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DEPARTMENT OF REVENUE

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

KIMBALL 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 Kimball 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 Kimball 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: Sherry Winstrom, Kimball 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.

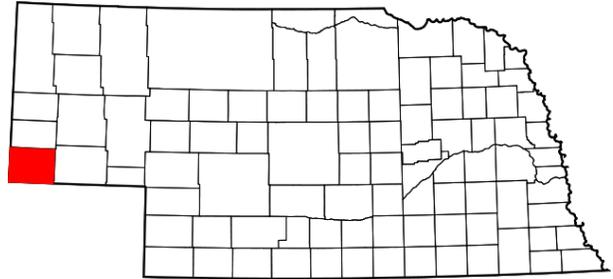
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

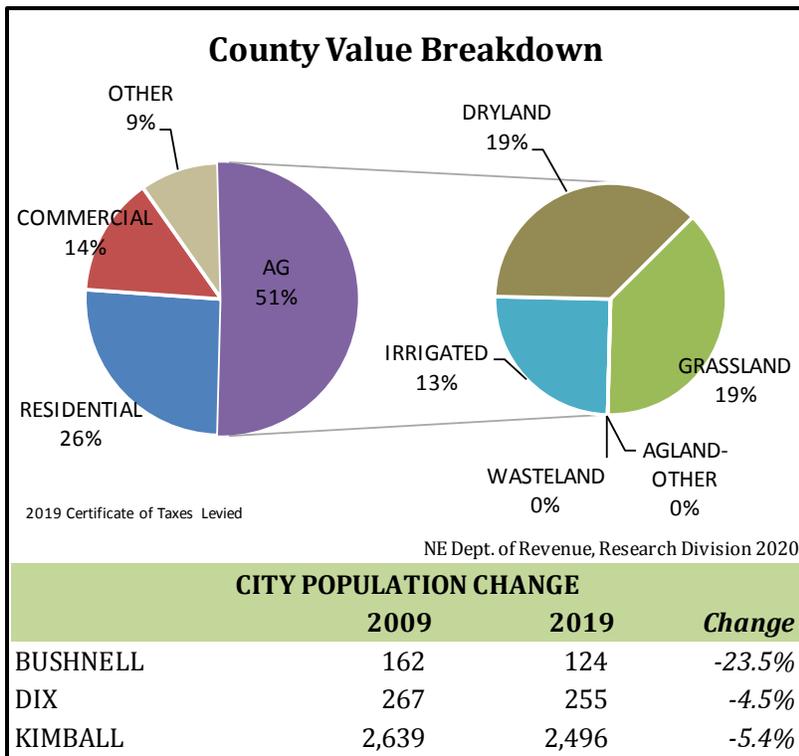
**Further information may be found in Exhibit 94*

County Overview

With a total area of 952 square miles, Kimball County had 3,618 residents, per the Census Bureau Quick Facts for 2018, a 5% population decline from the 2010 U.S. Census. Reports indicated that 60% of county residents were homeowners and 79% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$69,743 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Kimball County are located in and around Kimball, the county seat. According to the U.S. Census Bureau, there were 123 employer establishments with total employment of 994, a 4.7% increase in total employment from the prior year.



Approximately 51% of the county's valuation base is attributed to agricultural land. Grassland makes up the majority of the land in the county. Kimball County is included in the South Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Kimball County ranks second in winter wheat for grain, proso millet, and all wheat for grain (USDA AgCensus).

2020 Residential Correlation for Kimball County

Assessment Actions

For the current assessment year, the Kimball County Assessor began the review of the villages of Dix and Bushnell. After conducting a sales study review for Kimball the county assessor increased improvements by 2%.

Assessment Practice Review

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

Review of Kimball County Assessor's sales verification and qualification process consists of a questionnaire mailed to the parties involved in the sales transaction. At best, response is usually half, and these are followed up by telephone contact. Analysis of the percentage of sales used for residential property is comparable to the statewide average. Review of the non-qualified residential sales indicated that all had sufficient reasons for disqualification. Therefore, it is believed that no apparent bias exists in the sales qualification determination, and all arm's-length sales are available for measurement purposes.

The four valuation groups established by the county assessor are based on assessor location. The two villages (Bushnell and Dix) could be combined into one valuation group, since they are reviewed at the same time and do not realistically constitute separate residential markets in the county.

Comparison of values for properties that sold with properties that did not sell reveals no apparent bias. Kimball County is current with the required six-year inspection and review of all property. Kimball's review process begins with aerial imagery comparisons with property records and includes on-site inspections of new construction and additions to existing property. Lot value reviews are within the six-year timeframe of the inspection and review cycle. The Computer Assisted Mass Appraisal (CAMA) cost indexes and depreciation tables are of the same date for all residential property within the county. The Kimball County assessor has submitted a draft of a written valuation methodology.

2020 Residential Correlation for Kimball County

Description of Analysis

Valuation Group	Description
10	Kimball
20	The village of Bushnell
30	The village of Dix
80	Rural—includes all remaining residential property not falling into the other three groups and includes suburban property.

Examination of the overall statistical profile for residential property indicates 123 qualified residential sales, with two of the three overall measures of central tendency within acceptable range. The two qualitative statistics are above the suggested ranges due to extreme outliers. Further analysis of the sales reveals that 18 of these have a sale price less than \$30,000. The removal of the most extreme of these would bring the COD into compliance and the PRD would be only two points above its upper parameter. A review of the two study years indicates a general rising trend in the residential market with the latest year's sales showing a roughly 6% difference from the beginning of the sales study period.

Analysis of the sales by valuation group indicates that only Valuation Groups 10 (Kimball) and 80 (Rural) have a sufficient number of sales for any meaningful analysis. The remaining two valuation groups comprised of the villages have three sales each, and are thus an insufficient sample for statistical purposes. Valuation Group 10 with 102 sales indicates all three measures of central tendency are within range. Valuation Group 80 has 10 sales with only the median and COD within range.

Review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied (CTL) indicates an overall change to the residential population of slightly over 1%. This would confirm the assessment actions of raising improvement values in Valuation Group 10 (Kimball) by 2%.

Equalization and Quality of Assessment

The residential sample is adequate, though evidently over-represented by Kimball. This is not surprising in a small county, since the county seat is the hub of the only active, competitive residential market. All cost and depreciation tables are current, as well as the six-year inspection and review cycle.

Based on all available information, the quality of assessment for the residential class of property complies with generally accepted mass appraisal techniques.

2020 Residential Correlation for Kimball County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	102	93.61	99.17	92.25	20.78	107.50
20	3	84.14	87.96	88.49	06.09	99.40
30	3	95.83	86.13	89.25	10.99	96.50
80	15	94.51	89.96	86.12	14.65	104.46
____ALL____	123	93.63	97.46	90.85	19.55	107.28

Level of Value

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

2020 Commercial Correlation for Kimball County

Assessment Actions

Assessment actions taken to address commercial property in Kimball County included the completion of pick-up work.

Assessment Practice Review

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

Kimball County's sales verification and qualification process consists of a questionnaire mailed to the parties involved in the sales transaction. The response rate is about 50%, and non-respondents are followed up by telephone contact by the assessor's staff. Kimball County commercial sales use appeared to be lower than the statewide average, but a thorough review of the non-qualified sales showed by documentation that all had been disqualified by IAAO sales usability standards. Therefore, it is believed that no apparent bias exists in the sales qualification determination, and all arm's-length commercial sales were available for measurement purposes.

Kimball County uses four valuation groups for commercial property, all based on assessor location. There is not an active, viable competitive commercial market within the county, and it is believed that some of the groups could be combined—particularly the two villages Bushnell and Dix.

Regarding the use and application of the three approaches to value, Kimball County applied all three approaches to commercial property when last inspected and reviewed in 2017 by the contracted appraisal firm. At this time, the cost tables were updated and a Computer-Assisted Mass Appraisal (CAMA) derived depreciation, adjusted for market information was used. The county is current with the statutory required six-year inspection and review cycle for commercial property.

Description of Analysis

The statistical profile for Kimball commercial property shows 21 sales.

Valuation Group	Description
10	Kimball
20	The village of Bushnell
30	The village of Dix
80	Rural—includes all remaining commercial property in the county not falling into the other three valuation groups including suburban.

2020 Commercial Correlation for Kimball County

None of the measures of central tendency within range. The COD is slightly above its upper parameter and the PRD is far above range.

The impact of the outliers can be seen by a review of sales by valuation group. Nineteen of the 21 qualified sales fall into Valuation Group 10, and the remaining two qualified sales are in Valuation Group 30. The two outlier sales are affecting all of the statistics, including those by study year. Analysis reveals that Valuation Group 30 sales occurred in the last year of the study period and their hypothetical removal would bring that year's statistics as follows: six sales with a median of 98%, a mean of 99%, a weighted mean of 90% and qualitative statistics of 21% and 111%, respectively.

Finally, a review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied (CTL) indicates an approximate 6% change to the commercial and the assessment actions state routine pick-up work for the commercial property class. A review of the county abstract reveals that this was attributable to a paid off Tax Increment Financing (TIF) commercial parcel, which was added to the assessment roll for the first time this year.

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial property in Kimball County appears to be valued uniformly and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	19	97.53	99.44	89.79	21.18	110.75
30	2	129.80	129.80	142.93	13.58	90.87
____ALL____	21	103.41	102.31	90.42	20.74	113.15

Level of Value

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

2020 Agricultural Correlation for Kimball County

Assessment Actions

For the current assessment year the county assessor reviewed the sales for the three-year study period and made adjustments to land classes by market area. For agricultural Market Area 1, dryland received an 8% decrease overall. The lower two classifications of grassland were increased by 8%. Agricultural Market Area 2 received a 9% increase to grass values for the three lower classifications, and the two lowest classifications of land enrolled in the Conservation Reserve Program (CRP) were likewise raised in value.

Assessment Practice Review

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

Agricultural sales verification and qualification consists of mailing a questionnaire to the parties involved in the sales transaction. At best, usually half the responses are received, and the non-respondents are followed up by telephone contact. Analysis of the percentage of sales use for agricultural property is above the statewide average. Review of the non-qualified agricultural sales indicated that there were sufficient reasons for disqualification. Therefore, it is believed that no apparent bias exists in the sales qualification determination, and all arm's-length sales are available for measurement purposes.

Kimball County uses two distinct market areas to value all agricultural land within the county. The areas divide the county into northern and southern portions and are based on topography and the availability of water for application to crops. These two areas represent the market activity of agricultural land sales within the county. Kimball County does not recognize a non-agricultural influence on agricultural sales and thus does not utilize special valuation.

Land use was last reviewed in assessment year 2019, and all agricultural improvements were last physically reviewed in 2017. Depreciation tables for outbuildings were adjusted based on actual age and physical condition. Home site values are the same as rural residential home site values, and these are reviewed by the county assessor to match these to current market.

The current review process begins with an aerial imagery comparison of data contained on the property record cards. New construction and additions to existing improvements receive an on-site inspection.

Land enrolled in government programs, specifically CRP is updated annually by letters sent to taxpayers that hold current contracts that are about to expire. The expiration dates of all contracts are maintained in the county's Computer-Assisted Mass Appraisal (CAMA) system.

2020 Agricultural Correlation for Kimball County

Description of Analysis

The statistical sample for agricultural land shows 41 qualified sales with all three measures of central tendency within acceptable range and all three round to the same value. Both qualitative statistics are also within range. Examination by market area reveals that most of the sales occurred in Market Area 1, with statistics that almost mirror the overall profile. Only 10 sales transpired in northern Market Area 2, and likewise for such a small sample all of the statistics are in range. Further review of the preliminary statistics compared to the final profile reveals less than 1% change in assessed value.

