

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**LOGAN 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 Logan 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 Logan 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: Debbie Myers, Logan County Assessor

# Table of Contents

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## **2020 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

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

### ***County Reports:***

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

## **Introduction**

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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.

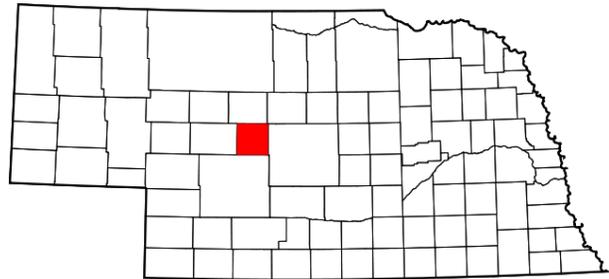
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

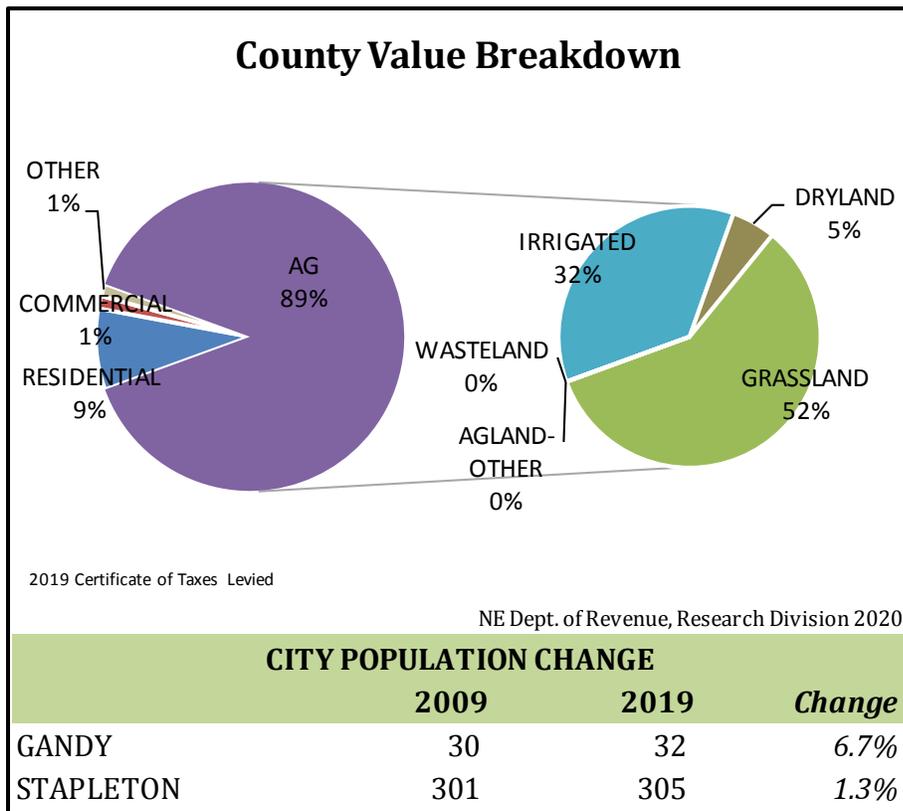
## County Overview

With a total area of 571 square miles, Logan County had 768 residents, per the Census Bureau Quick Facts for 2017, reflecting an overall population increase over the 2010 US Census of 1%. Reports indicated that 69% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$73,562 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Logan County are located in and around the county seat of Stapleton. According to the U.S. Census Bureau, there were 22 employer establishments

with total employment of 58, a 27% decrease in total employment from the prior year.



Agricultural land is the single largest contributor to the county's overall valuation base by an overwhelming majority. Grassland makes up the majority of the land in the county and cattle production is the primary agricultural activity. Logan County is included in the Upper Loup Natural Resources District (NRD).

## 2020 Residential Correlation for Logan County

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### *Assessment Actions*

The residential class of property has been increased by 16%. Pick-up work was done in the Villages.

### *Assessment Practice Review*

As documented in the Introduction of the 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, have been completed.

The verification and qualification of arm's-length transaction appears to meet the Property Assessment Division (Division's) standards. Review of the costing and depreciation tables, as well as the vacant land study indicated that all were up to date. The county develops the depreciation tables based on the local market.

Logan County is current with the six-year inspection and review cycle. Additionally, the county assessor provides the Division with a three-year plan, which provides detail into the planned action for the county. The county assessor maintains a notebook in the office that contains depreciation tables as well as descriptions of the review work that was completed.

Due to a small number of residential parcels countywide, only one Valuation Group is required to analyze the class. The county also provides adequate documentation into properties that qualify for exemption. The usability rate of the residential class is slightly above the range compared to the statewide average.

### *Description of Analysis*

Logan County had 21 qualified residential sales during the study period. The median value is 95 and within the acceptable range. The PRD at 107 is above the acceptable range. However, the 16% adjustment that the assessor made to bring statistics into acceptable range until a reappraisal is done next year does reveal some regressive tendencies. The reappraisal should address any uniformity concerns.

A comparison of the value change in the 2020 County Abstract of Assessment for Real Property, Form 45, Compared with the 2019 Certificate of Taxes Levied Report (CTL) shows values that are consistent with the assessment actions performed by the county assessor.

## **2020 Residential Correlation for Logan County**

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### ***Equalization and Quality of Assessment***

The assessment practices in the county were reviewed and determined that residential property is valued uniformly and is in compliance with generally accepted mass appraisal techniques.

### ***Level of Value***

Based on analysis of all available information, the level of value for the residential property in Logan County is 95%.

# 2020 Commercial Correlation for Logan County

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## *Assessment Actions*

Only pick-up work was completed this year.

## *Assessment Practice Review*

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

One area of the commercial review was the application of the three approaches to value. Because of the small number of parcels throughout the county, generally the only viable approach to value is the cost approach. Income data is generally not available, and the single sale throughout the study period make the sales comparison approach infeasible.. Depreciation tables based on local and surrounding counties are utilized to arrive at a value and apply depreciation. The usability rate of the commercial class is below the range compared to the statewide average, but with so few sales within the county usability rates fluctuate significantly from year-to-year.

The sales qualification and verification process was evaluated to determine if all arm's-length sales are made available for measurement. The Logan County Assessor maintains acceptable sales qualification and verification practices. The six-year review and inspection and cycle remains up to date in the county, and valuation growth shows patterns expected of a county this size.

## *Description of Analysis*

With only one qualified commercial sale in the study period and with few commercial properties in Logan County, only one valuation group is warranted for assessment. A review of the 2020 County Abstract of Assessment for Real Property, Form 45, compared with the 2019 Certificate of Taxes Levied Report (CTL) shows a slight decrease in value and a slight growth in commercial value. The small change in value is consistent with the assessment actions described by the county assessor. It is also consistent with the markets of comparable economic conditions. A level of value can only be achieved through analysis of the assessment practices of the county assessor.

## *Equalization and Quality of Assessment*

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

## *Level of Value*

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

## 2020 Agricultural Correlation for Logan County

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### *Assessment Actions*

The county assessor drove one-third of the county to review property. Pick-up work was completed as needed. Outbuildings are being reclassified into their true occupancy such as a barn and a new depreciation table is being developed for implementation next year. In the past buildings were either classified as utility or equipment. The soil conversion was completed and evaluated. Dryland and irrigated land have been lowered. Grassland remains the same.

### *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.

A review of sales verification and qualification shows nine qualified sales during the study period. Non-qualified sales have documentation for disqualification reason. The county assessor provides the Division with a three-year plan, which provides detail into the planned action for the county.

Review of the agricultural market and primary use of the land shows that property values are equitably determined. The sale usability rate of the agricultural land sales is slightly below the range compared to the statewide average. Additionally, the county assessor is now up to date with the latest Land Capability Group (LCG) conversion. Analysis was also performed on the land use and market areas in the county. The vast majority of land in the county is grassland comprised of sandy soils; therefore, only one valuation group is necessary to value agricultural land. In addition, land use appears to be accurate throughout the county.

Agricultural intensive use areas in the county are not identified. A land study was last performed several years ago. The county does not recognize a special valuation influence and has not received any applications to date.

### *Description of Analysis*

The county had nine qualified agricultural sales during the three-year study period. The small sample of qualified sales yielded a median of only 62% below the acceptable range. However, the small number of sales is too small to be conclusively relied upon. Historically, the Property Assessment Division (Division) has supplemented unreliably small samples with sales outside of the county to provide a more reliable statistical measure. With the agricultural market across the state relatively flat with fewer arm's-length transactions, the review of sales outside the county did not yield enough sales to result in a reliable measurement.

Logan County grassland values are at \$525 per acre, which is in the middle of surrounding county values. Statistical trends of counties in the Sandhill's region with a sufficient sample of sales

## 2020 Agricultural Correlation for Logan County

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supports that the market is flat, supporting the Logan County Assessor's value and indicating the county has an acceptable level of value.

### *Equalization and Quality of Assessment*

An analysis of the assessment practice review and the overall agricultural economy in the Sandhills region and across the state indicate that Logan County land values are assessed uniformly and according to generally accepted mass appraisal techniques. Agricultural outbuildings in Logan County exhibit equalized valuation with rural residential improvements. Assessment practices within the agricultural class of property comply with generally accepted mass appraisal techniques.

### *Level of Value*

Based on the review of all available information, the level of value of agricultural property in Logan County is determined to be at the statutory level of 75% of market value.

