	201.41
73. Other	1,213.01	0.48%	405,185	0.07%	334.03
74. Exempt	287.18	0.11%	6,955	0.00%	24.22
75. Market Area Total	252,642.11	100.00%	603,235,750	100.00%	2,387.71

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.80	149,795	2,931.70	12,809,200	104,829.80	442,031,550	107,797.30	454,990,545
77. Dry Land	1.09	2,550	737.80	1,454,450	30,795.03	62,369,610	31,533.92	63,826,610
78. Grass	11.62	13,065	4,526.92	5,444,980	207,992.15	246,843,755	212,530.69	252,301,800
79. Waste	0.00	0	0.00	0	3.55	715	3.55	715
80. Other	0.00	0	144.31	41,730	1,141.78	431,605	1,286.09	473,335
81. Exempt	0.00	0	13.35	0	277.32	10,530	290.67	10,530
82. Total	48.51	165,410	8,340.73	19,750,360	344,762.31	751,677,235	353,151.55	771,593,005

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	107,797.30	30.52%	454,990,545	58.97%	4,220.80
Dry Land	31,533.92	8.93%	63,826,610	8.27%	2,024.06
Grass	212,530.69	60.18%	252,301,800	32.70%	1,187.13
Waste	3.55	0.00%	715	0.00%	201.41
Other	1,286.09	0.36%	473,335	0.06%	368.04
Exempt	290.67	0.08%	10,530	0.00%	36.23
Total	353,151.55	100.00%	771,593,005	100.00%	2,184.88

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 Greeley Residential	40	273,835	215	697,340	216	8,962,215	256	9,933,390	151,865
83.2 Rural Res	69	777,855	54	688,860	69	6,420,375	138	7,887,090	180,795
83.3 Rural Res	37	355,035	31	380,280	35	3,270,015	72	4,005,330	121,470
83.4 Scotia Residential	25	135,250	158	778,720	159	7,560,155	184	8,474,125	39,305
83.5 Spalding Residential	34	176,340	229	1,569,395	230	12,330,840	264	14,076,575	54,265
83.6 Wolbach Res	24	394,160	143	370,485	145	4,987,530	169	5,752,175	128,270
84 Residential Total	229	2,112,475	830	4,485,080	854	43,531,130	1,083	50,128,685	675,970

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	Greeley Commercial	10	34,850	44	181,525	44	2,351,690	54	2,568,065	46,160
85.2	Rural Commercial	6	64,980	17	210,460	24	5,324,220	30	5,599,660	280,795
85.3	Scotia Commercial	2	975	21	23,500	24	1,260,315	26	1,284,790	0
85.4	Spalding Commercial	10	72,985	49	186,970	53	3,027,405	63	3,287,360	58,245
85.5	Wolbach Commercial	7	11,440	31	47,770	31	716,110	38	775,320	18,185
86	Commercial Total	35	185,230	162	650,225	176	12,679,740	211	13,515,195	403,385

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	342.15	0.47%	359,270	0.48%	1,050.04
88. 1G	1,654.83	2.29%	1,729,280	2.32%	1,044.99
89. 2G1	11,380.62	15.73%	11,892,680	15.97%	1,044.99
90. 2G	2,294.46	3.17%	2,386,230	3.20%	1,040.00
91. 3G1	19,885.29	27.48%	20,383,925	27.38%	1,025.08
92. 3G	36,774.82	50.82%	37,696,775	50.63%	1,025.07
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	24.60	0.03%	5,620	0.01%	228.46
95. Total	72,356.77	100.00%	74,453,780	100.00%	1,028.98
CRP					
96. 1C1	7.09	1.37%	7,625	1.38%	1,075.46
97. 1C	105.69	20.50%	113,085	20.53%	1,069.97
98. 2C1	193.60	37.54%	207,160	37.61%	1,070.04
99. 2C	107.61	20.87%	114,605	20.81%	1,065.00
100. 3C1	92.39	17.92%	98,390	17.87%	1,064.94
101. 3C	9.27	1.80%	9,875	1.79%	1,065.26
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	515.65	100.00%	550,740	100.00%	1,068.05
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	72,356.77	99.29%	74,453,780	99.27%	1,028.98
CRP Total	515.65	0.71%	550,740	0.73%	1,068.05
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	72,872.42	100.00%	75,004,520	100.00%	1,029.26