A review of the 80% Majority Land Use (MLU) by Market Area indicates that most samples are small. Majority Land Use grassland appears to have 13 sales with a 66% median in Market Area 1, but further examination reveals that of these only four are 80% MLU grass, six are 80% MLU CRP sales and the remaining are an admixture of the two. The median for the four sales is 65%, and assessment to sales ratios range from 60% to 88%. Thus, the statistics for the grassland classification are not reliable. County grass values for Market Area 1 are comparable with neighboring Cheyenne County's Market Area 1. Further, the county assessor hesitates to raise grassland values with total sales of acres constituting only about 2% of total grassland with in the county.

Review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied (CTL) indicates that dryland decreased approximately 4% countywide and grassland increased approximately 3% countywide. This would accurately reflect the assessment actions of limited lowering of dryland in one market area and increasing the lowest Land Capability Group (LCG) grassland in both market areas.

Equalization and Quality of Assessment

All agricultural dwellings and outbuildings are valued using the same cost index and CAMA derived depreciation as those of rural residential properties. Likewise, farm home sites and residential home sites have the same value. Based on the analysis of the assessment practices of the county, the quality of assessment of agricultural property in Kimball County complies with generally accepted mass appraisal techniques.

2020 Agricultural Correlation for Kimball County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	77.10	77.10	80.78	20.18	95.44
2	2	77.10	77.10	80.78	20.18	95.44
<u>Dry</u>						
County	14	72.88	73.89	73.36	10.77	100.72
1	11	75.00	75.52	76.17	11.20	99.15
2	3	69.98	67.90	67.47	03.22	100.64
<u>Grass</u>						
County	16	68.26	69.32	67.06	11.53	103.37
1	13	66.32	69.40	66.87	11.70	103.78
2	3	74.21	68.97	68.77	07.71	100.29
<u>ALL</u>	41	73.13	73.05	72.82	11.27	100.32

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Kimball County is 73%.

2020 Opinions of the Property Tax Administrator for Kimball County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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 Kimball County

Residential Real Property - Current

Number of Sales	123	Median	93.63
Total Sales Price	\$11,185,034	Mean	97.46
Total Adj. Sales Price	\$11,185,034	Wgt. Mean	90.85
Total Assessed Value	\$10,161,905	Average Assessed Value of the Base	\$54,546
Avg. Adj. Sales Price	\$90,935	Avg. Assessed Value	\$82,617

Confidence Interval - Current

95% Median C.I	91.05 to 96.97
95% Wgt. Mean C.I	87.15 to 94.56
95% Mean C.I	92.82 to 102.10
% of Value of the Class of all Real Property Value in the County	22.38
% of Records Sold in the Study Period	5.81
% of Value Sold in the Study Period	8.80

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	130	97	97.23
2018	111	99	98.54
2017	90	99	99.16
2016	92		102.05

2020 Commission Summary for Kimball County

Commercial Real Property - Current

Number of Sales	21	Median	103.41
Total Sales Price	\$3,812,700	Mean	102.31
Total Adj. Sales Price	\$3,812,700	Wgt. Mean	90.42
Total Assessed Value	\$3,447,595	Average Assessed Value of the Base	\$146,183
Avg. Adj. Sales Price	\$181,557	Avg. Assessed Value	\$164,171

Confidence Interval - Current

95% Median C.I	82.50 to 122.16
95% Wgt. Mean C.I	78.88 to 101.96
95% Mean C.I	90.12 to 114.50
% of Value of the Class of all Real Property Value in the County	14.74
% of Records Sold in the Study Period	4.04
% of Value Sold in the Study Period	4.54

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	14	100	97.45
2018	16	100	95.26
2017	12	100	98.36
2016	19		78.54

**53 Kimball
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 : 123
 Total Sales Price : 11,185,034
 Total Adj. Sales Price : 11,185,034
 Total Assessed Value : 10,161,905
 Avg. Adj. Sales Price : 90,935
 Avg. Assessed Value : 82,617

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 97
 COD : 19.55
 PRD : 107.28

COV : 26.92
 STD : 26.24
 Avg. Abs. Dev : 18.30
 MAX Sales Ratio : 196.84
 MIN Sales Ratio : 51.27

95% Median C.I. : 91.05 to 96.97
 95% Wgt. Mean C.I. : 87.15 to 94.56
 95% Mean C.I. : 92.82 to 102.10

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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	15	97.56	102.34	98.29	14.02	104.12	74.43	133.64	91.36 to 119.71	78,280	76,943	
01-JAN-18 To 31-MAR-18	16	100.50	100.78	99.06	13.93	101.74	78.04	131.40	84.14 to 112.31	65,453	64,836	
01-APR-18 To 30-JUN-18	21	95.83	95.74	90.03	15.58	106.34	55.75	145.68	88.95 to 102.35	107,351	96,650	
01-JUL-18 To 30-SEP-18	10	95.90	96.31	88.93	12.39	108.30	71.13	124.73	77.45 to 109.45	98,900	87,948	
01-OCT-18 To 31-DEC-18	9	91.05	90.83	90.22	21.97	100.68	56.14	132.80	65.77 to 132.58	95,644	86,286	
01-JAN-19 To 31-MAR-19	15	92.04	99.52	91.34	24.87	108.96	59.78	190.09	79.24 to 118.02	82,027	74,924	
01-APR-19 To 30-JUN-19	18	82.79	98.54	84.70	37.06	116.34	51.27	196.84	69.90 to 113.46	112,106	94,953	
01-JUL-19 To 30-SEP-19	19	92.20	93.79	90.11	14.27	104.08	64.71	129.99	82.19 to 107.55	84,795	76,404	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	62	96.61	98.73	93.34	14.45	105.77	55.75	145.68	92.19 to 102.35	88,142	82,268	
01-OCT-18 To 30-SEP-19	61	90.46	96.17	88.48	24.45	108.69	51.27	196.84	82.67 to 94.57	93,774	82,972	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	56	95.20	96.49	91.68	15.97	105.25	55.75	145.68	91.05 to 99.56	91,990	84,341	
<u>ALL</u>	123	93.63	97.46	90.85	19.55	107.28	51.27	196.84	91.05 to 96.97	90,935	82,617	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
10	102	93.61	99.17	92.25	20.78	107.50	51.27	196.84	90.77 to 99.58	83,370	76,906	
20	3	84.14	87.96	88.49	06.09	99.40	82.19	97.56	N/A	22,500	19,910	
30	3	95.83	86.13	89.25	10.99	96.50	65.49	97.07	N/A	72,333	64,555	
80	15	94.51	89.96	86.12	14.65	104.46	56.14	132.58	77.45 to 98.90	159,784	137,603	
<u>ALL</u>	123	93.63	97.46	90.85	19.55	107.28	51.27	196.84	91.05 to 96.97	90,935	82,617	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	123	93.63	97.46	90.85	19.55	107.28	51.27	196.84	91.05 to 96.97	90,935	82,617	
06												
07												
<u>ALL</u>	123	93.63	97.46	90.85	19.55	107.28	51.27	196.84	91.05 to 96.97	90,935	82,617	

**53 Kimball
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 : 123
 Total Sales Price : 11,185,034
 Total Adj. Sales Price : 11,185,034
 Total Assessed Value : 10,161,905
 Avg. Adj. Sales Price : 90,935
 Avg. Assessed Value : 82,617

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 97
 COD : 19.55
 PRD : 107.28

COV : 26.92
 STD : 26.24
 Avg. Abs. Dev : 18.30
 MAX Sales Ratio : 196.84
 MIN Sales Ratio : 51.27

95% Median C.I. : 91.05 to 96.97
 95% Wgt. Mean C.I. : 87.15 to 94.56
 95% Mean C.I. : 92.82 to 102.10

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	2	122.04	122.04	122.17	01.12	99.89	120.67	123.41	N/A	13,250	16,188	
Less Than 30,000	18	115.79	120.58	119.01	25.46	101.32	59.78	190.09	92.20 to 136.35	21,889	26,051	
___Ranges Excl. Low \$___												
Greater Than 4,999	123	93.63	97.46	90.85	19.55	107.28	51.27	196.84	91.05 to 96.97	90,935	82,617	
Greater Than 14,999	121	93.59	97.05	90.78	19.37	106.91	51.27	196.84	90.77 to 96.25	92,219	83,715	
Greater Than 29,999	105	92.24	93.49	89.82	16.70	104.09	51.27	196.84	88.95 to 95.57	102,772	92,314	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	2	122.04	122.04	122.17	01.12	99.89	120.67	123.41	N/A	13,250	16,188	
15,000 TO 29,999	16	110.18	120.40	118.79	28.84	101.36	59.78	190.09	84.14 to 145.68	22,969	27,283	
30,000 TO 59,999	25	102.82	108.70	109.43	18.88	99.33	65.49	196.84	94.52 to 124.73	48,124	52,664	
60,000 TO 99,999	35	91.05	91.38	90.71	15.30	100.74	58.72	132.80	81.46 to 94.82	78,883	71,557	
100,000 TO 149,999	28	90.24	87.49	87.04	15.59	100.52	51.27	116.36	82.67 to 96.97	122,171	106,332	
150,000 TO 249,999	16	87.48	87.06	87.14	09.55	99.91	64.71	103.42	81.46 to 95.57	196,952	171,623	
250,000 TO 499,999	1	58.29	58.29	58.29	00.00	100.00	58.29	58.29	N/A	255,000	148,650	
500,000 TO 999,999												
1,000,000 +												
___ALL___	123	93.63	97.46	90.85	19.55	107.28	51.27	196.84	91.05 to 96.97	90,935	82,617	

53 Kimball
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 : 21
Total Sales Price : 3,812,700
Total Adj. Sales Price : 3,812,700
Total Assessed Value : 3,447,595
Avg. Adj. Sales Price : 181,557
Avg. Assessed Value : 164,171

MEDIAN : 103
WGT. MEAN : 90
MEAN : 102
COD : 20.74
PRD : 113.15

COV : 26.17
STD : 26.77
Avg. Abs. Dev : 21.45
MAX Sales Ratio : 148.67
MIN Sales Ratio : 48.93

95% Median C.I. : 82.50 to 122.16
95% Wgt. Mean C.I. : 78.88 to 101.96
95% Mean C.I. : 90.12 to 114.50

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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	2	96.02	96.02	100.52	07.71	95.52	88.62	103.41	N/A	217,500	218,635
01-JAN-17 To 31-MAR-17	1	82.50	82.50	82.50	00.00	100.00	82.50	82.50	N/A	100,000	82,495
01-APR-17 To 30-JUN-17	2	132.84	132.84	129.34	04.07	102.71	127.43	138.24	N/A	127,500	164,908
01-JUL-17 To 30-SEP-17	1	74.48	74.48	74.48	00.00	100.00	74.48	74.48	N/A	315,000	234,600
01-OCT-17 To 31-DEC-17	3	108.22	113.31	95.86	20.22	118.20	83.04	148.67	N/A	93,233	89,373
01-JAN-18 To 31-MAR-18	3	97.53	94.04	82.90	08.25	113.44	80.21	104.37	N/A	589,000	488,293
01-APR-18 To 30-JUN-18	1	97.37	97.37	97.37	00.00	100.00	97.37	97.37	N/A	105,000	102,235
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	3	112.00	96.89	103.35	24.04	93.75	48.93	129.73	N/A	62,500	64,593
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	108.69	108.69	130.58	35.43	83.24	70.18	147.19	N/A	25,500	33,298
01-JUL-19 To 30-SEP-19	3	109.75	102.15	84.35	14.47	121.10	74.53	122.16	N/A	105,833	89,268
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	6	96.02	102.45	98.12	21.43	104.41	74.48	138.24	74.48 to 138.24	184,167	180,697
01-OCT-17 To 30-SEP-18	7	97.53	102.77	85.29	14.74	120.49	80.21	148.67	80.21 to 148.67	307,386	262,176
01-OCT-18 To 30-SEP-19	8	110.88	101.81	95.00	23.41	107.17	48.93	147.19	48.93 to 147.19	69,500	66,023
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	7	108.22	108.94	96.35	23.01	113.07	74.48	148.67	74.48 to 148.67	135,671	130,719
01-JAN-18 To 31-DEC-18	7	97.53	95.73	85.50	17.51	111.96	48.93	129.73	48.93 to 129.73	294,214	251,556
<u>ALL</u>	21	103.41	102.31	90.42	20.74	113.15	48.93	148.67	82.50 to 122.16	181,557	164,171