## 2020 Opinions of the Property Tax Administrator for Logan 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 |
|----------------------------------|----------------|---|----------------------------|
| <b>Residential Real Property</b> | <b>95</b>      | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                                  |                |   |                            |
| <b>Commercial Real Property</b>  | <b>100</b>     | Meets generally accepted mass appraisal techniques. | No recommendation.         |
|                                  |                |   |                            |
| <b>Agricultural Land</b>         | <b>75</b>      | 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.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2020 Commission Summary for Logan County

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### Residential Real Property - Current

|                        |             |                                    |          |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales        | 21          | Median                             | 94.60    |
| Total Sales Price      | \$2,038,650 | Mean                               | 99.91    |
| Total Adj. Sales Price | \$2,038,650 | Wgt. Mean                          | 93.72    |
| Total Assessed Value   | \$1,910,598 | Average Assessed Value of the Base | \$48,533 |
| Avg. Adj. Sales Price  | \$97,079    | Avg. Assessed Value                | \$90,981 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 83.06 to 106.29 |
| 95% Wgt. Mean C.I  | 78.90 to 108.53 |
| 95% Mean C.I   | 88.28 to 111.54 |
| % of Value of the Class of all Real Property Value in the County | 4.93            |
| % of Records Sold in the Study Period                            | 6.60            |
| % of Value Sold in the Study Period                              | 12.38           |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2019 | 24              | 100 | 98.62  |
| 2018 | 18              | 99  | 99.40  |
| 2017 | 11              | 100 | 94.80  |
| 2016 | 11              | 97  | 97.31  |

## 2020 Commission Summary for Logan County

### Commercial Real Property - Current

|                        |          |                                    |          |
|------------------------|----------|------------------------------------|----------|
| Number of Sales        | 1        | Median                             | 130.55   |
| Total Sales Price      | \$70,000 | Mean                               | 130.55   |
| Total Adj. Sales Price | \$70,000 | Wgt. Mean                          | 130.55   |
| Total Assessed Value   | \$91,385 | Average Assessed Value of the Base | \$97,369 |
| Avg. Adj. Sales Price  | \$70,000 | Avg. Assessed Value                | \$91,385 |

### Confidence Interval - Current

|  |      |
|--|------|
| 95% Median C.I   | N/A  |
| 95% Wgt. Mean C.I  | N/A  |
| 95% Mean C.I   | N/A  |
| % of Value of the Class of all Real Property Value in the County | 1.34 |
| % of Records Sold in the Study Period                            | 2.33 |
| % of Value Sold in the Study Period                              | 2.18 |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2019 | 3               | 100 | 95.72  |
| 2018 | 3               | 100 | 103.72 |
| 2017 | 4               | 100 | 115.60 |
| 2016 | 2               | 100 | 94.06  |

**57 Logan**  
**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 : 21  
Total Sales Price : 2,038,650  
Total Adj. Sales Price : 2,038,650  
Total Assessed Value : 1,910,598  
Avg. Adj. Sales Price : 97,079  
Avg. Assessed Value : 90,981

MEDIAN : 95  
WGT. MEAN : 94  
MEAN : 100  
COD : 19.55  
PRD : 106.60

COV : 25.56  
STD : 25.54  
Avg. Abs. Dev : 18.49  
MAX Sales Ratio : 166.50  
MIN Sales Ratio : 68.45

95% Median C.I. : 83.06 to 106.29  
95% Wgt. Mean C.I. : 78.90 to 108.53  
95% Mean C.I. : 88.28 to 111.54

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| <b>DATE OF SALE *</b>  |       |        |        |          |       |        |        |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| <u>Qrtrs</u>           |       |        |        |          |       |        |        |        |                 |            |           |
| 01-OCT-17 To 31-DEC-17 | 3     | 83.39  | 82.15  | 76.44    | 10.46 | 107.47 | 68.45  | 94.60  | N/A             | 82,967     | 63,423    |
| 01-JAN-18 To 31-MAR-18 | 1     | 130.78 | 130.78 | 130.78   | 00.00 | 100.00 | 130.78 | 130.78 | N/A             | 23,000     | 30,079    |
| 01-APR-18 To 30-JUN-18 | 4     | 103.80 | 112.64 | 116.91   | 21.82 | 96.35  | 76.46  | 166.50 | N/A             | 82,900     | 96,920    |
| 01-JUL-18 To 30-SEP-18 | 5     | 88.68  | 103.69 | 94.94    | 24.58 | 109.22 | 77.31  | 143.26 | N/A             | 117,600    | 111,647   |
| 01-OCT-18 To 31-DEC-18 | 1     | 94.87  | 94.87  | 94.87    | 00.00 | 100.00 | 94.87  | 94.87  | N/A             | 87,900     | 83,395    |
| 01-JAN-19 To 31-MAR-19 | 4     | 91.11  | 89.06  | 88.66    | 05.87 | 100.45 | 78.99  | 95.02  | N/A             | 79,813     | 70,765    |
| 01-APR-19 To 30-JUN-19 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-JUL-19 To 30-SEP-19 | 3     | 106.29 | 100.29 | 85.88    | 17.68 | 116.78 | 69.10  | 125.47 | N/A             | 146,667    | 125,960   |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |            |           |
| 01-OCT-17 To 30-SEP-18 | 13    | 94.60  | 103.56 | 97.88    | 24.14 | 105.80 | 68.45  | 166.50 | 77.31 to 130.78 | 91,654     | 89,713    |
| 01-OCT-18 To 30-SEP-19 | 8     | 94.33  | 94.00  | 87.86    | 12.11 | 106.99 | 69.10  | 125.47 | 69.10 to 125.47 | 105,894    | 93,042    |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |            |           |
| 01-JAN-18 To 31-DEC-18 | 11    | 103.52 | 108.60 | 102.80   | 21.99 | 105.64 | 76.46  | 166.50 | 77.31 to 143.26 | 93,682     | 96,308    |
| <u>ALL</u>             | 21    | 94.60  | 99.91  | 93.72    | 19.55 | 106.60 | 68.45  | 166.50 | 83.06 to 106.29 | 97,079     | 90,981    |

| <b>VALUATION GROUP</b> |       |        |       |          |       |        |       |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1                      | 21    | 94.60  | 99.91 | 93.72    | 19.55 | 106.60 | 68.45 | 166.50 | 83.06 to 106.29 | 97,079     | 90,981    |
| <u>ALL</u>             | 21    | 94.60  | 99.91 | 93.72    | 19.55 | 106.60 | 68.45 | 166.50 | 83.06 to 106.29 | 97,079     | 90,981    |

| <b>PROPERTY TYPE *</b> |       |        |        |          |       |        |        |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| 01                     | 20    | 94.20  | 99.71  | 93.69    | 20.11 | 106.43 | 68.45  | 166.50 | 83.06 to 106.29 | 101,683    | 95,270    |
| 06                     |       |        |        |          |       |        |        |        |                 |            |           |
| 07                     | 1     | 104.08 | 104.08 | 104.08   | 00.00 | 100.00 | 104.08 | 104.08 | N/A             | 5,000      | 5,204     |
| <u>ALL</u>             | 21    | 94.60  | 99.91  | 93.72    | 19.55 | 106.60 | 68.45  | 166.50 | 83.06 to 106.29 | 97,079     | 90,981    |

**57 Logan**  
**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 : 21  
Total Sales Price : 2,038,650  
Total Adj. Sales Price : 2,038,650  
Total Assessed Value : 1,910,598  
Avg. Adj. Sales Price : 97,079  
Avg. Assessed Value : 90,981

MEDIAN : 95  
WGT. MEAN : 94  
MEAN : 100  
COD : 19.55  
PRD : 106.60

COV : 25.56  
STD : 25.54  
Avg. Abs. Dev : 18.49  
MAX Sales Ratio : 166.50  
MIN Sales Ratio : 68.45

95% Median C.I. : 83.06 to 106.29  
95% Wgt. Mean C.I. : 78.90 to 108.53  
95% Mean C.I. : 88.28 to 111.54

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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          | 1     | 104.08 | 104.08 | 104.08   | 00.00 | 100.00 | 104.08 | 104.08 | N/A             | 5,000      | 5,204     |      |
| Less Than 30,000          | 2     | 117.43 | 117.43 | 126.01   | 11.37 | 93.19  | 104.08 | 130.78 | N/A             | 14,000     | 17,642    |      |
| ___Ranges Excl. Low \$___ |       |        |        |          |       |        |        |        |                 |            |           |      |
| Greater Than 4,999        | 21    | 94.60  | 99.91  | 93.72    | 19.55 | 106.60 | 68.45  | 166.50 | 83.06 to 106.29 | 97,079     | 90,981    |      |
| Greater Than 14,999       | 20    | 94.20  | 99.71  | 93.69    | 20.11 | 106.43 | 68.45  | 166.50 | 83.06 to 106.29 | 101,683    | 95,270    |      |
| Greater Than 29,999       | 19    | 93.79  | 98.07  | 93.27    | 19.18 | 105.15 | 68.45  | 166.50 | 78.99 to 106.29 | 105,824    | 98,701    |      |
| ___Incremental Ranges___  |       |        |        |          |       |        |        |        |                 |            |           |      |
| 0 TO 4,999                |       |        |        |          |       |        |        |        |                 |            |           |      |
| 5,000 TO 14,999           | 1     | 104.08 | 104.08 | 104.08   | 00.00 | 100.00 | 104.08 | 104.08 | N/A             | 5,000      | 5,204     |      |
| 15,000 TO 29,999          | 1     | 130.78 | 130.78 | 130.78   | 00.00 | 100.00 | 130.78 | 130.78 | N/A             | 23,000     | 30,079    |      |
| 30,000 TO 59,999          | 5     | 88.43  | 88.65  | 88.43    | 04.96 | 100.25 | 83.06  | 94.60  | N/A             | 42,380     | 37,476    |      |
| 60,000 TO 99,999          | 5     | 125.47 | 118.65 | 117.97   | 11.32 | 100.58 | 94.87  | 143.26 | N/A             | 73,780     | 87,040    |      |
| 100,000 TO 149,999        | 7     | 88.68  | 97.20  | 96.40    | 23.18 | 100.83 | 68.45  | 166.50 | 68.45 to 166.50 | 127,121    | 122,546   |      |
| 150,000 TO 249,999        |       |        |        |          |       |        |        |        |                 |            |           |      |
| 250,000 TO 499,999        | 2     | 73.21  | 73.21  | 73.13    | 05.61 | 100.11 | 69.10  | 77.31  | N/A             | 270,000    | 197,456   |      |
| 500,000 TO 999,999        |       |        |        |          |       |        |        |        |                 |            |           |      |
| 1,000,000 +               |       |        |        |          |       |        |        |        |                 |            |           |      |
| ___ALL___                 | 21    | 94.60  | 99.91  | 93.72    | 19.55 | 106.60 | 68.45  | 166.50 | 83.06 to 106.29 | 97,079     | 90,981    |      |