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	11,832.48	8.61%	15,496,195	8.88%	1,309.63
88. 1G	1,467.64	1.07%	1,900,635	1.09%	1,295.03
89. 2G1	42,100.51	30.62%	53,888,670	30.88%	1,280.00
90. 2G	44,546.85	32.40%	56,797,345	32.55%	1,275.00
91. 3G1	10,342.10	7.52%	12,849,950	7.36%	1,242.49
92. 3G	26,159.36	19.02%	32,897,370	18.85%	1,257.58
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,051.00	0.76%	659,035	0.38%	627.06
95. Total	137,499.94	100.00%	174,489,200	100.00%	1,269.01
CRP					
96. 1C1	249.12	11.54%	330,095	11.76%	1,325.04
97. 1C	73.44	3.40%	96,945	3.45%	1,320.06
98. 2C1	764.20	35.41%	997,270	35.51%	1,304.99
99. 2C	137.86	6.39%	179,225	6.38%	1,300.05
100. 3C1	14.76	0.68%	19,110	0.68%	1,294.72
101. 3C	877.47	40.66%	1,131,925	40.31%	1,289.99
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	41.48	1.92%	53,510	1.91%	1,290.02
104. Total	2,158.33	100.00%	2,808,080	100.00%	1,301.04
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
Grass Total					
Grass Total	137,499.94	98.45%	174,489,200	98.42%	1,269.01
CRP Total					
CRP Total	2,158.33	1.55%	2,808,080	1.58%	1,301.04
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	139,658.27	100.00%	177,297,280	100.00%	1,269.51

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

39 Greeley

	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	49,411,735	50,128,685	716,950	1.45%	675,970	0.08%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	21,476,650	21,728,860	252,210	1.17%	153,875	0.46%
04. Total Residential (sum lines 1-3)	70,888,385	71,857,545	969,160	1.37%	829,845	0.20%
05. Commercial	13,132,090	13,515,195	383,105	2.92%	403,385	-0.15%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	13,132,090	13,515,195	383,105	2.92%	403,385	-0.15%
08. Ag-Farmsite Land, Outbuildings	37,751,220	38,343,690	592,470	1.57%	1,124,844	-1.41%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	963,695	120,745	-842,950	-87.47%		
11. Total Non-Agland (sum lines 8-10)	38,714,915	38,464,435	-250,480	-0.65%	1,124,844	-3.55%
12. Irrigated	465,022,910	454,990,545	-10,032,365	-2.16%		
13. Dryland	69,922,070	63,826,610	-6,095,460	-8.72%		
14. Grassland	253,461,795	252,301,800	-1,159,995	-0.46%		
15. Wasteland	0	715	715			
16. Other Agland	203,665	473,335	269,670	132.41%		
17. Total Agricultural Land	788,610,440	771,593,005	-17,017,435	-2.16%		
18. Total Value of all Real Property (Locally Assessed)	911,345,830	895,430,180	-15,915,650	-1.75%	2,358,074	-2.01%

2020 Assessment Survey for Greeley County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$130,920
7.	Adopted budget, or granted budget if different from above:
	\$130,920
8.	Amount of the total assessor's budget set aside for appraisal work:
	County Commissioners agreed to pay Commercial Appraisal out of General Fund.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$19,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,000
12.	Other miscellaneous funds:
	\$7,600
13.	Amount of last year's assessor's budget not used:
	\$2,968.05

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes https://greeley.gworks.com/
7.	Who maintains the GIS software and maps?
	Assessor staff and gWorks
8.	What type of aerial imagery is used in the cyclical review of properties?
	gworks and google
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?
	Scotia, Spalding, Greeley, and Wolbach are zoned
4.	When was zoning implemented?
	Spalding - 1998; Scotia and Greeley - 1999; Wolbach - 2008

D. Contracted Services

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

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, Stanard will be doing commercial reviews, contract 12-10-2019
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Licensed-Bonded
4.	Have the existing contracts been approved by the PTA?
	Yes, 12-10-2019
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No, established by the assessor