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	19	97.53	99.44	89.79	21.16	110.75	48.93	148.67	80.21 to 122.16	198,274	178,029
30	2	129.60	129.60	142.93	13.58	90.67	112.00	147.19	N/A	22,750	32,518
<u>ALL</u>	21	103.41	102.31	90.42	20.74	113.15	48.93	148.67	82.50 to 122.16	181,557	164,171

53 Kimball
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 : 21
Total Sales Price : 3,812,700
Total Adj. Sales Price : 3,812,700
Total Assessed Value : 3,447,595
Avg. Adj. Sales Price : 181,557
Avg. Assessed Value : 164,171

MEDIAN : 103
WGT. MEAN : 90
MEAN : 102
COD : 20.74
PRD : 113.15

COV : 26.17
STD : 26.77
Avg. Abs. Dev : 21.45
MAX Sales Ratio : 148.67
MIN Sales Ratio : 48.93

95% Median C.I. : 82.50 to 122.16
95% Wgt. Mean C.I. : 78.88 to 101.96
95% Mean C.I. : 90.12 to 114.50

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	19	97.53	100.93	86.64	22.69	116.49	48.93	148.67	80.21 to 122.16	171,195	148,318
04	2	115.42	115.42	112.42	10.41	102.67	103.41	127.43	N/A	280,000	314,773
<u>ALL</u>	21	103.41	102.31	90.42	20.74	113.15	48.93	148.67	82.50 to 122.16	181,557	164,171

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	91.09	91.09	84.12	22.96	108.29	70.18	112.00	N/A	8,250	6,940
Less Than 30,000	4	117.08	113.25	124.30	18.93	91.11	70.18	148.67	N/A	18,675	23,213
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	103.41	102.31	90.42	20.74	113.15	48.93	148.67	82.50 to 122.16	181,557	164,171
Greater Than 14,999	19	103.41	103.49	90.45	20.79	114.42	48.93	148.67	82.50 to 127.43	199,800	180,722
Greater Than 29,999	17	97.53	99.74	89.75	20.42	111.13	48.93	147.19	80.21 to 127.43	219,882	197,338
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	91.09	91.09	84.12	22.96	108.29	70.18	112.00	N/A	8,250	6,940
15,000 TO 29,999	2	135.42	135.42	135.69	09.79	99.80	122.16	148.67	N/A	29,100	39,485
30,000 TO 59,999	3	138.24	131.73	130.34	09.03	101.07	109.75	147.19	N/A	45,000	58,653
60,000 TO 99,999	4	93.08	85.83	86.97	18.32	98.69	48.93	108.22	N/A	70,500	61,314
100,000 TO 149,999	4	100.87	103.49	104.73	13.44	98.82	82.50	129.73	N/A	118,000	123,584
150,000 TO 249,999	3	83.04	95.00	94.53	21.23	100.50	74.53	127.43	N/A	211,333	199,780
250,000 TO 499,999	2	88.95	88.95	89.71	16.27	99.15	74.48	103.41	N/A	332,500	298,270
500,000 TO 999,999											
1,000,000 +	1	80.21	80.21	80.21	00.00	100.00	80.21	80.21	N/A	1,550,000	1,243,315
<u>ALL</u>	21	103.41	102.31	90.42	20.74	113.15	48.93	148.67	82.50 to 122.16	181,557	164,171

53 Kimball
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 : 21
 Total Sales Price : 3,812,700
 Total Adj. Sales Price : 3,812,700
 Total Assessed Value : 3,447,595
 Avg. Adj. Sales Price : 181,557
 Avg. Assessed Value : 164,171

MEDIAN : 103
 WGT. MEAN : 90
 MEAN : 102
 COD : 20.74
 PRD : 113.15

COV : 26.17
 STD : 26.77
 Avg. Abs. Dev : 21.45
 MAX Sales Ratio : 148.67
 MIN Sales Ratio : 48.93

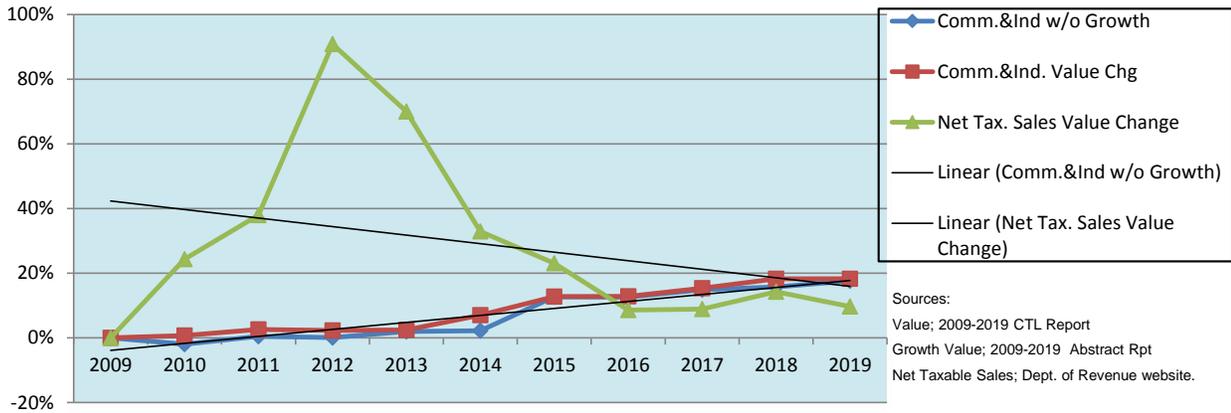
95% Median C.I. : 82.50 to 122.16
 95% Wgt. Mean C.I. : 78.88 to 101.96
 95% Mean C.I. : 90.12 to 114.50

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
319	1	83.04	83.04	83.04	00.00	100.00	83.04	83.04	N/A	185,000	153,620
326	1	147.19	147.19	147.19	00.00	100.00	147.19	147.19	N/A	40,000	58,875
343	1	80.21	80.21	80.21	00.00	100.00	80.21	80.21	N/A	1,550,000	1,243,315
344	2	143.46	143.46	142.39	03.64	100.75	138.24	148.67	N/A	37,350	53,183
350	1	129.73	129.73	129.73	00.00	100.00	129.73	129.73	N/A	122,000	158,265
352	2	106.30	106.30	105.56	01.82	100.70	104.37	108.22	N/A	105,000	110,843
353	2	97.45	97.45	97.44	00.08	100.01	97.37	97.53	N/A	88,500	86,230
384	1	70.18	70.18	70.18	00.00	100.00	70.18	70.18	N/A	11,000	7,720
386	1	88.62	88.62	88.62	00.00	100.00	88.62	88.62	N/A	85,000	75,330
406	3	74.48	81.86	74.04	32.77	110.56	48.93	122.16	N/A	134,500	99,590
471	1	109.75	109.75	109.75	00.00	100.00	109.75	109.75	N/A	50,000	54,875
494	2	115.42	115.42	112.42	10.41	102.67	103.41	127.43	N/A	280,000	314,773
543	1	74.53	74.53	74.53	00.00	100.00	74.53	74.53	N/A	239,000	178,115
555	1	82.50	82.50	82.50	00.00	100.00	82.50	82.50	N/A	100,000	82,495
999	1	112.00	112.00	112.00	00.00	100.00	112.00	112.00	N/A	5,500	6,160
<u>ALL</u>	21	103.41	102.31	90.42	20.74	113.15	48.93	148.67	82.50 to 122.16	181,557	164,171

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	\$ 62,574,426	\$ 209,355		\$ 62,365,071	--	\$ 26,038,219	--
2009	\$ 62,481,862	\$ 2,043,704	3.27%	\$ 60,438,158	--	\$ 21,915,679	--
2010	\$ 62,908,152	\$ 1,662,293	2.64%	\$ 61,245,859	-1.98%	\$ 27,243,598	24.31%
2011	\$ 64,082,610	\$ 1,293,559	2.02%	\$ 62,789,051	-0.19%	\$ 30,225,252	10.94%
2012	\$ 63,918,386	\$ 1,395,984	2.18%	\$ 62,522,402	-2.43%	\$ 41,818,055	38.35%
2013	\$ 64,017,288	\$ 299,811	0.47%	\$ 63,717,477	-0.31%	\$ 37,249,144	-10.93%
2014	\$ 66,834,472	\$ 2,997,645	4.49%	\$ 63,836,827	-0.28%	\$ 29,122,936	-21.82%
2015	\$ 70,448,729	\$ 58,498	0.08%	\$ 70,390,231	5.32%	\$ 26,974,951	-7.38%
2016	\$ 70,517,449	\$ 179,080	0.25%	\$ 70,338,369	-0.16%	\$ 23,791,686	-11.80%
2017	\$ 72,078,260	\$ 325,015	0.45%	\$ 71,753,245	1.75%	\$ 23,869,019	0.33%
2018	\$ 73,882,990	\$ 1,564,440	2.12%	\$ 72,318,550	0.33%	\$ 25,041,922	4.91%
2019	\$ 73,906,658	\$ 420,195	0.57%	\$ 73,486,463	-0.54%	\$ 24,028,113	-4.05%
Ann %chg	1.69%			Average	0.15%	0.92%	2.29%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.98%	0.68%	24.31%
2011	0.49%	2.56%	37.92%
2012	0.06%	2.30%	90.81%
2013	1.98%	2.46%	69.97%
2014	2.17%	6.97%	32.89%
2015	12.66%	12.75%	23.09%
2016	12.57%	12.86%	8.56%
2017	14.84%	15.36%	8.91%
2018	15.74%	18.25%	14.26%
2019	17.61%	18.28%	9.64%

County Number	53
County Name	Kimball

53 Kimball
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 : 41
Total Sales Price : 12,339,800
Total Adj. Sales Price : 12,339,800
Total Assessed Value : 8,985,810
Avg. Adj. Sales Price : 300,971
Avg. Assessed Value : 219,166

MEDIAN : 73
WGT. MEAN : 73
MEAN : 73
COD : 11.27
PRD : 100.32

COV : 14.28
STD : 10.43
Avg. Abs. Dev : 08.24
MAX Sales Ratio : 95.13
MIN Sales Ratio : 54.40

95% Median C.I. : 68.98 to 75.18
95% Wgt. Mean C.I. : 68.34 to 77.30
95% Mean C.I. : 69.86 to 76.24