**57 Logan**  
**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 : 1  
Total Sales Price : 70,000  
Total Adj. Sales Price : 70,000  
Total Assessed Value : 91,385  
Avg. Adj. Sales Price : 70,000  
Avg. Assessed Value : 91,385

MEDIAN : 131  
WGT. MEAN : 131  
MEAN : 131  
COD : 00.00  
PRD : 100.00

COV : 00.00  
STD : 00.00  
Avg. Abs. Dev : 00.00  
MAX Sales Ratio : 130.55  
MIN Sales Ratio : 130.55

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

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| <b>DATE OF SALE *</b>  |       |        |        |          |       |        |        |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| <u>Qtrts</u>           |       |        |        |          |       |        |        |        |                 |            |           |
| 01-OCT-16 To 31-DEC-16 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-JAN-17 To 31-MAR-17 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-APR-17 To 30-JUN-17 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-JUL-17 To 30-SEP-17 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-OCT-17 To 31-DEC-17 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-JAN-18 To 31-MAR-18 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-APR-18 To 30-JUN-18 | 1     | 130.55 | 130.55 | 130.55   | 00.00 | 100.00 | 130.55 | 130.55 | N/A             | 70,000     | 91,385    |
| 01-JUL-18 To 30-SEP-18 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-OCT-18 To 31-DEC-18 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-JAN-19 To 31-MAR-19 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-APR-19 To 30-JUN-19 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-JUL-19 To 30-SEP-19 |       |        |        |          |       |        |        |        |                 |            |           |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |            |           |
| 01-OCT-16 To 30-SEP-17 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-OCT-17 To 30-SEP-18 | 1     | 130.55 | 130.55 | 130.55   | 00.00 | 100.00 | 130.55 | 130.55 | N/A             | 70,000     | 91,385    |
| 01-OCT-18 To 30-SEP-19 |       |        |        |          |       |        |        |        |                 |            |           |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |            |           |
| 01-JAN-17 To 31-DEC-17 |       |        |        |          |       |        |        |        |                 |            |           |
| 01-JAN-18 To 31-DEC-18 | 1     | 130.55 | 130.55 | 130.55   | 00.00 | 100.00 | 130.55 | 130.55 | N/A             | 70,000     | 91,385    |
| <u>ALL</u>             | 1     | 130.55 | 130.55 | 130.55   | 00.00 | 100.00 | 130.55 | 130.55 | N/A             | 70,000     | 91,385    |

| <b>VALUATION GROUP</b> |       |        |        |          |       |        |        |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1                      | 1     | 130.55 | 130.55 | 130.55   | 00.00 | 100.00 | 130.55 | 130.55 | N/A             | 70,000     | 91,385    |
| <u>ALL</u>             | 1     | 130.55 | 130.55 | 130.55   | 00.00 | 100.00 | 130.55 | 130.55 | N/A             | 70,000     | 91,385    |

| <b>PROPERTY TYPE *</b> |       |        |        |          |       |        |        |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| 02                     |       |        |        |          |       |        |        |        |                 |            |           |
| 03                     | 1     | 130.55 | 130.55 | 130.55   | 00.00 | 100.00 | 130.55 | 130.55 | N/A             | 70,000     | 91,385    |
| 04                     |       |        |        |          |       |        |        |        |                 |            |           |
| <u>ALL</u>             | 1     | 130.55 | 130.55 | 130.55   | 00.00 | 100.00 | 130.55 | 130.55 | N/A             | 70,000     | 91,385    |

**57 Logan**  
**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 : 1  
 Total Sales Price : 70,000  
 Total Adj. Sales Price : 70,000  
 Total Assessed Value : 91,385  
 Avg. Adj. Sales Price : 70,000  
 Avg. Assessed Value : 91,385

MEDIAN : 131  
 WGT. MEAN : 131  
 MEAN : 131  
 COD : 00.00  
 PRD : 100.00

COV : 00.00  
 STD : 00.00  
 Avg. Abs. Dev : 00.00  
 MAX Sales Ratio : 130.55  
 MIN Sales Ratio : 130.55

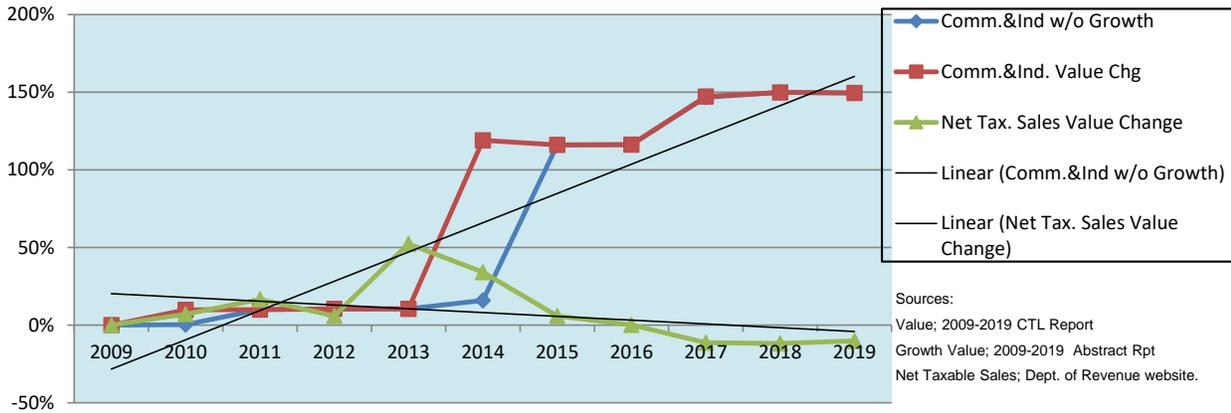
95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : N/A

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| <b>SALE PRICE *</b>                |          |               |               |               |              |               |               |               |                 | Avg. Adj.     | Avg.          |
|------------------------------------|----------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|-----------------|---------------|---------------|
| RANGE                              | COUNT    | MEDIAN        | MEAN          | WGT.MEAN      | COD          | PRD           | MIN           | MAX           | 95%_Median_C.I. | Sale Price    | Assd. Val     |
| <b>___ Low \$ Ranges ___</b>       |          |               |               |               |              |               |               |               |                 |               |               |
| Less Than 5,000                    |          |               |               |               |              |               |               |               |                 |               |               |
| Less Than 15,000                   |          |               |               |               |              |               |               |               |                 |               |               |
| Less Than 30,000                   |          |               |               |               |              |               |               |               |                 |               |               |
| <b>___ Ranges Excl. Low \$ ___</b> |          |               |               |               |              |               |               |               |                 |               |               |
| Greater Than 4,999                 | 1        | 130.55        | 130.55        | 130.55        | 00.00        | 100.00        | 130.55        | 130.55        | N/A             | 70,000        | 91,385        |
| Greater Than 14,999                | 1        | 130.55        | 130.55        | 130.55        | 00.00        | 100.00        | 130.55        | 130.55        | N/A             | 70,000        | 91,385        |
| Greater Than 29,999                | 1        | 130.55        | 130.55        | 130.55        | 00.00        | 100.00        | 130.55        | 130.55        | N/A             | 70,000        | 91,385        |
| <b>___ Incremental Ranges ___</b>  |          |               |               |               |              |               |               |               |                 |               |               |
| 0 TO 4,999                         |          |               |               |               |              |               |               |               |                 |               |               |
| 5,000 TO 14,999                    |          |               |               |               |              |               |               |               |                 |               |               |
| 15,000 TO 29,999                   |          |               |               |               |              |               |               |               |                 |               |               |
| 30,000 TO 59,999                   |          |               |               |               |              |               |               |               |                 |               |               |
| 60,000 TO 99,999                   | 1        | 130.55        | 130.55        | 130.55        | 00.00        | 100.00        | 130.55        | 130.55        | N/A             | 70,000        | 91,385        |
| 100,000 TO 149,999                 |          |               |               |               |              |               |               |               |                 |               |               |
| 150,000 TO 249,999                 |          |               |               |               |              |               |               |               |                 |               |               |
| 250,000 TO 499,999                 |          |               |               |               |              |               |               |               |                 |               |               |
| 500,000 TO 999,999                 |          |               |               |               |              |               |               |               |                 |               |               |
| 1,000,000 +                        |          |               |               |               |              |               |               |               |                 |               |               |
| <b>___ ALL ___</b>                 | <b>1</b> | <b>130.55</b> | <b>130.55</b> | <b>130.55</b> | <b>00.00</b> | <b>100.00</b> | <b>130.55</b> | <b>130.55</b> | <b>N/A</b>      | <b>70,000</b> | <b>91,385</b> |