2020 Residential Assessment Survey for Greeley County

1.	Valuation data collection done by:										
	Assessor staff										
2.	List the valuation group recognized by the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><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>Greeley/Scotia/Wolbach - Villages ranging in population from 283 to 466 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Spalding - Largest village in the county; population of about 490; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Acreage - All rural residential properties located outside the villages.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Greeley/Scotia/Wolbach - Villages ranging in population from 283 to 466 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.	3	Spalding - Largest village in the county; population of about 490; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes	5	Acreage - All rural residential properties located outside the villages.	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
1	Greeley/Scotia/Wolbach - Villages ranging in population from 283 to 466 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.										
3	Spalding - Largest village in the county; population of about 490; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes										
5	Acreage - All rural residential properties located outside the villages.										
AG	Agricultural homes and outbuildings										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	The cost approach is applied using local depreciation derived from local market sales. The sales comparison approach is also utilized through unit of comparison studies.										
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?										
	Depreciation tables are developed based on local market information.										
5.	Are individual depreciation tables developed for each valuation group?										
	Yes										
6.	Describe the methodology used to determine the residential lot values?										
	Sales comparison; lots are analyzed by the square foot.										
7.	How are rural residential site values developed?										
	This was based on the cost to install the well, septic and electric at the time.										
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?										
	All lots are treated the same; no applications to combine lots have been received.										

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	2018	2015	2018	2016-2019
	3	2018	2015	2018	2018
	5	2018	2015	2018	2014-2019
	AG	2018	2015	2018	2014-2019

The depreciation tables were adjusted for the 2018 assessment year.

2020 Commercial Assessment Survey for Greeley County

1.	Valuation data collection done by:				
	Stanard Appraisal				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	All commercial parcels within Greeley County			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	The cost approach is applied using Marshall & Swift with depreciation tables supplied by the CAMA vendor, adjusted as needed. The sales comparison approach is also utilized through unit of comparison studies.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Utilization of the state sales file query function and work through the liaisons.				
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?				
	Tables provided by the CAMA vendor are utilized and are adjusted as needed.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	No, one depreciation table is done for entire commercial class.				
6.	Describe the methodology used to determine the commercial lot values.				
	Sales comparison; lots are analyzed by the square foot.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2015	2016	2016

2020 Agricultural Assessment Survey for Greeley County

1.	Valuation data collection done by:										
	Assessor staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.</td> <td style="text-align: center;">2015-2018</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.</td> <td style="text-align: center;">2015-2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.	2015-2018	02	This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.	2015-2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
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3.	Describe the process used to determine and monitor market areas.										
	The market areas are developed by topography, similar soil characteristics, and geographic characteristics.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Rural residential/recreational land is identified by size of parcel, residence, and non-agricultural influences in the market. Questionnaires from buyers/owners are also used to determine the purpose of their land. Value is then based upon selling prices of vacant land.										
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										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	The only intensive use in the county is feedlots. This was set by the previous assessor.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Non-agricultural influences are identified by monitoring and reviewing sales; however, Greeley County has had little, if any, non-agricultural influence, with the understanding that recreation is an incidental use on all classes of property.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
8a.	How many parcels have a special valuation application on file?										
	N/A										

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

2019 PLAN OF ASSESSMENT FOR GREELEY COUNTY
Assessment Years 2020, 2021 and 2022

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after any changes are made by either the appraiser or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division 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.” Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Greeley County:

Per the 2019 County Abstract, Greeley County consists of 3,200 parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1,073	33.53%	5.43%
Commercial	209	6.53%	1.44%
Industrial	NA	NA	NA
Recreational	NA	NA	NA
Agricultural	1,918	59.94%	93.13%
Special Value	NA	NA	NA

Agricultural land - taxable acres: 352,410.20

Other pertinent facts: Approximately 94% acres of the county is agricultural land and of that 60% is grassland, 30% is irrigated cropland and 10% consists of dry cropland and waste.

Current Resources:

- A. Staff –one Assessor, one Deputy Assessor, and one Staff Assistant. The assessor is required to obtain 60 hours of continuing education every 4 years. The Deputy is also required to meet the same required education. Both attend workshops and meetings to further their knowledge of the assessment field.

The Assessor is also licensed with the Nebraska Real Property Appraiser Board and is required to obtain 28 hours of continuing education every two years.

- B. Cadastral Maps –
The Greeley County cadastral maps were originally done in 1969. The assessment staff maintains the cadastral maps. All changes such as annexation and parcel splits are kept up to date, as well as ownership transfers.
- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc.
Greeley County Assessor Office went on-line June, 2006 with the property record information.
- D. Software for CAMA, Assessment Administration.
Greeley County uses the MIPS software for CAMA and Assessment Administration. Greeley County does have a GIS system.
- E. Web based – property record information access – Property record information is available at: <http://greeley.gisworkshop.com> and www.nebraskaassessorsonline.us