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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	3	61.83	65.91	65.46	06.84	100.69	61.60	74.30	N/A	169,667	111,068
01-JAN-17 To 31-MAR-17	5	74.77	79.36	78.24	07.32	101.43	73.13	88.32	N/A	283,240	221,602
01-APR-17 To 30-JUN-17	5	71.35	73.20	70.09	14.49	104.44	59.94	88.79	N/A	180,080	126,221
01-JUL-17 To 30-SEP-17	2	81.55	81.55	79.83	08.03	102.15	75.00	88.09	N/A	124,075	99,048
01-OCT-17 To 31-DEC-17	4	83.39	82.72	86.66	13.39	95.45	68.98	95.13	N/A	382,125	331,139
01-JAN-18 To 31-MAR-18	1	69.98	69.98	69.98	00.00	100.00	69.98	69.98	N/A	250,000	174,945
01-APR-18 To 30-JUN-18	4	69.21	69.40	65.67	08.83	105.68	63.08	76.09	N/A	637,938	418,938
01-JUL-18 To 30-SEP-18	3	64.36	66.66	76.93	13.89	86.65	54.40	81.21	N/A	366,767	282,145
01-OCT-18 To 31-DEC-18	2	77.82	77.82	67.97	14.78	114.49	66.32	89.32	N/A	446,750	303,653
01-JAN-19 To 31-MAR-19	5	70.19	65.99	67.70	09.13	97.47	56.07	75.18	N/A	241,360	163,406
01-APR-19 To 30-JUN-19	3	76.61	77.70	79.15	04.88	98.17	72.63	83.86	N/A	171,733	135,933
01-JUL-19 To 30-SEP-19	4	67.62	68.56	70.62	07.11	97.08	62.50	76.50	N/A	305,000	215,394
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	15	74.30	74.91	73.86	10.96	101.42	59.94	88.79	61.83 to 86.35	204,917	151,361
01-OCT-17 To 30-SEP-18	12	72.05	73.20	74.06	12.70	98.84	54.40	95.13	63.49 to 81.21	452,546	335,140
01-OCT-18 To 30-SEP-19	14	70.49	70.92	70.23	09.80	100.98	56.07	89.32	62.50 to 76.61	273,964	192,408
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	16	74.89	78.55	79.69	11.74	98.57	59.94	95.13	71.35 to 88.32	255,828	203,860
01-JAN-18 To 31-DEC-18	10	68.15	70.32	68.91	11.72	102.05	54.40	89.32	63.08 to 81.21	479,555	330,444
<u>ALL</u>	41	73.13	73.05	72.82	11.27	100.32	54.40	95.13	68.98 to 75.18	300,971	219,166

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	31	73.13	73.59	72.48	11.92	101.53	54.40	95.13	66.32 to 76.61	298,415	216,302
2	10	72.18	71.37	73.83	09.38	96.67	57.77	92.65	61.54 to 74.93	308,895	228,044
<u>ALL</u>	41	73.13	73.05	72.82	11.27	100.32	54.40	95.13	68.98 to 75.18	300,971	219,166

53 Kimball
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 : 41
Total Sales Price : 12,339,800
Total Adj. Sales Price : 12,339,800
Total Assessed Value : 8,985,810
Avg. Adj. Sales Price : 300,971
Avg. Assessed Value : 219,166

MEDIAN : 73
WGT. MEAN : 73
MEAN : 73
COD : 11.27
PRD : 100.32

COV : 14.28
STD : 10.43
Avg. Abs. Dev : 08.24
MAX Sales Ratio : 95.13
MIN Sales Ratio : 54.40

95% Median C.I. : 68.98 to 75.18
95% Wgt. Mean C.I. : 68.34 to 77.30
95% Mean C.I. : 69.86 to 76.24

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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
_____Dry_____											
County	9	72.63	72.61	71.33	10.27	101.79	54.40	89.32	63.49 to 86.35	136,383	97,287
1	7	73.13	74.28	74.23	10.71	100.07	54.40	89.32	54.40 to 89.32	106,529	79,073
2	2	66.74	66.74	66.86	04.87	99.82	63.49	69.98	N/A	240,875	161,038
_____Grass_____											
County	14	68.26	69.28	68.44	11.81	101.23	56.07	88.32	59.94 to 74.93	229,693	157,190
1	11	66.32	69.36	68.37	12.03	101.45	56.07	88.32	59.94 to 88.09	242,700	165,923
2	3	74.21	68.97	68.77	07.71	100.29	57.77	74.93	N/A	182,000	125,170
_____ALL_____	41	73.13	73.05	72.82	11.27	100.32	54.40	95.13	68.98 to 75.18	300,971	219,166

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	77.10	77.10	80.78	20.18	95.44	61.54	92.65	N/A	406,000	327,948
2	2	77.10	77.10	80.78	20.18	95.44	61.54	92.65	N/A	406,000	327,948
_____Dry_____											
County	14	72.88	73.89	73.36	10.77	100.72	54.40	89.32	63.49 to 86.35	130,043	95,403
1	11	75.00	75.52	76.17	11.20	99.15	54.40	89.32	62.50 to 88.79	112,077	85,373
2	3	69.98	67.90	67.47	03.22	100.64	63.49	70.24	N/A	195,917	132,177
_____Grass_____											
County	16	68.26	69.32	67.06	11.53	103.37	56.07	88.32	61.60 to 74.93	332,544	223,011
1	13	66.32	69.40	66.87	11.70	103.78	56.07	88.32	61.60 to 76.09	367,285	245,590
2	3	74.21	68.97	68.77	07.71	100.29	57.77	74.93	N/A	182,000	125,170
_____ALL_____	41	73.13	73.05	72.82	11.27	100.32	54.40	95.13	68.98 to 75.18	300,971	219,166

Kimball County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kimball	1	1650	1650	1645	1640	1625	1625	1500	1500	1603
Kimball	2	1975	1975	1975	1625	n/a	1625	1625	1500	1702
Banner	1	2000	2000	1900	1800	1800	1800	1600	1278	1786
Cheyenne	1	2465	2455	2445	2440	2438	2333	2098	1948	2422
Cheyenne	3	2780	2775	n/a	2767	2762	2597	2522	2478	2755

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kimball	1	n/a	450	420	390	330	n/a	290	290	357
Kimball	2	n/a	565	525	505	415	n/a	350	345	457
Banner	1	n/a	495	495	475	475	450	440	420	474
Cheyenne	1	n/a	463	398	445	440	440	376	361	446
Cheyenne	3	n/a	630	625	620	618	n/a	615	600	627

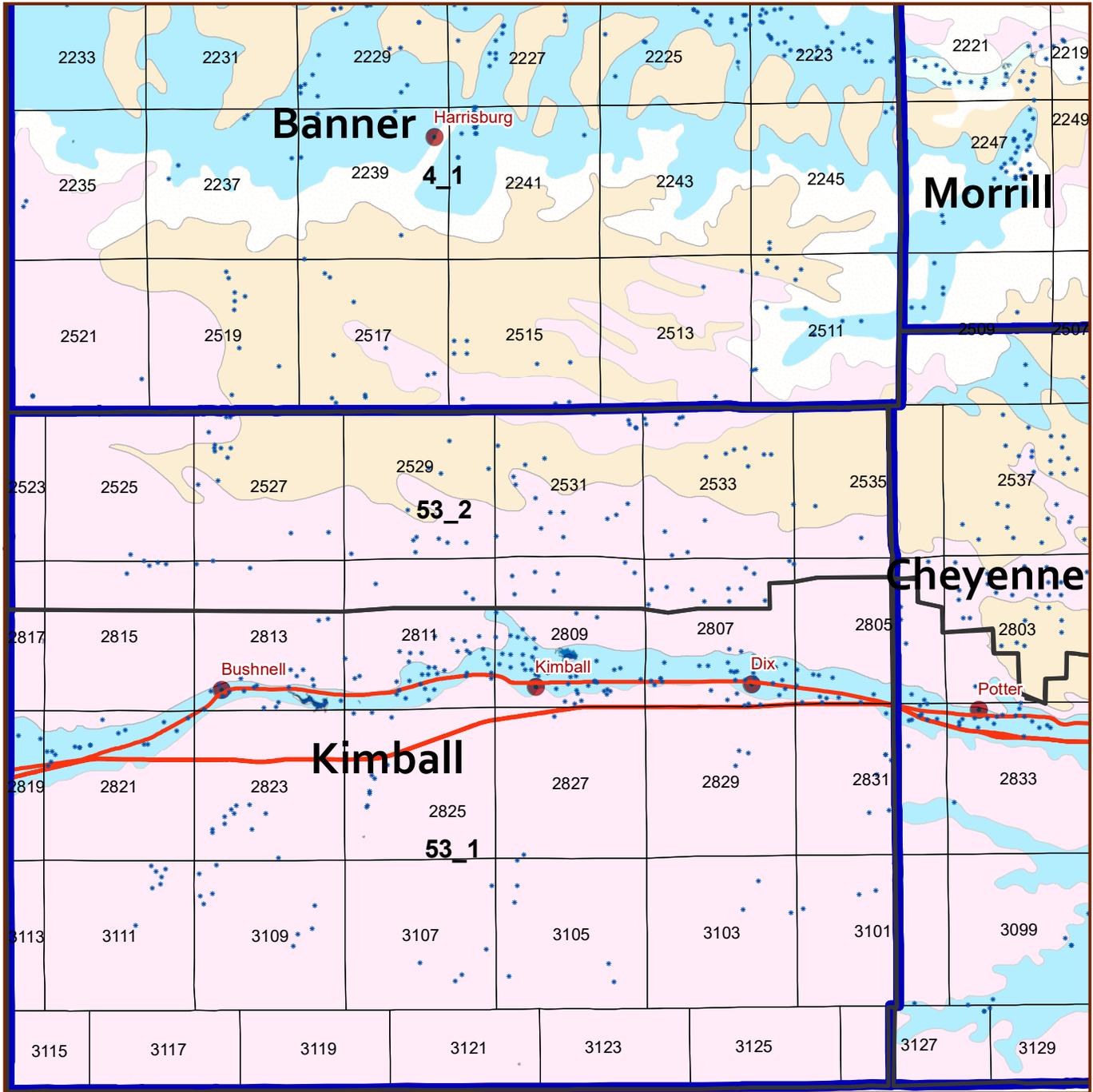
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kimball	1	n/a	n/a	n/a	380	n/a	335	335	335	335
Kimball	2	n/a	n/a	n/a	n/a	n/a	315	315	315	315
Banner	1	n/a	470	n/a	440	410	400	400	365	377
Cheyenne	1	442	435	n/a	390	n/a	375	367	313	341
Cheyenne	3	n/a	560	n/a	540	n/a	513	500	325	405

County	Mkt Area	CRP	TIMBER	WASTE
Kimball	1	355	n/a	n/a
Kimball	2	345	n/a	n/a
Banner	1	395	n/a	227
Cheyenne	1	392	n/a	100
Cheyenne	3	509	n/a	100

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.