| <b>OCCUPANCY CODE</b> |          |               |               |               |              |               |               |               |                 | Avg. Adj.     | Avg.          |
|-----------------------|----------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|-----------------|---------------|---------------|
| RANGE                 | COUNT    | MEDIAN        | MEAN          | WGT.MEAN      | COD          | PRD           | MIN           | MAX           | 95%_Median_C.I. | Sale Price    | Assd. Val     |
| 350                   | 1        | 130.55        | 130.55        | 130.55        | 00.00        | 100.00        | 130.55        | 130.55        | N/A             | 70,000        | 91,385        |
| <b>___ ALL ___</b>    | <b>1</b> | <b>130.55</b> | <b>130.55</b> | <b>130.55</b> | <b>00.00</b> | <b>100.00</b> | <b>130.55</b> | <b>130.55</b> | <b>N/A</b>      | <b>70,000</b> | <b>91,385</b> |

### 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            | \$ 1,558,942 | \$ -         |                   | \$ 1,558,942         | --                 | \$ 2,813,689            | --                   |
| 2009            | \$ 1,689,783 | \$ -         | 0.00%             | \$ 1,689,783         | --                 | \$ 2,655,827            | --                   |
| 2010            | \$ 1,854,763 | \$ 160,367   | 8.65%             | \$ 1,694,396         | 0.27%              | \$ 2,844,687            | 7.11%                |
| 2011            | \$ 1,859,019 | \$ -         | 0.00%             | \$ 1,859,019         | 0.23%              | \$ 3,097,309            | 8.88%                |
| 2012            | \$ 1,868,258 | \$ 4,381     | 0.23%             | \$ 1,863,877         | 0.26%              | \$ 2,810,403            | -9.26%               |
| 2013            | \$ 1,865,795 | \$ -         | 0.00%             | \$ 1,865,795         | -0.13%             | \$ 4,046,679            | 43.99%               |
| 2014            | \$ 3,701,585 | \$ 1,743,718 | 47.11%            | \$ 1,957,867         | 4.93%              | \$ 3,561,406            | -11.99%              |
| 2015            | \$ 3,651,447 | \$ -         | 0.00%             | \$ 3,651,447         | -1.35%             | \$ 2,813,232            | -21.01%              |
| 2016            | \$ 3,654,375 | \$ -         | 0.00%             | \$ 3,654,375         | 0.08%              | \$ 2,659,640            | -5.46%               |
| 2017            | \$ 4,178,245 | \$ 9,657     | 0.23%             | \$ 4,168,588         | 14.07%             | \$ 2,353,622            | -11.51%              |
| 2018            | \$ 4,222,544 | \$ -         | 0.00%             | \$ 4,222,544         | 1.06%              | \$ 2,342,342            | -0.48%               |
| 2019            | \$ 4,214,892 | \$ -         | 0.00%             | \$ 4,214,892         | -0.18%             | \$ 2,387,133            | 1.91%                |
| <b>Ann %chg</b> | 9.57%        |              |                   | <b>Average</b>       | <b>1.92%</b>       | -1.06%                  | <b>0.22%</b>         |

| Tax Year | Cumulative Change   |                 |                     |
|----------|---------------------|-----------------|---------------------|
|          | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2009     | -                   | -               | -                   |
| 2010     | 0.27%               | 9.76%           | 7.11%               |
| 2011     | 10.02%              | 10.02%          | 16.62%              |
| 2012     | 10.30%              | 10.56%          | 5.82%               |
| 2013     | 10.42%              | 10.42%          | 52.37%              |
| 2014     | 15.86%              | 119.06%         | 34.10%              |
| 2015     | 116.09%             | 116.09%         | 5.93%               |
| 2016     | 116.26%             | 116.26%         | 0.14%               |
| 2017     | 146.69%             | 147.27%         | -11.38%             |
| 2018     | 149.89%             | 149.89%         | -11.80%             |
| 2019     | 149.43%             | 149.43%         | -10.12%             |

|               |       |
|---------------|-------|
| County Number | 57    |
| County Name   | Logan |

**57 Logan**  
**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 : 9  
Total Sales Price : 7,561,150  
Total Adj. Sales Price : 7,561,150  
Total Assessed Value : 4,946,886  
Avg. Adj. Sales Price : 840,128  
Avg. Assessed Value : 549,654

MEDIAN : 62  
WGT. MEAN : 65  
MEAN : 64  
COD : 10.10  
PRD : 98.20

COV : 13.20  
STD : 08.48  
Avg. Abs. Dev : 06.28  
MAX Sales Ratio : 76.06  
MIN Sales Ratio : 49.00

95% Median C.I. : 59.08 to 73.65  
95% Wgt. Mean C.I. : 58.14 to 72.71  
95% Mean C.I. : 57.73 to 70.77

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| <b>DATE OF SALE *</b>  |       |        |       |          |       |        |       |       |                 | 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 |       |        |       |          |       |        |       |       |                 |            |           |
| 01-JAN-17 To 31-MAR-17 | 1     | 76.06  | 76.06 | 76.06    | 00.00 | 100.00 | 76.06 | 76.06 | N/A             | 1,650,000  | 1,255,047 |
| 01-APR-17 To 30-JUN-17 | 1     | 59.08  | 59.08 | 59.08    | 00.00 | 100.00 | 59.08 | 59.08 | N/A             | 499,000    | 294,785   |
| 01-JUL-17 To 30-SEP-17 | 1     | 60.67  | 60.67 | 60.67    | 00.00 | 100.00 | 60.67 | 60.67 | N/A             | 540,000    | 327,633   |
| 01-OCT-17 To 31-DEC-17 | 1     | 72.07  | 72.07 | 72.07    | 00.00 | 100.00 | 72.07 | 72.07 | N/A             | 750,000    | 540,509   |
| 01-JAN-18 To 31-MAR-18 | 2     | 55.00  | 55.00 | 58.54    | 10.91 | 93.95  | 49.00 | 61.00 | N/A             | 1,238,575  | 725,119   |
| 01-APR-18 To 30-JUN-18 |       |        |       |          |       |        |       |       |                 |            |           |
| 01-JUL-18 To 30-SEP-18 |       |        |       |          |       |        |       |       |                 |            |           |
| 01-OCT-18 To 31-DEC-18 |       |        |       |          |       |        |       |       |                 |            |           |
| 01-JAN-19 To 31-MAR-19 | 2     | 67.92  | 67.92 | 66.37    | 08.44 | 102.34 | 62.19 | 73.65 | N/A             | 472,500    | 313,616   |
| 01-APR-19 To 30-JUN-19 | 1     | 64.49  | 64.49 | 64.49    | 00.00 | 100.00 | 64.49 | 64.49 | N/A             | 700,000    | 451,442   |
| 01-JUL-19 To 30-SEP-19 |       |        |       |          |       |        |       |       |                 |            |           |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |       |                 |            |           |
| 01-OCT-16 To 30-SEP-17 | 3     | 60.67  | 65.27 | 69.82    | 09.33 | 93.48  | 59.08 | 76.06 | N/A             | 896,333    | 625,822   |
| 01-OCT-17 To 30-SEP-18 | 3     | 61.00  | 60.69 | 61.69    | 12.61 | 98.38  | 49.00 | 72.07 | N/A             | 1,075,717  | 663,582   |
| 01-OCT-18 To 30-SEP-19 | 3     | 64.49  | 66.78 | 65.57    | 05.92 | 101.85 | 62.19 | 73.65 | N/A             | 548,333    | 359,558   |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |       |                 |            |           |
| 01-JAN-17 To 31-DEC-17 | 4     | 66.37  | 66.97 | 70.31    | 10.70 | 95.25  | 59.08 | 76.06 | N/A             | 859,750    | 604,494   |
| 01-JAN-18 To 31-DEC-18 | 2     | 55.00  | 55.00 | 58.54    | 10.91 | 93.95  | 49.00 | 61.00 | N/A             | 1,238,575  | 725,119   |
| <u>ALL</u>             | 9     | 62.19  | 64.25 | 65.43    | 10.10 | 98.20  | 49.00 | 76.06 | 59.08 to 73.65  | 840,128    | 549,654   |

| <b>AREA (MARKET)</b> |       |        |       |          |       |       |       |       |                 | Avg. Adj.  | Avg.      |
|----------------------|-------|--------|-------|----------|-------|-------|-------|-------|-----------------|------------|-----------|
| RANGE                | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD   | MIN   | MAX   | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1                    | 9     | 62.19  | 64.25 | 65.43    | 10.10 | 98.20 | 49.00 | 76.06 | 59.08 to 73.65  | 840,128    | 549,654   |
| <u>ALL</u>           | 9     | 62.19  | 64.25 | 65.43    | 10.10 | 98.20 | 49.00 | 76.06 | 59.08 to 73.65  | 840,128    | 549,654   |