- F. GIS software is used to measure rural parcels to aid the conversion from old alpha soil symbols to new numeric symbols in tax year 2010. A new soil survey was implemented for 2017 tax year per State requirement. This software program is also beneficial in processing splits of property.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews the sales, takes new pictures, and checks the accuracy of the data we currently are using, and visits with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to the property are entered in the computer for later review.
- B. Data Collection – In accordance with Neb. Statute 77-1311.03 the county is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions with each Assessor Location. These are onsite inspections. The market areas are reviewed annually and compared for equity between like classes of property as well as other classes. If necessary, a market boundary will be adjusted to more accurately reflect the market activity. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

The permit and sales review system offer opportunity for individual property reviews annually. Working with agricultural property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed with trends in the market. This information is reviewed several times throughout the year. For each assessor location and market area consideration is given to the number of sales in the study and the time frames of the parcel data. Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons – Similar properties are studied to determine if and what actions will be necessary for the upcoming year

- 2) Cost Approach; cost manual used & date of manual and latest depreciation study—

The MIPS CAMA system is used for costing and applying market depreciation. Marshall & Swift cost manuals are updated when appropriate to revaluing and introducing updated depreciation tables. The latest depreciation study varies by assessor location and property class.

- 3) Income Approach; income and expense data collection/analysis from the market –

Gather income information as available on commercial properties. Rental income has been requested from residential rental property owners. The income approach generally is not used since income/expense data is not readily available.

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

Sales are plotted on a map indicate to the land use at 80% of each class i.e. irrigation, grassland, or dry cropland with the selling price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: Number of sales, time frame of sales, and number of acres sold. Further review is completed in an attempt to make note of any difference in price paid per acre to be classed as special value.

- E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to value with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions - Sales assessment ratios are reviewed after final values are applied to the sales base within all sub-classes and classes of properties and then applied to the entire population of properties within the sub-classes and classes within the county. Finally, a unit of comparison analysis is completed to insure uniformity with the class or sub-class.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st of each year. These are mailed to the last known address of property owner of record as of May 20th. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed the office also sends out a letter informing the owner of what area of the county will be reviewed, and a reminder of the zoning requirements and removal of buildings. This notice is on a bright colored paper as to attract their attention.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94%	0	0
Commercial	100%	0	0
Agricultural Land	72%	0	0
Special Value Agland	N/A	N\A	N\A

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2019 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2020:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Scotia Village is to be reviewed for the six-year cycle, which is approximately 259 parcels. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. And last but not least correct data on the CAMA system to correct errors or omissions and review all data on file.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. And last but not least correct data on the CAMA system to correct errors or omission and review all data on file.

Agricultural Land (and/or subclass): Update sales to the current study period for the current assessment year. Review statistics for any needed changes to remain in compliance for the year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. Continue the six-year review cycle which the office intends to do the precincts of Parnell Precinct-Mount Pleasant Precinct-Freeman Valley Precinct and Leo Valley Precinct which is approximately 147 parcels. We will also be applying and checking the Soil Maps and land use information sheets as received from owners and NRD office. And last but not least correct data on the CAMA system to correct errors or omissions and review all data on file.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. If so, determine special value area and steps to implement. We have none in Greeley County at this time.

Assessment Actions Planned for Assessment Year 2021:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle review which will not need to be done this year as we will be doing the ag soil. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. When we do the reviews, we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. We intend to keep up to date with market study on areas of each town to determine proper assessment figures.

Commercial (and/or subclasses): Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. Dates and new photos and current information are listed in the computer system.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle of the rural review of Greeley County which we intend to review the soils use maps for entire county. This includes reviewing the GIS Maps and comparing information currently on parcel and sending questioners if we are not matching information for current assessment year. When we do the reviews, we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. If so, determine special value area and steps to implement. We have none at this time in Greeley County

Assessment Actions Planned for Assessment Year 2022:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle review process for Greeley County. When we do the reviews, we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle of the rural review of Greeley County. When we do the reviews, we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agricultural – Review sales within the current study period for a use other than agricultural. If so, determine special value area and steps to implement. We have none at this time in Greeley County.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract of Real Property
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of schedules; prepare subsequent notices 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 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. 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.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.

10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. Tax Equalization and Review Commission Appeals – appraiser prepares information and attends taxpayer appeal hearings before the Commission, defend valuation.
13. Tax Equalization and Review Commission Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the Commission.
14. Education: Assessor/ Deputy Assessor and/or Appraiser Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the Assessor and Deputy Assessor Certification requires 60 hours of approved continuing education every four years. Retention of the Appraiser license requires 28 hours of continuing education every two years.

Conclusion:

With all the entities of county government that utilize the assessment records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Joan M Goodrich
Assessor
For Greeley County