KIMBALL COUNTY



Legend

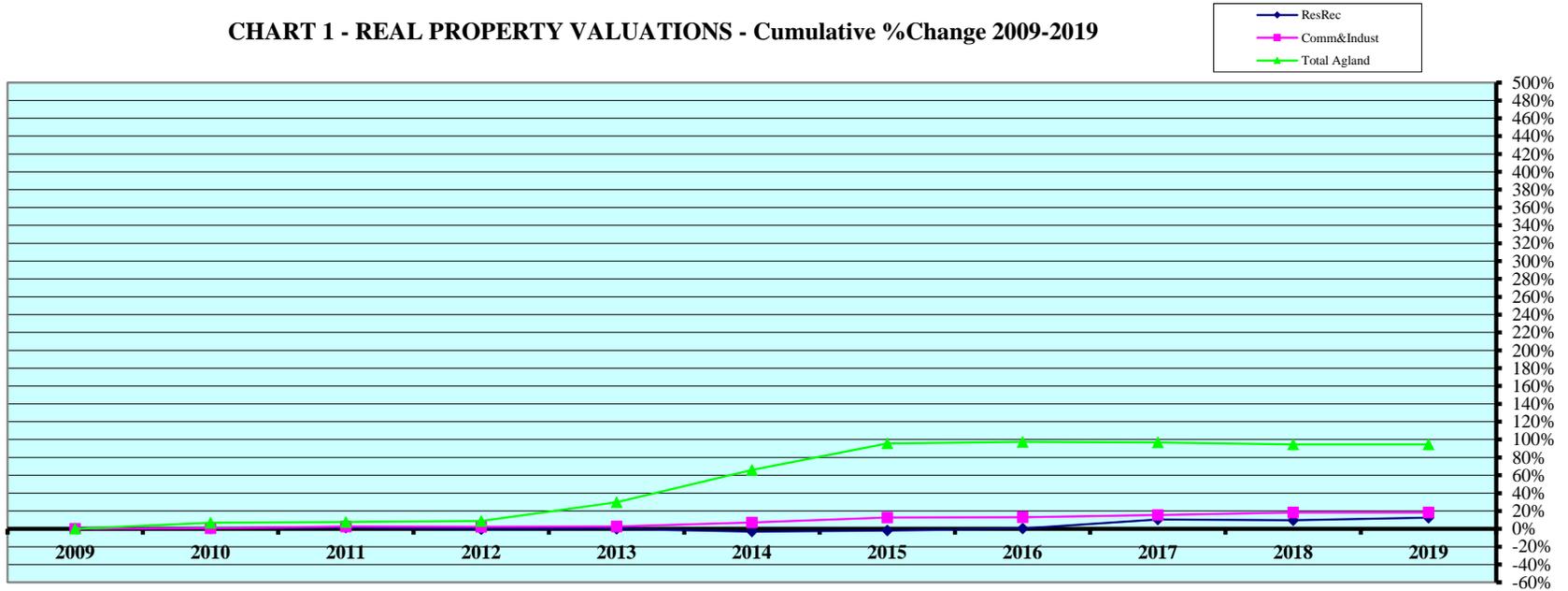
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	100,400,251	--	--	--	62,481,862	--	--	--	136,745,790	--	--	--
2010	101,056,185	655,934	0.65%	0.65%	62,908,152	426,290	0.68%	0.68%	146,213,685	9,467,895	6.92%	6.92%
2011	101,908,479	852,294	0.84%	1.50%	64,082,610	1,174,458	1.87%	2.56%	147,243,290	1,029,605	0.70%	7.68%
2012	99,993,598	-1,914,881	-1.88%	-0.41%	63,918,386	-164,224	-0.26%	2.30%	148,812,495	1,569,205	1.07%	8.82%
2013	100,391,923	398,325	0.40%	-0.01%	64,017,288	98,902	0.15%	2.46%	177,290,150	28,477,655	19.14%	29.65%
2014	97,270,002	-3,121,921	-3.11%	-3.12%	66,834,472	2,817,184	4.40%	6.97%	226,836,315	49,546,165	27.95%	65.88%
2015	98,618,227	1,348,225	1.39%	-1.77%	70,448,729	3,614,257	5.41%	12.75%	267,630,609	40,794,294	17.98%	95.71%
2016	100,747,082	2,128,855	2.16%	0.35%	70,517,449	68,720	0.10%	12.86%	269,956,675	2,326,066	0.87%	97.41%
2017	110,896,490	10,149,408	10.07%	10.45%	72,078,260	1,560,811	2.21%	15.36%	269,213,105	-743,570	-0.28%	96.87%
2018	110,046,220	-850,270	-0.77%	9.61%	73,882,990	1,804,730	2.50%	18.25%	265,934,750	-3,278,355	-1.22%	94.47%
2019	112,967,740	2,921,520	2.65%	12.52%	73,906,658	23,668	0.03%	18.28%	265,875,705	-59,045	-0.02%	94.43%

Rate Annual %chg: Residential & Recreational **1.19%**

Commercial & Industrial **1.69%**

Agricultural Land **6.88%**

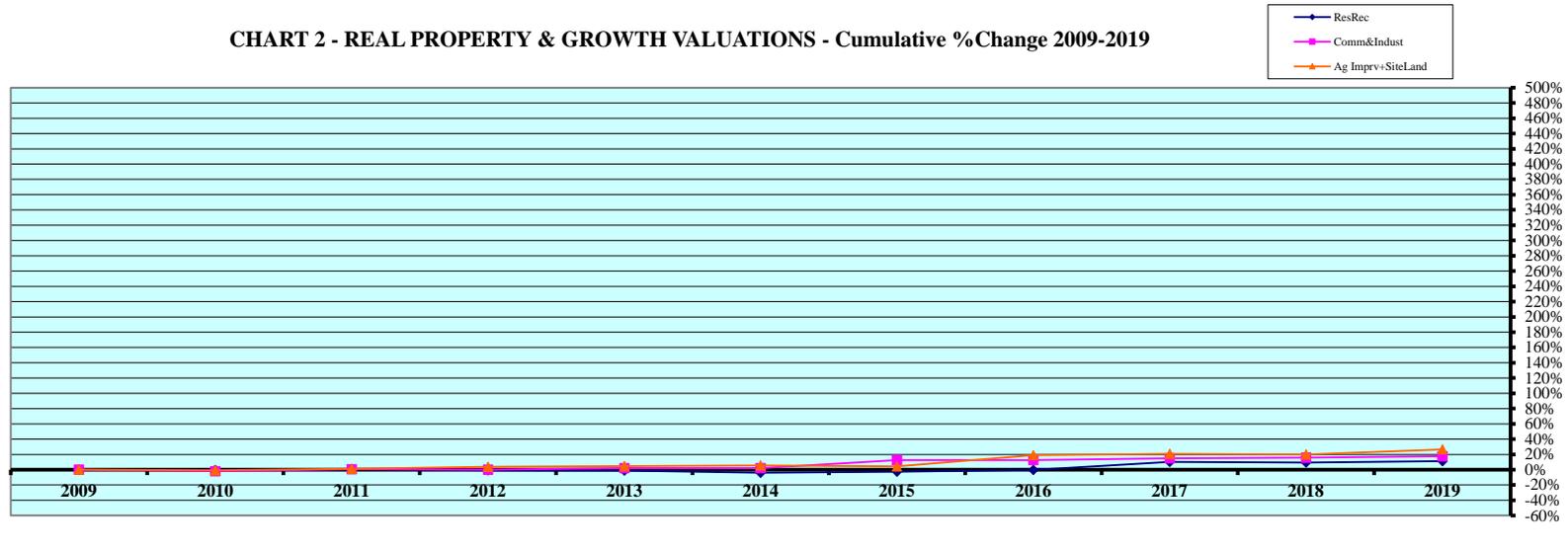
Cnty# **53**
County **KIMBALL**

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	100,400,251	1,584,104	1.58%	98,816,147	--	--	62,481,862	2,043,704	3.27%	60,438,158	--	--	
2010	101,056,185	800,642	0.79%	100,255,543	-0.14%	-0.14%	62,908,152	1,662,293	2.64%	61,245,859	-1.98%	-1.98%	
2011	101,908,479	524,764	0.51%	101,383,715	0.32%	0.98%	64,082,610	1,293,559	2.02%	62,789,051	-0.19%	0.49%	
2012	99,993,598	547,460	0.55%	99,446,138	-2.42%	-0.95%	63,918,386	1,395,984	2.18%	62,522,402	-2.43%	0.06%	
2013	100,391,923	1,173,094	1.17%	99,218,829	-0.77%	-1.18%	64,017,288	299,811	0.47%	63,717,477	-0.31%	1.98%	
2014	97,270,002	825,128	0.85%	96,444,874	-3.93%	-3.94%	66,834,472	2,997,645	4.49%	63,836,827	-0.28%	2.17%	
2015	98,618,227	836,045	0.85%	97,782,182	0.53%	-2.61%	70,448,729	58,498	0.08%	70,390,231	5.32%	12.66%	
2016	100,747,082	655,050	0.65%	100,092,032	1.49%	-0.31%	70,517,449	179,080	0.25%	70,338,369	-0.16%	12.57%	
2017	110,896,490	227,945	0.21%	110,668,545	9.85%	10.23%	72,078,260	325,015	0.45%	71,753,245	1.75%	14.84%	
2018	110,046,220	308,515	0.28%	109,737,705	-1.04%	9.30%	73,882,990	1,564,440	2.12%	72,318,550	0.33%	15.74%	
2019	112,967,740	1,307,245	1.16%	111,660,495	1.47%	11.22%	73,906,658	420,195	0.57%	73,486,463	-0.54%	17.61%	
Rate Ann%chg	1.19%					0.53%	1.69%					C & I w/o growth	0.15%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2009	15,315,348	8,686,793	24,002,141	923,131	3.85%	23,079,010	--	
2010	15,914,631	8,978,149	24,892,780	1,080,148	4.34%	23,812,632	-0.79%	
2011	15,838,411	9,197,497	25,035,908	758,825	3.03%	24,277,083	-2.47%	
2012	15,872,307	9,196,756	25,069,063	182,468	0.73%	24,886,595	-0.60%	
2013	16,229,268	9,274,938	25,504,206	379,173	1.49%	25,125,033	0.22%	
2014	16,218,396	9,455,267	25,673,663	308,843	1.20%	25,364,820	-0.55%	
2015	15,995,524	9,926,475	25,921,999	853,435	3.29%	25,068,564	-2.36%	
2016	18,241,525	11,025,111	29,266,636	726,505	2.48%	28,540,131	10.10%	
2017	20,083,260	9,246,270	29,329,530	374,798	1.28%	28,954,732	-1.07%	
2018	19,992,875	8,979,815	28,972,690	226,405	0.78%	28,746,285	-1.99%	
2019	21,627,705	9,382,450	31,010,155	641,380	2.07%	30,368,775	4.82%	
Rate Ann%chg	3.51%	0.77%	2.59%	Ag Imprv+Site w/o growth		0.53%		

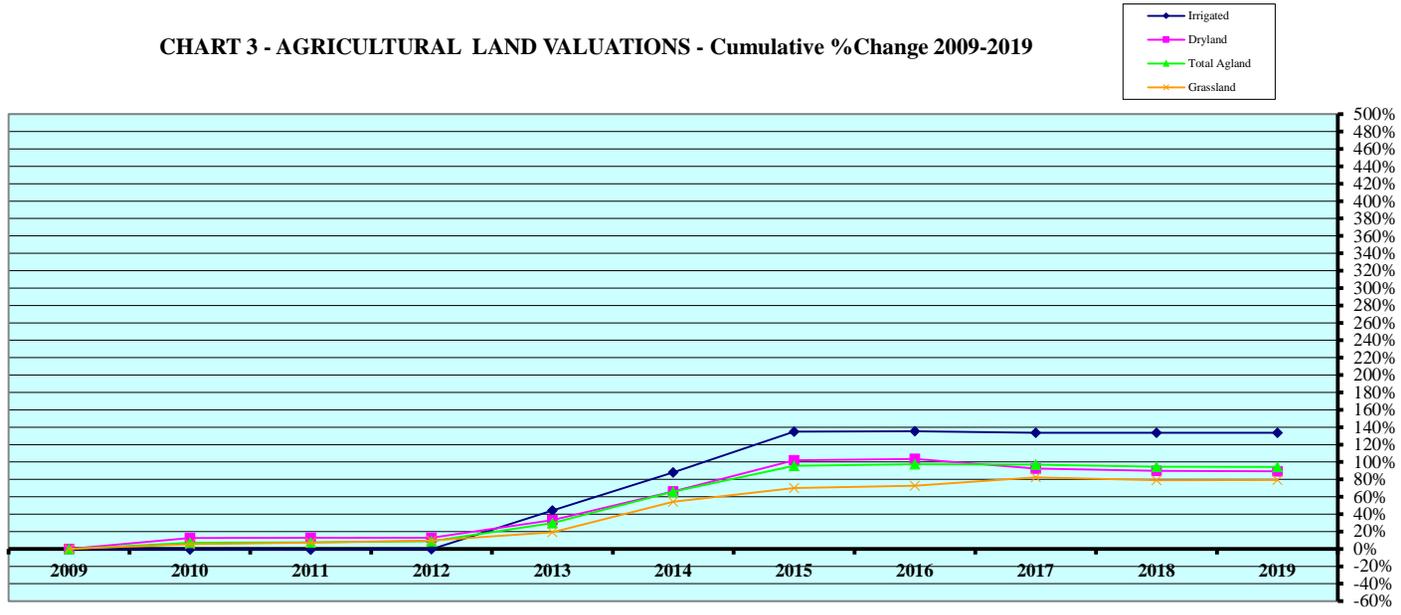
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 53
County KIMBALL