**57 Logan**  
**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 : 9  
 Total Sales Price : 7,561,150  
 Total Adj. Sales Price : 7,561,150  
 Total Assessed Value : 4,946,886  
 Avg. Adj. Sales Price : 840,128  
 Avg. Assessed Value : 549,654

MEDIAN : 62  
 WGT. MEAN : 65  
 MEAN : 64  
 COD : 10.10  
 PRD : 98.20

COV : 13.20  
 STD : 08.48  
 Avg. Abs. Dev : 06.28  
 MAX Sales Ratio : 76.06  
 MIN Sales Ratio : 49.00

95% Median C.I. : 59.08 to 73.65  
 95% Wgt. Mean C.I. : 58.14 to 72.71  
 95% Mean C.I. : 57.73 to 70.77

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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 |
|------------------|----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|----------------------|----------------|
| <b>Irrigated</b> |          |              |              |              |              |              |              |              |                       |                      |                |
| County           | 1        | 64.49        | 64.49        | 64.49        | 00.00        | 100.00       | 64.49        | 64.49        | N/A                   | 700,000              | 451,442        |
| 1                | 1        | 64.49        | 64.49        | 64.49        | 00.00        | 100.00       | 64.49        | 64.49        | N/A                   | 700,000              | 451,442        |
| <b>Grass</b>     |          |              |              |              |              |              |              |              |                       |                      |                |
| County           | 6        | 66.37        | 65.09        | 68.06        | 13.32        | 95.64        | 49.00        | 76.06        | 49.00 to 76.06        | 715,192              | 486,758        |
| 1                | 6        | 66.37        | 65.09        | 68.06        | 13.32        | 95.64        | 49.00        | 76.06        | 49.00 to 76.06        | 715,192              | 486,758        |
| <b>ALL</b>       | <b>9</b> | <b>62.19</b> | <b>64.25</b> | <b>65.43</b> | <b>10.10</b> | <b>98.20</b> | <b>49.00</b> | <b>76.06</b> | <b>59.08 to 73.65</b> | <b>840,128</b>       | <b>549,654</b> |

**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 |
|------------------|----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|----------------------|----------------|
| <b>Irrigated</b> |          |              |              |              |              |              |              |              |                       |                      |                |
| County           | 3        | 62.19        | 62.56        | 61.97        | 01.87        | 100.95       | 61.00        | 64.49        | N/A                   | 1,090,000            | 675,446        |
| 1                | 3        | 62.19        | 62.56        | 61.97        | 01.87        | 100.95       | 61.00        | 64.49        | N/A                   | 1,090,000            | 675,446        |
| <b>Grass</b>     |          |              |              |              |              |              |              |              |                       |                      |                |
| County           | 6        | 66.37        | 65.09        | 68.06        | 13.32        | 95.64        | 49.00        | 76.06        | 49.00 to 76.06        | 715,192              | 486,758        |
| 1                | 6        | 66.37        | 65.09        | 68.06        | 13.32        | 95.64        | 49.00        | 76.06        | 49.00 to 76.06        | 715,192              | 486,758        |
| <b>ALL</b>       | <b>9</b> | <b>62.19</b> | <b>64.25</b> | <b>65.43</b> | <b>10.10</b> | <b>98.20</b> | <b>49.00</b> | <b>76.06</b> | <b>59.08 to 73.65</b> | <b>840,128</b>       | <b>549,654</b> |

## Logan County 2020 Average Acre Value Comparison

| County    | Mkt Area | 1A1  | 1A   | 2A1  | 2A   | 3A1  | 3A   | 4A1  | 4A   | WEIGHTED AVG IRR |
|-----------|----------|------|------|------|------|------|------|------|------|------------------|
| Logan     | 1        | 3100 | 3100 | 3100 | 3100 | 2955 | 2955 | 2600 | 2485 | <b>2881</b>      |
| Thomas    | 1        | n/a  | 2100 | n/a  | 2100 | 2100 | 2100 | 2100 | 2100 | <b>2100</b>      |
| Blaine    | 1        | n/a  | 2100 | n/a  | 2100 | 2100 | 2100 | 2100 | 2100 | <b>2100</b>      |
| Custer    | 2        | 1800 | 1930 | 2100 | 1996 | 2089 | 2100 | 1986 | 2084 | <b>2068</b>      |
| Custer    | 5        | 3694 | 3690 | 3733 | 3294 | 2997 | 2998 | 2784 | 2609 | <b>3419</b>      |
| Keith     | 2        | 2750 | 2750 | 2750 | 2750 | 2650 | 2650 | 2650 | 2650 | <b>2732</b>      |
| Lincoln   | 1        | 4398 | 4392 | 4173 | 4144 | 4023 | 3887 | 4013 | 3895 | <b>4240</b>      |
| McPherson | 1        | n/a  | 2100 | n/a  | 2100 | 2100 | n/a  | 2100 | 2100 | <b>2100</b>      |

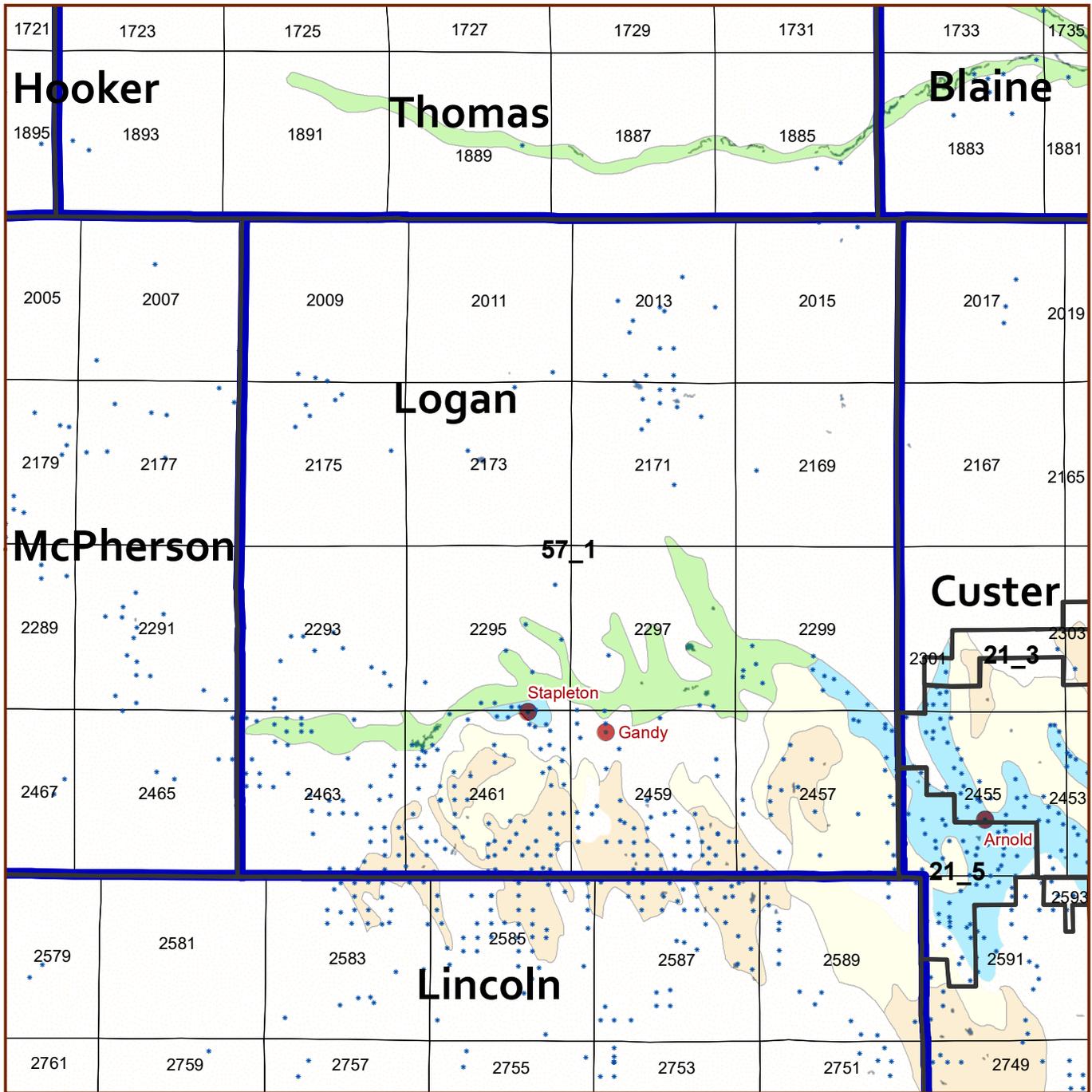
| County    | Mkt Area | 1D1  | 1D   | 2D1  | 2D   | 3D1  | 3D   | 4D1  | 4D   | WEIGHTED AVG DRY |
|-----------|----------|------|------|------|------|------|------|------|------|------------------|
| Logan     | 1        | n/a  | 1440 | 1440 | 1440 | 1350 | 1350 | 1210 | 1210 | <b>1363</b>      |
| Thomas    | 1        | n/a  | <b>n/a</b>       |
| Blaine    | 1        | n/a  | n/a  | n/a  | 600  | n/a  | n/a  | n/a  | 570  | <b>570</b>       |
| Custer    | 2        | n/a  | 540  | n/a  | 530  | 530  | n/a  | n/a  | 530  | <b>533</b>       |
| Custer    | 5        | n/a  | 1700 | 1699 | 1325 | 1325 | 1200 | 1200 | 1135 | <b>1439</b>      |
| Keith     | 2        | n/a  | 905  | n/a  | 905  | 875  | 876  | 875  | 875  | <b>900</b>       |
| Lincoln   | 1        | 1675 | 1675 | 1675 | 1675 | 1675 | 1675 | 1675 | 1675 | <b>1675</b>      |
| McPherson | 1        | n/a  | 725  | n/a  | 725  | 725  | n/a  | n/a  | 725  | <b>725</b>       |