CHART 2

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

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	28,410,690	--	--	--	52,174,370	--	--	--	56,160,730	--	--	--
2010	28,246,780	-163,910	-0.58%	-0.58%	58,711,030	6,536,660	12.53%	12.53%	59,255,875	3,095,145	5.51%	5.51%
2011	28,176,190	-70,590	-0.25%	-0.83%	58,816,510	105,480	0.18%	12.73%	60,250,590	994,715	1.68%	7.28%
2012	28,290,670	114,480	0.41%	-0.42%	58,927,725	111,215	0.19%	12.94%	61,594,100	1,343,510	2.23%	9.67%
2013	40,961,985	12,671,315	44.79%	44.18%	69,442,615	10,514,890	17.84%	33.10%	66,885,550	5,291,450	8.59%	19.10%
2014	53,436,430	12,474,445	30.45%	88.09%	86,719,185	17,276,570	24.88%	66.21%	86,680,700	19,795,150	29.60%	54.34%
2015	66,747,407	13,310,977	24.91%	134.94%	105,402,902	18,683,717	21.55%	102.02%	95,479,080	8,798,380	10.15%	70.01%
2016	66,861,035	113,628	0.17%	135.34%	106,188,090	785,188	0.74%	103.53%	96,907,550	1,428,470	1.50%	72.55%
2017	66,396,080	-464,955	-0.70%	133.70%	100,428,740	-5,759,350	-5.42%	92.49%	102,388,285	5,480,735	5.66%	82.31%
2018	66,339,320	-56,760	-0.09%	133.50%	99,007,345	-1,421,395	-1.42%	89.76%	100,588,085	-1,800,200	-1.76%	79.11%
2019	66,343,845	4,525	0.01%	133.52%	98,800,250	-207,095	-0.21%	89.37%	100,731,610	143,525	0.14%	79.36%

Rate Ann.%chg: Irrigated **8.85%** Dryland **6.59%** Grassland **6.02%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	0	--	--	--	0	--	--	--	136,745,790	--	--	--
2010	0	0			0	0			146,213,685	9,467,895	6.92%	6.92%
2011	0	0			0	0			147,243,290	1,029,605	0.70%	7.68%
2012	0	0			0	0			148,812,495	1,569,205	1.07%	8.82%
2013	0	0			0	0			177,290,150	28,477,655	19.14%	29.65%
2014	0	0			0	0			226,836,315	49,546,165	27.95%	65.88%
2015	0	0			1,220	1,220			267,630,609	40,794,294	17.98%	95.71%
2016	0	0			0	-1,220	-100.00%		269,956,675	2,326,066	0.87%	97.41%
2017	0	0			0	0			269,213,105	-743,570	-0.28%	96.87%
2018	0	0			0	0			265,934,750	-3,278,355	-1.22%	94.47%
2019	0	0			0	0			265,875,705	-59,045	-0.02%	94.43%

Cnty# **53**
 County **KIMBALL**

Rate Ann.%chg: Total Agric Land **6.88%**

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	28,233,025	40,913	690			52,216,480	251,922	207			56,165,660	295,718	190		
2010	28,246,875	40,932	690	0.00%	0.00%	58,828,295	253,681	232	11.88%	11.88%	59,157,910	293,803	201	6.01%	6.01%
2011	28,176,190	40,810	690	0.05%	0.05%	58,816,780	250,487	235	1.26%	13.29%	60,250,360	297,122	203	0.71%	6.77%
2012	28,290,670	40,808	693	0.41%	0.46%	58,896,400	246,237	239	1.86%	15.40%	61,610,920	301,106	205	0.91%	7.73%
2013	40,775,695	40,810	999	44.12%	44.79%	69,433,880	245,582	283	18.21%	36.41%	66,879,230	301,537	222	8.40%	16.78%
2014	53,434,805	40,611	1,316	31.69%	90.67%	86,719,280	243,118	357	26.16%	72.09%	86,679,810	304,195	285	28.47%	50.03%
2015	66,814,280	40,612	1,645	25.03%	138.40%	105,406,350	244,303	431	20.96%	108.16%	95,479,080	302,827	315	10.65%	66.00%
2016	66,907,255	40,670	1,645	0.00%	138.39%	106,087,180	245,838	432	0.02%	108.20%	96,976,955	301,230	322	2.11%	69.50%
2017	66,658,770	40,509	1,646	0.02%	138.45%	100,552,350	245,251	410	-4.99%	97.81%	102,214,705	301,746	339	5.22%	78.35%
2018	66,339,325	40,304	1,646	0.03%	138.52%	98,976,810	246,999	401	-2.26%	93.33%	100,578,560	300,120	335	-1.07%	76.45%
2019	66,343,845	40,306	1,646	0.00%	138.52%	98,800,245	246,549	401	0.00%	93.34%	100,731,880	300,594	335	-0.01%	76.44%

Rate Annual %chg Average Value/Acre:

9.08%

6.81%

5.84%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	0	0				0	0				136,615,165	588,553	232		
2010	0	0				0	0				146,233,080	588,416	249	7.07%	7.07%
2011	0	0				0	0				147,243,330	588,418	250	0.69%	7.80%
2012	0	0				0	0				148,797,990	588,151	253	1.10%	8.99%
2013	0	0				0	0				177,088,805	587,930	301	19.06%	29.76%
2014	0	0				0	0				226,833,895	587,925	386	28.09%	66.22%
2015	0	0				0	0				267,699,710	587,743	455	18.05%	96.22%
2016	0	0				0	0				269,971,390	587,738	459	0.85%	97.89%
2017	0	0				0	0				269,425,825	587,506	459	-0.16%	97.57%
2018	0	0				0	0				265,894,695	587,423	453	-1.30%	95.00%
2019	0	0				0	0				265,875,970	587,450	453	-0.01%	94.98%

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KIMBALL

Rate Annual %chg Average Value/Acre:

6.91%

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

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,821	KIMBALL	31,211,641	63,728,032	92,183,076	112,967,740	34,552,928	39,353,730	0	265,875,705	21,627,705	9,382,450	39,619,905	710,502,912
cnty sector/value % of total value:		4.39%	8.97%	12.97%	15.90%	4.86%	5.54%		37.42%	3.04%	1.32%	5.58%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
124	BUSHNELL	184,682	384,645	1,732,480	3,393,030	422,570	0	0	0	0	0	0	6,117,407
3.25%	%sector of county sector	0.59%	0.60%	1.88%	3.00%	1.22%							0.86%
	%sector of municipality	3.02%	6.29%	28.32%	55.47%	6.91%							100.00%
255	DIX	129,366	340,826	1,438,028	5,969,520	869,755	0	0	0	0	0	0	8,747,495
6.67%	%sector of county sector	0.41%	0.53%	1.56%	5.28%	2.52%							1.23%
	%sector of municipality	1.48%	3.90%	16.44%	68.24%	9.94%							100.00%
2,496	KIMBALL	5,732,334	2,412,005	7,192,301	70,400,875	23,070,273	5,235,220	0	0	0	0	58,360	114,101,368
65.32%	%sector of county sector	18.37%	3.78%	7.80%	62.32%	66.77%	13.30%					0.15%	16.06%
	%sector of municipality	5.02%	2.11%	6.30%	61.70%	20.22%	4.59%					0.05%	100.00%
2,875	Total Municipalities	6,046,382	3,137,476	10,362,809	79,763,425	24,362,598	5,235,220	0	0	0	0	58,360	128,966,270
75.24%	%all municip.sectors of cnty	19.37%	4.92%	11.24%	70.61%	70.51%	13.30%					0.15%	18.15%

53 KIMBALL

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 5,056	Value : 515,638,360	Growth 1,519,110	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	161	670,710	106	1,015,570	203	2,901,635	470	4,587,915	
02. Res Improve Land	1,276	9,968,290	76	760,020	152	1,520,100	1,504	12,248,410	
03. Res Improvements	1,331	70,871,390	111	9,853,635	204	17,858,180	1,646	98,583,205	
04. Res Total	1,492	81,510,390	217	11,629,225	407	22,279,915	2,116	115,419,530	983,230
% of Res Total	70.51	70.62	10.26	10.08	19.23	19.30	41.85	22.38	64.72
05. Com UnImp Land	52	345,595	16	60,840	15	150,865	83	557,300	
06. Com Improve Land	315	3,750,720	29	304,415	32	80,760	376	4,135,895	
07. Com Improvements	328	22,228,615	43	7,664,045	57	2,075,550	428	31,968,210	
08. Com Total	380	26,324,930	59	8,029,300	72	2,307,175	511	36,661,405	3,150
% of Com Total	74.36	71.81	11.55	21.90	14.09	6.29	10.11	7.11	0.21
09. Ind UnImp Land	0	0	0	0	1	110,650	1	110,650	
10. Ind Improve Land	7	207,750	0	0	1	81,585	8	289,335	
11. Ind Improvements	7	5,027,470	0	0	1	33,926,275	8	38,953,745	
12. Ind Total	7	5,235,220	0	0	2	34,118,510	9	39,353,730	0
% of Ind Total	77.78	13.30	0.00	0.00	22.22	86.70	0.18	7.63	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	1,492	81,510,390	217	11,629,225	407	22,279,915	2,116	115,419,530	983,230
% of Res & Rec Total	70.51	70.62	10.26	10.08	19.23	19.30	41.85	22.38	64.72
Com & Ind Total	387	31,560,150	59	8,029,300	74	36,425,685	520	76,015,135	3,150
% of Com & Ind Total	74.42	41.52	11.35	10.56	14.23	47.92	10.28	14.74	0.21
17. Taxable Total	1,879	113,070,540	276	19,658,525	481	58,705,600	2,636	191,434,665	986,380
% of Taxable Total	71.28	59.06	10.47	10.27	18.25	30.67	52.14	37.13	64.93

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	2	112,640	210	28,304,740	212	28,417,380	5,420
24. Non-Producing	0	0	0	0	266	128,875	266	128,875	0
25. Total	0	0	2	112,640	476	28,433,615	478	28,546,255	5,420

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	137	67	292	496

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	23	2,267,110	1,467	187,688,805	1,490	189,955,915
28. Ag-Improved Land	0	0	22	4,181,925	391	73,650,960	413	77,832,885
29. Ag Improvements	0	0	25	2,074,980	427	25,793,660	452	27,868,640

30. Ag Total					1,942	295,657,440
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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	5	7.00	49,300	
32. HomeSite Improv Land	0	0.00	0	15	32.49	324,940	
33. HomeSite Improvements	0	0.00	0	15	0.00	1,729,445	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	5	4.48	1,385	
36. FarmSite Improv Land	0	0.00	0	18	77.56	28,880	
37. FarmSite Improvements	0	0.00	0	23	0.00	345,535	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	23	46.90	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	36	36.98	349,300	41	43.98	398,600	
32. HomeSite Improv Land	198	230.07	2,100,460	213	262.56	2,425,400	
33. HomeSite Improvements	205	0.00	17,617,395	220	0.00	19,346,840	280,980
34. HomeSite Total				261	306.54	22,170,840	
35. FarmSite UnImp Land	70	291.86	214,065	75	296.34	215,450	
36. FarmSite Improv Land	378	1,982.76	722,400	396	2,060.32	751,280	
37. FarmSite Improvements	423	0.00	8,176,265	446	0.00	8,521,800	246,330
38. FarmSite Total				521	2,356.66	9,488,530	
39. Road & Ditches	1,378	5,239.04	0	1,401	5,285.94	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				782	7,949.14	31,659,370	527,310

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	2,288.58	9.74%	3,776,145	10.03%	1,649.99
46. 1A	8,596.92	36.59%	14,184,935	37.67%	1,650.00
47. 2A1	1,162.34	4.95%	1,912,040	5.08%	1,644.99
48. 2A	4,255.78	18.11%	6,979,495	18.53%	1,640.00
49. 3A1	111.67	0.48%	181,465	0.48%	1,625.01
50. 3A	18.45	0.08%	29,985	0.08%	1,625.20
51. 4A1	2,199.20	9.36%	3,298,795	8.76%	1,500.00
52. 4A	4,863.99	20.70%	7,295,975	19.37%	1,500.00
53. Total	23,496.93	100.00%	37,658,835	100.00%	1,602.71
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	10,799.65	7.05%	4,859,860	8.88%	450.00
56. 2D1	23,640.95	15.43%	9,929,160	18.14%	420.00
57. 2D	54,544.15	35.59%	21,272,240	38.85%	390.00
58. 3D1	1,286.41	0.84%	424,535	0.78%	330.02
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	5,521.69	3.60%	1,601,255	2.92%	289.99
61. 4D	57,455.02	37.49%	16,662,040	30.43%	290.00
62. Total	153,247.87	100.00%	54,749,090	100.00%	357.26
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	1,616.43	0.67%	615,480	0.75%	380.77
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	49,669.79	20.72%	17,079,025	20.95%	343.85
69. 4G1	49,095.94	20.48%	16,711,480	20.49%	340.38
70. 4G	139,386.51	58.13%	47,135,265	57.81%	338.16
71. Total	239,768.67	100.00%	81,541,250	100.00%	340.08
Irrigated Total					
Irrigated Total	23,496.93	5.64%	37,658,835	21.65%	1,602.71
Dry Total					
Dry Total	153,247.87	36.79%	54,749,090	31.47%	357.26
Grass Total					
Grass Total	239,768.67	57.57%	81,541,250	46.88%	340.08
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,479.39	0.36%	0	0.00%	0.00
75. Market Area Total	416,513.47	100.00%	173,949,175	100.00%	417.63

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	194.58	1.17%	384,300	1.36%	1,975.02
46. 1A	1,288.30	7.76%	2,544,400	9.01%	1,975.01
47. 2A1	2,860.47	17.24%	5,649,450	20.00%	1,975.01
48. 2A	6,274.67	37.82%	10,196,415	36.10%	1,625.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	13.36	0.08%	21,710	0.08%	1,625.00
51. 4A1	4,060.67	24.47%	6,598,620	23.36%	1,625.01
52. 4A	1,899.44	11.45%	2,849,155	10.09%	1,500.00
53. Total	16,591.49	100.00%	28,244,050	100.00%	1,702.32
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	6,585.64	7.57%	3,720,905	9.35%	565.00
56. 2D1	13,479.39	15.48%	7,076,715	17.79%	525.00
57. 2D	35,792.18	41.12%	18,075,060	45.43%	505.00
58. 3D1	901.13	1.04%	373,965	0.94%	415.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	18,006.77	20.69%	6,302,445	15.84%	350.00
61. 4D	12,285.91	14.11%	4,238,675	10.65%	345.00
62. Total	87,051.02	100.00%	39,787,765	100.00%	457.06
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	17,727.76	26.34%	5,888,080	26.74%	332.14
69. 4G1	18,694.89	27.78%	6,150,690	27.94%	329.00
70. 4G	30,877.14	45.88%	9,978,310	45.32%	323.16
71. Total	67,299.79	100.00%	22,017,080	100.00%	327.15
Irrigated Total	16,591.49	9.71%	28,244,050	31.37%	1,702.32
Dry Total	87,051.02	50.92%	39,787,765	44.18%	457.06
Grass Total	67,299.79	39.37%	22,017,080	24.45%	327.15
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	23.90	0.01%	0	0.00%	0.00
75. Market Area Total	170,942.30	100.00%	90,048,895	100.00%	526.78

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,645.97	4,314,925	37,442.45	61,587,960	40,088.42	65,902,885
77. Dry Land	0.00	0	1,178.88	446,240	239,120.01	94,090,615	240,298.89	94,536,855
78. Grass	0.00	0	3,786.66	1,283,365	303,281.80	102,274,965	307,068.46	103,558,330
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	135.44	0	1,367.85	0	1,503.29	0
82. Total	0.00	0	7,611.51	6,044,530	579,844.26	257,953,540	587,455.77	263,998,070

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	40,088.42	6.82%	65,902,885	24.96%	1,643.94
Dry Land	240,298.89	40.91%	94,536,855	35.81%	393.41
Grass	307,068.46	52.27%	103,558,330	39.23%	337.25
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,503.29	0.26%	0	0.00%	0.00
Total	587,455.77	100.00%	263,998,070	100.00%	449.39

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bushnell	38	86,905	90	368,910	100	2,998,800	138	3,454,615	18,515
83.2 Dix	38	74,925	132	473,775	138	5,442,360	176	5,991,060	11,710
83.3 Kimball	84	502,480	1,054	9,125,605	1,093	62,461,560	1,177	72,089,645	375,175
83.4 Rural	310	3,923,605	228	2,280,120	315	27,680,485	625	33,884,210	577,830
84 Residential Total	470	4,587,915	1,504	12,248,410	1,646	98,583,205	2,116	115,419,530	983,230

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	Bushnell	16	45,755	31	75,155	37	301,580	53	422,490	0
85.2	Dix	2	8,845	25	86,570	28	832,880	30	928,295	0
85.3	Kimball	36	306,160	265	3,750,930	271	22,195,580	307	26,252,670	3,150
85.4	Rural	30	307,190	63	512,575	100	47,591,915	130	48,411,680	0
86	Commercial Total	84	667,950	384	4,425,230	436	70,921,955	520	76,015,135	3,150

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	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	1,593.99	0.87%	605,720	0.99%	380.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	27,693.97	15.17%	9,277,615	15.16%	335.00
93. 4G1	35,881.68	19.66%	12,020,400	19.64%	335.00
94. 4G	117,347.79	64.29%	39,311,470	64.22%	335.00
95. Total	182,517.43	100.00%	61,215,205	100.00%	335.39
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	22.44	0.04%	9,760	0.05%	434.94
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	21,975.82	38.38%	7,801,410	38.38%	355.00
102. 4C1	13,214.26	23.08%	4,691,080	23.08%	355.00
103. 4C	22,038.72	38.49%	7,823,795	38.49%	355.00
104. Total	57,251.24	100.00%	20,326,045	100.00%	355.03
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	182,517.43	76.12%	61,215,205	75.07%	335.39
CRP Total	57,251.24	23.88%	20,326,045	24.93%	355.03
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	239,768.67	100.00%	81,541,250	100.00%	340.08

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	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	7,601.13	18.98%	2,394,405	18.98%	315.01
93. 4G1	9,969.67	24.89%	3,140,495	24.89%	315.00
94. 4G	22,477.82	56.13%	7,080,530	56.13%	315.00
95. Total	40,048.62	100.00%	12,615,430	100.00%	315.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	10,126.63	37.16%	3,493,675	37.16%	345.00
102. 4C1	8,725.22	32.02%	3,010,195	32.02%	345.00
103. 4C	8,399.32	30.82%	2,897,780	30.82%	345.00
104. Total	27,251.17	100.00%	9,401,650	100.00%	345.00
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	40,048.62	59.51%	12,615,430	57.30%	315.00
CRP Total	27,251.17	40.49%	9,401,650	42.70%	345.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	67,299.79	100.00%	22,017,080	100.00%	327.15

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

53 Kimball

	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	112,967,740	115,419,530	2,451,790	2.17%	983,230	1.30%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	21,627,705	22,170,840	543,135	2.51%	280,980	1.21%
04. Total Residential (sum lines 1-3)	134,595,445	137,590,370	2,994,925	2.23%	1,264,210	1.29%
05. Commercial	34,552,928	36,661,405	2,108,477	6.10%	3,150	6.09%
06. Industrial	39,353,730	39,353,730	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	73,906,658	76,015,135	2,108,477	2.85%	3,150	2.85%
08. Ag-Farmsite Land, Outbuildings	9,382,450	9,488,530	106,080	1.13%	246,330	-1.49%
09. Minerals	39,619,905	28,546,255	-11,073,650	-27.95	5,420	-27.96%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	49,002,355	38,034,785	-10,967,570	-22.38%	251,750	-22.90%
12. Irrigated	66,343,845	65,902,885	-440,960	-0.66%		
13. Dryland	98,800,250	94,536,855	-4,263,395	-4.32%		
14. Grassland	100,731,610	103,558,330	2,826,720	2.81%		
15. Wasteland	0	0	0			
16. Other Agland	0	0	0			
17. Total Agricultural Land	265,875,705	263,998,070	-1,877,635	-0.71%		
18. Total Value of all Real Property (Locally Assessed)	523,380,163	515,638,360	-7,741,803	-1.48%	1,519,110	-1.77%

2020 Assessment Survey for Kimball County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$154,682
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	None.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$39,911
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,900 for Pritchard & Abbott
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,000
12.	Other miscellaneous funds:
	None.
13.	Amount of last year's assessor's budget not used:
	\$13,494.47

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes, in conjunction with gWorks.
4.	If so, who maintains the Cadastral Maps?
	The Assessor and her staff.
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is https://kimball.gWorks.com
7.	Who maintains the GIS software and maps?
	gWorks and the Assessor.
8.	What type of aerial imagery is used in the cyclical review of properties?
	Eagle View (Pictometry)
9.	When was the aerial imagery last updated?
	April, 2019
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?
	City of Kimball, and the villages of Bushnell and Dix.
4.	When was zoning implemented?
	County zoning was implemented in 2010. It is unknown when the municipalities' zoning was implemented.

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for oil, gas and mineral interests.
2.	GIS Services:
	gWorks (f.k.a. GIS Workshop)
3.	Other services:
	MIPS for administrative, CAMA and personal property software; also county-wide Pictometry

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Pritchard & Abbott for oil, gas and mineral interests. The county will look at contracting with an appraisal firm for unique commercial/industrial property for 2021.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	Expertise in the appraisal of oil, gas and mineral interests. General certification for any additional appraisal activity.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No.