| County    | Mkt Area | 1G1  | 1G   | 2G1  | 2G   | 3G1  | 3G   | 4G1  | 4G   | WEIGHTED AVG GRASS |
|-----------|----------|------|------|------|------|------|------|------|------|--------------------|
| Logan     | 1        | 525  | 525  | 525  | 525  | 525  | 525  | 685  | 651  | <b>525</b>         |
| Thomas    | 1        | 465  | 465  | 465  | 465  | 465  | 465  | 465  | 465  | <b>465</b>         |
| Blaine    | 1        | 600  | 600  | 600  | 600  | 570  | 570  | 570  | 570  | <b>575</b>         |
| Custer    | 2        | 533  | 530  | 536  | 530  | 542  | 531  | n/a  | n/a  | <b>531</b>         |
| Custer    | 5        | 796  | 893  | 886  | 750  | 886  | 868  | 750  | 1343 | <b>859</b>         |
| Keith     | 2        | 500  | n/a  | n/a  | 500  | n/a  | 475  | 470  | 470  | <b>473</b>         |
| Lincoln   | 1        | 1025 | 1025 | 1025 | 1025 | 1025 | 1025 | 1025 | 1025 | <b>1025</b>        |
| McPherson | 1        | 450  | 450  | 450  | 450  | 450  | 450  | 450  | 450  | <b>450</b>         |

| County    | Mkt Area | CRP | TIMBER | WASTE |
|-----------|----------|-----|--------|-------|
| Logan     | 1        | n/a | n/a    | 15    |
| Thomas    | 1        | n/a | n/a    | 151   |
| Blaine    | 1        | n/a | n/a    | 25    |
| Custer    | 2        | n/a | n/a    | 26    |
| Custer    | 5        | n/a | n/a    | 50    |
| Keith     | 2        | 710 | n/a    | 332   |
| Lincoln   | 1        | n/a | n/a    | 1025  |
| McPherson | 1        | 725 | n/a    | 10    |

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.

# LOGAN COUNTY



**Legend**

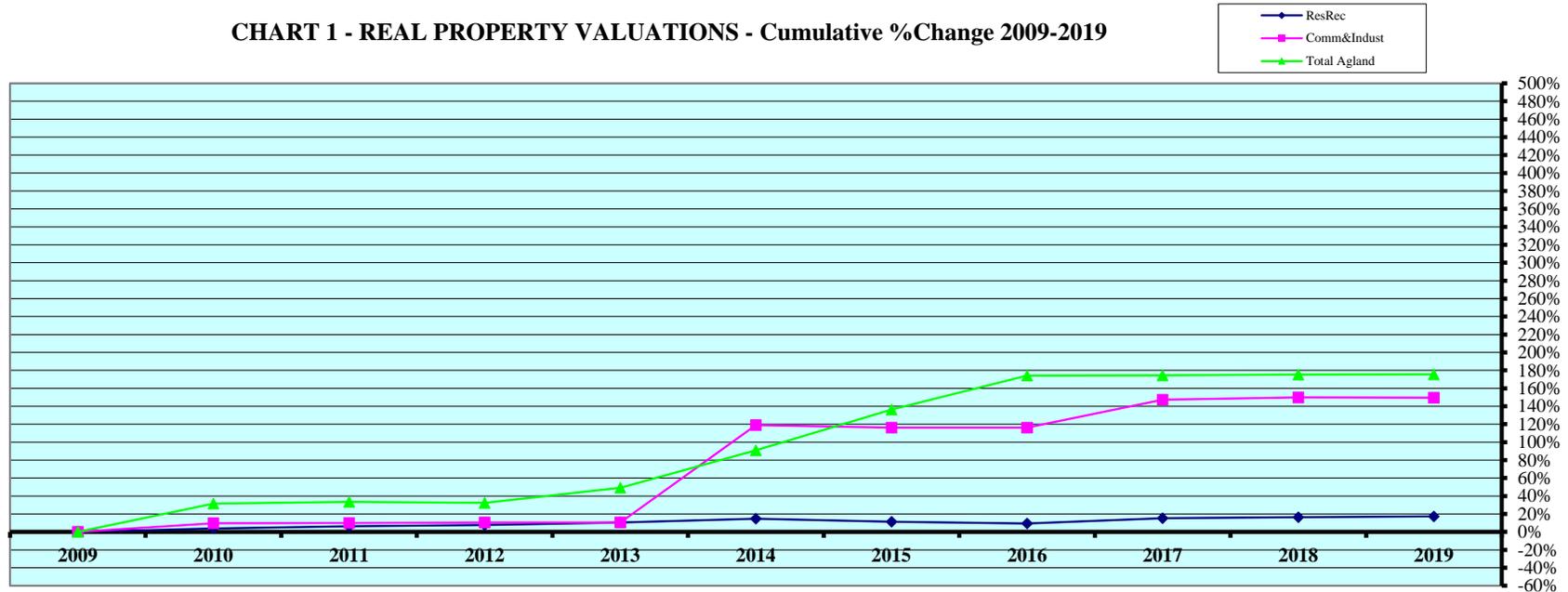
- Market\_Area
- County
- Registered\_WellsDNR
- geocode

**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 <sup>(1)</sup> |                |          |           | Commercial & Industrial <sup>(1)</sup> |                |          |           | Total Agricultural Land <sup>(1)</sup> |                |          |           |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
|          | 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     | 11,761,277                                | --             | --       | --        | 1,689,783                              | --             | --       | --        | 102,799,124                            | --             | --       | --        |
| 2010     | 12,216,144                                | 454,867        | 3.87%    | 3.87%     | 1,854,763                              | 164,980        | 9.76%    | 9.76%     | 135,177,802                            | 32,378,678     | 31.50%   | 31.50%    |
| 2011     | 12,486,998                                | 270,854        | 2.22%    | 6.17%     | 1,859,019                              | 4,256          | 0.23%    | 10.02%    | 137,138,972                            | 1,961,170      | 1.45%    | 33.40%    |
| 2012     | 12,648,149                                | 161,151        | 1.29%    | 7.54%     | 1,868,258                              | 9,239          | 0.50%    | 10.56%    | 136,111,173                            | -1,027,799     | -0.75%   | 32.40%    |
| 2013     | 12,985,303                                | 337,154        | 2.67%    | 10.41%    | 1,865,795                              | -2,463         | -0.13%   | 10.42%    | 153,373,829                            | 17,262,656     | 12.68%   | 49.20%    |
| 2014     | 13,499,708                                | 514,405        | 3.96%    | 14.78%    | 3,701,585                              | 1,835,790      | 98.39%   | 119.06%   | 196,172,358                            | 42,798,529     | 27.90%   | 90.83%    |
| 2015     | 13,103,383                                | -396,325       | -2.94%   | 11.41%    | 3,651,447                              | -50,138        | -1.35%   | 116.09%   | 242,985,551                            | 46,813,193     | 23.86%   | 136.37%   |
| 2016     | 12,866,127                                | -237,256       | -1.81%   | 9.39%     | 3,654,375                              | 2,928          | 0.08%    | 116.26%   | 281,987,367                            | 39,001,816     | 16.05%   | 174.31%   |
| 2017     | 13,552,577                                | 686,450        | 5.34%    | 15.23%    | 4,178,245                              | 523,870        | 14.34%   | 147.27%   | 282,121,912                            | 134,545        | 0.05%    | 174.44%   |
| 2018     | 13,693,674                                | 141,097        | 1.04%    | 16.43%    | 4,222,544                              | 44,299         | 1.06%    | 149.89%   | 282,959,393                            | 837,481        | 0.30%    | 175.25%   |
| 2019     | 13,800,157                                | 106,483        | 0.78%    | 17.34%    | 4,214,892                              | -7,652         | -0.18%   | 149.43%   | 283,283,778                            | 324,385        | 0.11%    | 175.57%   |