2020 Residential Assessment Survey for Kimball County

1.	Valuation data collection done by:												
	The County Assessor and her 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;">10</td> <td>Kimball: all residential parcels within the City of Kimball.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Bushnell: the residential parcels within the village of Bushnell</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Dix: all residential parcels within the village of Dix.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Kimball: all residential parcels within the City of Kimball.	20	Bushnell: the residential parcels within the village of Bushnell	30	Dix: all residential parcels within the village of Dix.	80	Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.	AG	Agricultural homes and outbuildings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
10	Kimball: all residential parcels within the City of Kimball.												
20	Bushnell: the residential parcels within the village of Bushnell												
30	Dix: all residential parcels within the village of Dix.												
80	Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.												
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 used.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	Local market depreciation was used in the depreciation studies when last appraised.												
5.	Are individual depreciation tables developed for each valuation group?												
	No.												
6.	Describe the methodology used to determine the residential lot values?												
	The market approach is used, and then values are determined on a square foot basis.												
7.	How are rural residential site values developed?												
	The assessor contacted local well companies for well and septic estimates and also researched electric hookup rates. From this information, a value for the first acre of home site was developed.												
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?												
	The County Assessor is not aware of any vacant lots being held for sale or resale.												

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2016	2016	2017	2017
20	2016	2016	2017	2017
30	2016	2016	2017	2017
80	2016	2016	2017	2017
AG	2016	2016	2017	2017

2020 Commercial Assessment Survey for Kimball County

1.	Valuation data collection done by:																												
	The County Assessor and staff.																												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Kimball: all commercial properties within the city of Kimball and the commercial properties considered to be suburban, since there is no separate suburban commercial market.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Bushnell: commercial parcels within the village of Bushnell.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Dix: commercial parcels within the village of Dix.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: all commercial parcels not within the above valuation groupings.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Kimball: all commercial properties within the city of Kimball and the commercial properties considered to be suburban, since there is no separate suburban commercial market.	20	Bushnell: commercial parcels within the village of Bushnell.	30	Dix: commercial parcels within the village of Dix.	80	Rural: all commercial parcels not within the above valuation groupings.															
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																												
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20	Bushnell: commercial parcels within the village of Bushnell.																												
30	Dix: commercial parcels within the village of Dix.																												
80	Rural: all commercial parcels not within the above valuation groupings.																												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	All three approaches: cost, income and sales comparison were used to estimate commercial property market value.																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	The County has contracted with Stanard Appraisal to perform unique industrial property appraisals —such as Clean Harbors.																												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																												
	The contracted appraisal firm used the local market information in developing depreciation studies.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	No.																												
6.	Describe the methodology used to determine the commercial lot values.																												
	Commercial lot values appeared to be scattered--highway frontage was different from the downtown Kimball area. Therefore they were put in a manageable order and equalized.																												
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">30</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2016	2016	2017	2017	20	2016	2016	2017	2017	30	2016	2016	2017	2017	80	2016	2016	2017	2017
<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>																									
10	2016	2016	2017	2017																									
20	2016	2016	2017	2017																									
30	2016	2016	2017	2017																									
80	2016	2016	2017	2017																									

2020 Agricultural Assessment Survey for Kimball County

1.	Valuation data collection done by:										
	The county assessor and staff.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south, and Cheyenne County borders to the east.</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This Market Area is located in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County.</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south, and Cheyenne County borders to the east.	2019	2	This Market Area is located in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County.	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south, and Cheyenne County borders to the east.	2019									
2	This Market Area is located in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County.	2019									
	CRP is updated annually by letters sent to taxpayers who currently have CRP contracts that are scheduled to expire (to determine if they will re-enroll in the program). The expiration dates of all contracts are put in MIPS PC Admin that can be queried each year. More of the current contracts of land enrolled in CRP have been identified as CRP in the county. There is a separate land classification designation for CRP grass.										
3.	Describe the process used to determine and monitor market areas.										
	Sales within the agricultural areas are reviewed yearly to determine the need for any changes to the areas' geographic composition or other possible trends.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Primary use of the land is used to distinguish both rural residential and recreational land from agricultural land. Rural residential land (other than the home and first acre farm site) is valued by market comparison with other similar parcels. Recreational use of land has not been seen within the county at this time.										
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, they are valued the same.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Kimball County does not have any intensive use such as commercial feedlots. Farmers with cattle feeding operations have a farm site value on the feeding area separate from the ag value.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	There are currently no parcels enrolled in the Wetland Reserve Program.										
	<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?
	There are no non-agricultural influences within Kimball County.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

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

Date: July 16, 2019

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15th of each year, the assessor shall prepare a plan of assessment, (hereinafter 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. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31st of each year.

General Description of Real Property in Kimball County:

According to the 2019 County Abstract, Kimball County consists of the following real property types:

<u>Base</u>	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u>
Residential	2110	41.80	21.59
Commercial	507	10.04	6.61
Industrial	9	.18	7.52
Recreational	0	0	0
Minerals	484	9.59	7.57
Agricultural	1938	38.39	56.71

Kimball County has 587,450.35 acres of agricultural land; comprised of 6.92% irrigated land, 41.85% dryland, and 51.82% grassland.

New Property: For assessment year 2019, several building permits and/or Information Statements were filed for new property construction/additions in the county. Our yearly pickup work incorporated these permits and Information Statements and included newly constructed buildings, improvements, removed or deteriorated improvements, updating land uses, etc. Kimball County had an estimated \$4,138,020 in growth for 2019.

For more information see 2019 Reports & Opinions, Abstract, and Assessor Survey.

Current Resources:

Staff:

Deputy Assessor and two clerks.

Assessment Actions Planned for Assessment Year 2020:

Residential Property:

The 6-year review process will continue this year. We will finish the review of the Village of Bushnell and the Village of Dix and begin the review of all Kimball Residential and Suburban Residential within the 1-mile buffer using EagleView Pictometry.

Changes will be noted in the attachment tab in the CAMA software. For properties with changes, new pictures will be taken, any necessary measurements will be obtained along with collection of new data and any characteristic changes made to the property. Necessary adjustments to valuation will be made once the review is completed. New construction will be assigned the value as per percentage of completion as of January 1.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, EagleView Pictometry, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted in the attachment tab in the CAMA software. If the property owner is at home, data collectors will ask whether any other changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. New construction will be assigned the value as per percentage of completion as of January 1.

Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values. Sale questionnaires are sent out (to both grantors and grantees) on every transfer to collect information concerning the sale.

Commercial Property:

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, EagleView Pictometry, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted in the attachment tab in the CAMA software. If the property owner is present, data collectors will ask whether any other changes have been made to the property and review the interior to determine the condition of the property. If the owner is not at the location a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed.

New construction will be assigned the value as per percentage of completion as of January 1.

Commercial real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property. Sale questionnaires are sent out (to both grantors and grantees) on every transfer to collect information concerning the sale.

Agricultural Land:

As real estate transfers are received, we send out a questionnaire (to both grantors and grantees) confirming the land use. We send a letter to all landowners who have CRP and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery, EagleView Pictometry, and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

Assessment Actions Planned for Assessment Year 2021:

Residential Property:

The 6-year review process will continue this year. We will begin the review of Rural Residential properties.

Changes will be noted in the attachment tab in the CAMA software. For properties with changes, new pictures will be taken, any necessary measurements will be obtained along with collection of new data and any characteristic changes made to the property. Necessary adjustments to valuation will be made once the review is completed. New construction will be assigned the value as per percentage of completion as of January 1.

Pickup work will be continuing for this term. The Assessor's office gathers information from the local newspaper, EagleView Pictometry, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted in the attachment tab in the CAMA software. If the property owner is at home, data collectors will ask whether any other changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed.

New construction will be assigned the value as per percentage of completion as of January 1.

Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values. Sale questionnaires are sent out (to both grantors and grantees) on every transfer to collect information concerning the sale.

Commercial Property:

This year will include the 6-year review and commercial reappraisal of Clean Harbors, Grain Elevators and IOS.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, EagleView Pictometry, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted in the attachment tab in the CAMA software. If the property owner is present, data collectors will ask whether any other changes have been made to the property and review the interior to determine the condition of the property. If the owner is not at the location a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. New construction will be assigned the value as per percentage of completion as of January 1.

Commercial real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property. Sale questionnaires are sent out (to both grantors and grantees) on every transfer to collect information concerning the sale.

Agricultural Land:

Ag land use verification will coincide with the Rural Residential review. Agricultural land will be reviewed using GIS, EagleView Pictometry, and current FSA maps to verify correct land use. Once verified, changes will be made as needed to maintain accuracy on all land usage.

As real estate transfers are received, we send out a questionnaire (to both grantors and grantees) confirming the land use. We send a letter to all landowners who have CRP and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery, EagleView Pictometry, and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

Assessment Actions Planned for Assessment Year 2022:

Residential Property:

The 6-year review process will continue this year.

Changes will be noted in the attachment tab in the CAMA software. For properties with changes, new pictures will be taken, any necessary measurements will be obtained along with collection of new data and any characteristic changes made to the property. Necessary adjustments to valuation will be made once the review is completed. New construction will be assigned the value as per percentage of completion as of January 1st.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, EagleView Pictometry, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted in the attachment tab in the CAMA software. If the property owner is at home, data collectors will ask whether any other changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. New construction will be assigned the value as per percentage of completion as of January 1.

Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values. Sale questionnaires are sent out (to both grantors and grantees) on every transfer to collect information concerning the sale.

Commercial Property:

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, EagleView Pictometry, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted in the attachment tab in the CAMA software. If the property owner is present, data collectors will ask whether any other changes have been made to the property and review the interior to determine the condition of the property. If the owner is not at the location a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. New construction will be assigned the value as per percentage of completion as of January 1.

Commercial real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property. Sale questionnaires are sent out (to both grantors and grantees) on every transfer to collect information concerning the sale.

Agricultural Land:

As real estate transfers are received, we send out a questionnaire (to both grantors and grantees) confirming the land use. We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery, EagleView Pictometry, and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

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

1. Personal Property: Assist taxpayers with preprinted schedules mailed to them and prepare new schedules when there are changes. Prepare notices of failure to file, penalties, unsigned returns, etc. as required.

2. Homestead Exemption Program: Assist applicants with forms. Send reminders or telephone previous year applicants that haven't filed by June 15th. Process the applications before mailing to State.
3. Annually prepare and file administrative reports as required by law or regulation with the Property Tax Administrator including:
 - Personal Property Abstract
 - Real Property Abstract
 - Annual Plan of Assessment
 - Assessor Survey
 - School District Taxable Value Report
 - Average Residential Value for Homestead Exemption purposes
 - Homestead Exemption Tax Loss Report
 - Certificate of Taxes Levied Report
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Annual review of government owned property not used for a public purpose and send notice of intent to tax.
6. Certify values to Political Subdivisions.
7. Record maintenance, mapping updates, and ownership changes.
8. On or before June 1st send Notices of Valuation Change to owners of record.
9. Centrally Assessed: review of valuations of entities as certified by PAD for railroad and public service entities. Establish assessment records for each subdivision taxed to each company and tax billing for tax list provided to the County Treasurer.
10. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Two parcels for each TIF property, one real estate card with the base value and one for the excess value of the property are maintained.
11. 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.
12. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
13. Tax List Corrections: prepare tax list correction documents for county board approval.
14. Annual Inventory: update report designating personal property of the assessor's office by August 25th of each year.
15. County Board of Equalization: attend all County Board of Equalization meetings. Assemble and provide information for valuation protests.
16. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC.
17. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.
18. Pull real estate cards, make copies, and answer questions in person, over the phone or through email. Among those we assist are appraisers, realtors, lending institutions, property owners, attorneys, surveyors, general public and other county offices.
19. Education: Assessor and Deputy Assessor must attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

We strive to operate a well-organized, non-adversarial, congenial office that serves the public

and educates them about the assessment process. Our aim is equalization and uniformity of valuation of all property in the county and completing the duties and responsibilities required of the assessor by Nebraska Statutes, Regulations and Directives.

Respectfully submitted to the Kimball County Board of Equalization:

Sherry Winstrom
Kimball County Assessor
July 16, 2019