Rate Annual %chg: Residential & Recreational **1.61%**

Commercial & Industrial **9.57%**

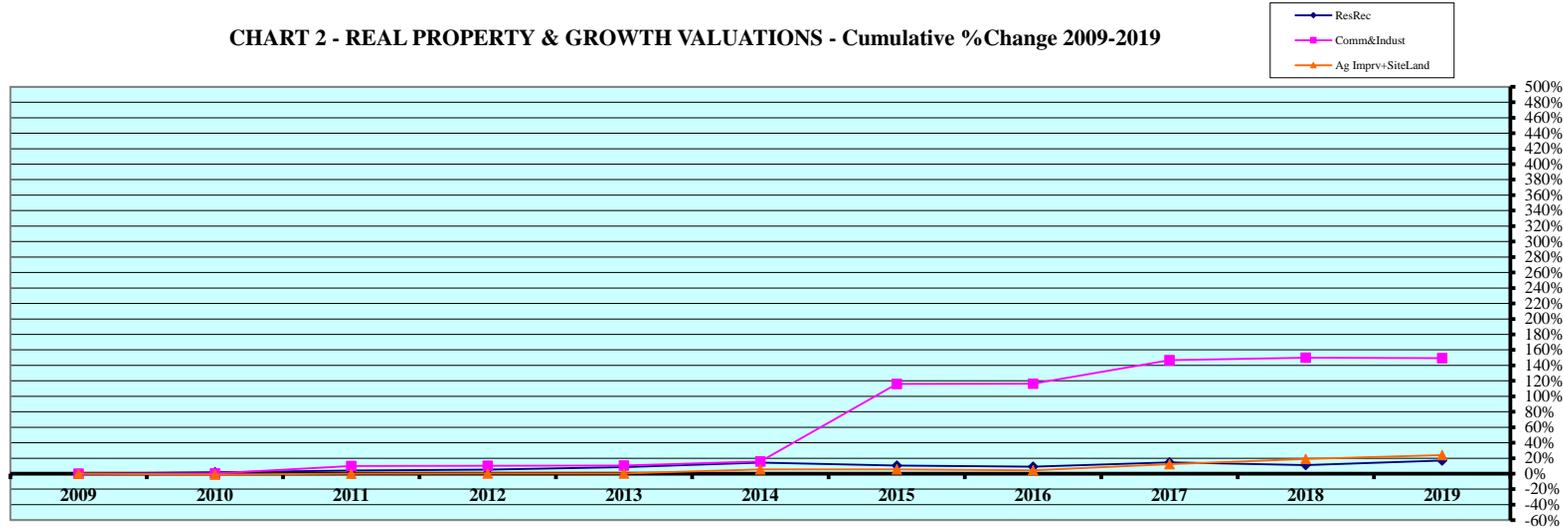
Agricultural Land **10.67%**

Cnty# **57**  
County **LOGAN**

**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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



| Tax Year     | Residential & Recreational <sup>(1)</sup> |              |                   |                      |                    |                     | Commercial & Industrial <sup>(1)</sup> |              |                   |                        |                    |                     |
|--------------|---|--------------|-------------------|----------------------|--------------------|---------------------|--|--------------|-------------------|------------------------|--------------------|---------------------|
|              | 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         | 11,761,277                                | 188,424      | 1.60%             | 11,572,853           | --                 | --                  | 1,689,783                              | 0            | 0.00%             | 1,689,783              | --                 | --                  |
| 2010         | 12,216,144                                | 250,557      | 2.05%             | 11,965,587           | 1.74%              | 1.74%               | 1,854,763                              | 160,367      | 8.65%             | 1,694,396              | 0.27%              | 0.27%               |
| 2011         | 12,486,998                                | 253,582      | 2.03%             | 12,233,416           | 0.14%              | 4.01%               | 1,859,019                              | 0            | 0.00%             | 1,859,019              | 0.23%              | 10.02%              |
| 2012         | 12,648,149                                | 281,900      | 2.23%             | 12,366,249           | -0.97%             | 5.14%               | 1,868,258                              | 4,381        | 0.23%             | 1,863,877              | 0.26%              | 10.30%              |
| 2013         | 12,985,303                                | 234,970      | 1.81%             | 12,750,333           | 0.81%              | 8.41%               | 1,865,795                              | 0            | 0.00%             | 1,865,795              | -0.13%             | 10.42%              |
| 2014         | 13,499,708                                | 44,800       | 0.33%             | 13,454,908           | 3.62%              | 14.40%              | 3,701,585                              | 1,743,718    | 47.11%            | 1,957,867              | 4.93%              | 15.86%              |
| 2015         | 13,103,383                                | 94,372       | 0.72%             | 13,009,011           | -3.63%             | 10.61%              | 3,651,447                              | 0            | 0.00%             | 3,651,447              | -1.35%             | 116.09%             |
| 2016         | 12,866,127                                | 50,944       | 0.40%             | 12,815,183           | -2.20%             | 8.96%               | 3,654,375                              | 0            | 0.00%             | 3,654,375              | 0.08%              | 116.26%             |
| 2017         | 13,552,577                                | 65,631       | 0.48%             | 13,486,946           | 4.83%              | 14.67%              | 4,178,245                              | 9,657        | 0.23%             | 4,168,588              | 14.07%             | 146.69%             |
| 2018         | 13,693,674                                | 618,771      | 4.52%             | 13,074,903           | -3.52%             | 11.17%              | 4,222,544                              | 0            | 0.00%             | 4,222,544              | 1.06%              | 149.89%             |
| 2019         | 13,800,157                                | 36,396       | 0.26%             | 13,763,761           | 0.51%              | 17.03%              | 4,214,892                              | 0            | 0.00%             | 4,214,892              | -0.18%             | 149.43%             |
| Rate Ann%chg | 1.61%                                     |              |                   | 0.13%                |                    |                     | 9.57%                                  |              |                   | C & I w/o growth 1.92% |                    |                     |

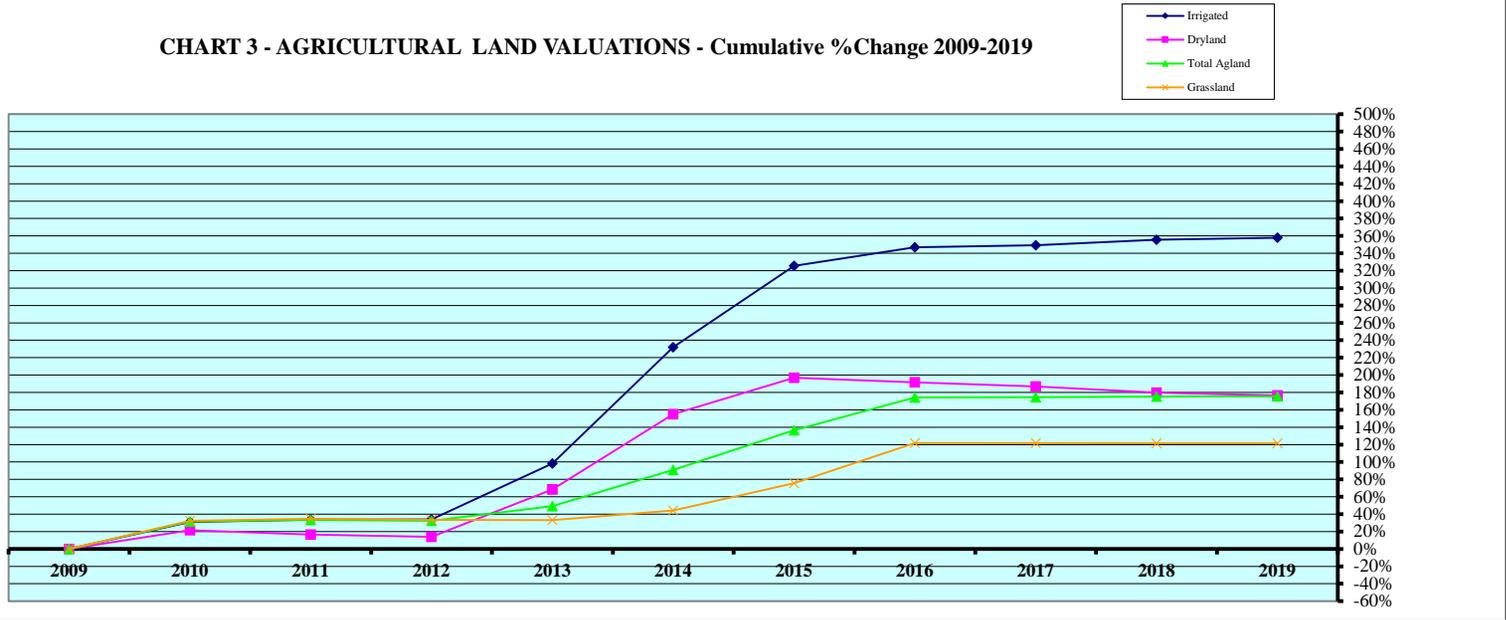
| Tax Year     | Ag Improvements & Site Land <sup>(1)</sup> |                            |                           | Growth Value             | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
|--------------|--|----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
|              | Agric. Dwelling & Homesite Value           | Agoutbldg & Farmsite Value | Ag Imprv&Site Total Value |                          |                   |                      |                    |                     |
| 2009         | 11,401,836                                 | 2,625,826                  | 14,027,662                | 530,376                  | 3.78%             | 13,497,286           | --                 | --                  |
| 2010         | 11,325,197                                 | 2,694,205                  | 14,019,402                | 151,143                  | 1.08%             | 13,868,259           | -1.14%             | -1.14%              |
| 2011         | 11,224,377                                 | 2,832,975                  | 14,057,352                | 45,619                   | 0.32%             | 14,011,733           | -0.05%             | -0.11%              |
| 2012         | 11,219,511                                 | 3,000,013                  | 14,219,524                | 144,467                  | 1.02%             | 14,075,057           | 0.13%              | 0.34%               |
| 2013         | 11,173,766                                 | 3,164,244                  | 14,338,010                | 251,197                  | 1.75%             | 14,086,813           | -0.93%             | 0.42%               |
| 2014         | 11,636,428                                 | 3,160,710                  | 14,797,138                | 0                        | 0.00%             | 14,797,138           | 3.20%              | 5.49%               |
| 2015         | 11,552,714                                 | 3,690,697                  | 15,243,411                | 449,108                  | 2.95%             | 14,794,303           | -0.02%             | 5.47%               |
| 2016         | 11,491,498                                 | 3,776,031                  | 15,267,529                | 629,036                  | 4.12%             | 14,638,493           | -3.97%             | 4.35%               |
| 2017         | 12,506,293                                 | 3,869,823                  | 16,376,116                | 611,047                  | 3.73%             | 15,765,069           | 3.26%              | 12.39%              |
| 2018         | 13,281,868                                 | 4,131,388                  | 17,413,256                | 704,083                  | 4.04%             | 16,709,173           | 2.03%              | 19.12%              |
| 2019         | 13,355,882                                 | 4,125,979                  | 17,481,861                | 79,910                   | 0.46%             | 17,401,951           | -0.06%             | 24.05%              |
| Rate Ann%chg | 1.59%                                      | 4.62%                      | 2.23%                     | Ag Imprv+Site w/o growth |                   |                      | 0.24%              |                     |

(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# 57  
County LOGAN

CHART 2

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



| Tax Year | Irrigated Land |            |         |           | Dryland    |           |         |           | Grassland   |            |         |           |
|----------|----------------|------------|---------|-----------|------------|-----------|---------|-----------|-------------|------------|---------|-----------|
|          | Value          | Value Chg  | Ann%chg | Cmltv%chg | Value      | Value Chg | Ann%chg | Cmltv%chg | Value       | Value Chg  | Ann%chg | Cmltv%chg |
| 2009     | 22,279,091     | --         | --      | --        | 5,568,980  | --        | --      | --        | 74,916,952  | --         | --      | --        |
| 2010     | 29,207,484     | 6,928,393  | 31.10%  | 31.10%    | 6,772,502  | 1,203,522 | 21.61%  | 21.61%    | 99,163,640  | 24,246,688 | 32.36%  | 32.36%    |
| 2011     | 29,770,163     | 562,679    | 1.93%   | 33.62%    | 6,494,171  | -278,331  | -4.11%  | 16.61%    | 100,840,462 | 1,676,822  | 1.69%   | 34.60%    |
| 2012     | 29,811,201     | 41,038     | 0.14%   | 33.81%    | 6,338,738  | -155,433  | -2.39%  | 13.82%    | 99,929,208  | -911,254   | -0.90%  | 33.39%    |
| 2013     | 44,187,428     | 14,376,227 | 48.22%  | 98.34%    | 9,379,697  | 3,040,959 | 47.97%  | 68.43%    | 99,774,960  | -154,248   | -0.15%  | 33.18%    |
| 2014     | 73,978,165     | 29,790,737 | 67.42%  | 232.05%   | 14,200,866 | 4,821,169 | 51.40%  | 155.00%   | 107,961,583 | 8,186,623  | 8.21%   | 44.11%    |
| 2015     | 94,809,628     | 20,831,463 | 28.16%  | 325.55%   | 16,531,173 | 2,330,307 | 16.41%  | 196.84%   | 131,612,799 | 23,651,216 | 21.91%  | 75.68%    |
| 2016     | 99,580,959     | 4,771,331  | 5.03%   | 346.97%   | 16,237,154 | -294,019  | -1.78%  | 191.56%   | 166,137,476 | 34,524,677 | 26.23%  | 121.76%   |
| 2017     | 100,098,272    | 517,313    | 0.52%   | 349.29%   | 15,967,164 | -269,990  | -1.66%  | 186.72%   | 166,024,368 | -113,108   | -0.07%  | 121.61%   |
| 2018     | 101,497,301    | 1,399,029  | 1.40%   | 355.57%   | 15,581,484 | -385,680  | -2.42%  | 179.79%   | 165,848,500 | -175,868   | -0.11%  | 121.38%   |
| 2019     | 102,009,866    | 512,565    | 0.51%   | 357.87%   | 15,397,289 | -184,195  | -1.18%  | 176.48%   | 165,844,515 | -3,985     | 0.00%   | 121.37%   |

Rate Ann.%chg: Irrigated **16.43%** Dryland **10.70%** Grassland **8.27%**

| Tax Year | Waste Land <sup>(1)</sup> |           |         |           | Other Agland <sup>(1)</sup> |           |         |           | Total Agricultural |            |         |           |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|-----------|---------|-----------|--------------------|------------|---------|-----------|
|          | Value                     | Value Chg | Ann%chg | Cmltv%chg | Value                       | Value Chg | Ann%chg | Cmltv%chg | Value              | Value Chg  | Ann%chg | Cmltv%chg |
| 2009     | 33,858                    | --        | --      | --        | 243                         | --        | --      | --        | 102,799,124        | --         | --      | --        |
| 2010     | 33,933                    | 75        | 0.22%   | 0.22%     | 243                         | 0         | 0.00%   | 0.00%     | 135,177,802        | 32,378,678 | 31.50%  | 31.50%    |
| 2011     | 33,933                    | 0         | 0.00%   | 0.22%     | 243                         | 0         | 0.00%   | 0.00%     | 137,138,972        | 1,961,170  | 1.45%   | 33.40%    |
| 2012     | 31,838                    | -2,095    | -6.17%  | -5.97%    | 188                         | -55       | -22.63% | -22.63%   | 136,111,173        | -1,027,799 | -0.75%  | 32.40%    |
| 2013     | 31,556                    | -282      | -0.89%  | -6.80%    | 188                         | 0         | 0.00%   | -22.63%   | 153,373,829        | 17,262,656 | 12.68%  | 49.20%    |
| 2014     | 31,556                    | 0         | 0.00%   | -6.80%    | 188                         | 0         | 0.00%   | -22.63%   | 196,172,358        | 42,798,529 | 27.90%  | 90.83%    |
| 2015     | 31,763                    | 207       | 0.66%   | -6.19%    | 188                         | 0         | 0.00%   | -22.63%   | 242,985,551        | 46,813,193 | 23.86%  | 136.37%   |
| 2016     | 31,590                    | -173      | -0.54%  | -6.70%    | 188                         | 0         | 0.00%   | -22.63%   | 281,987,367        | 39,001,816 | 16.05%  | 174.31%   |
| 2017     | 31,920                    | 330       | 1.04%   | -5.72%    | 188                         | 0         | 0.00%   | -22.63%   | 282,121,912        | 134,545    | 0.05%   | 174.44%   |
| 2018     | 31,920                    | 0         | 0.00%   | -5.72%    | 188                         | 0         | 0.00%   | -22.63%   | 282,959,393        | 837,481    | 0.30%   | 175.25%   |
| 2019     | 31,920                    | 0         | 0.00%   | -5.72%    | 188                         | 0         | 0.00%   | -22.63%   | 283,283,778        | 324,385    | 0.11%   | 175.57%   |

Cnty# **57**  
 County **LOGAN**

Rate Ann.%chg: Total Agric Land **10.67%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019** (from County Abstract Reports)<sup>(1)</sup>

| 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     | 22,279,091     | 25,765 | 865                |                     |                       | 5,568,980  | 18,454 | 302                |                     |                       | 74,917,704  | 318,799 | 235                |                     |                       |
| 2010     | 29,207,484     | 26,154 | 1,117              | 29.15%              | 29.15%                | 7,133,762  | 18,092 | 394                | 30.66%              | 30.66%                | 98,810,714  | 318,744 | 310                | 31.91%              | 31.91%                |
| 2011     | 29,767,963     | 26,660 | 1,117              | -0.02%              | 29.13%                | 6,639,416  | 16,593 | 400                | 1.48%               | 32.59%                | 100,717,526 | 319,738 | 315                | 1.61%               | 34.04%                |
| 2012     | 29,811,201     | 26,706 | 1,116              | -0.03%              | 29.10%                | 6,338,312  | 15,732 | 403                | 0.69%               | 33.50%                | 99,923,909  | 317,218 | 315                | 0.00%               | 34.04%                |
| 2013     | 44,167,210     | 28,344 | 1,558              | 39.59%              | 80.21%                | 9,438,680  | 14,680 | 643                | 59.59%              | 113.05%               | 99,746,072  | 316,654 | 315                | 0.00%               | 34.04%                |
| 2014     | 73,828,292     | 29,907 | 2,469              | 58.42%              | 185.49%               | 15,580,715 | 13,370 | 1,165              | 81.25%              | 286.15%               | 107,565,707 | 316,370 | 340                | 7.94%               | 44.68%                |
| 2015     | 94,809,627     | 31,108 | 3,048              | 23.46%              | 252.46%               | 16,531,126 | 11,471 | 1,441              | 23.66%              | 377.54%               | 131,613,219 | 317,043 | 415                | 22.10%              | 76.65%                |
| 2016     | 99,580,959     | 32,122 | 3,100              | 1.72%               | 258.52%               | 16,237,154 | 11,271 | 1,441              | -0.03%              | 377.39%               | 165,981,890 | 315,930 | 525                | 26.56%              | 123.56%               |
| 2017     | 99,680,618     | 32,214 | 3,094              | -0.19%              | 257.85%               | 15,967,164 | 11,077 | 1,441              | 0.05%               | 377.65%               | 166,112,605 | 316,223 | 525                | -0.01%              | 123.53%               |
| 2018     | 101,500,334    | 32,850 | 3,090              | -0.15%              | 257.33%               | 15,585,527 | 10,822 | 1,440              | -0.09%              | 377.20%               | 165,848,543 | 315,821 | 525                | -0.03%              | 123.46%               |
| 2019     | 102,009,866    | 33,005 | 3,091              | 0.03%               | 257.43%               | 15,393,221 | 10,696 | 1,439              | -0.07%              | 376.87%               | 165,824,576 | 315,775 | 525                | 0.00%               | 123.46%               |

Rate Annual %chg Average Value/Acre: 13.58%

16.91%

8.37%

| Tax Year | WASTE LAND <sup>(2)</sup> |       |                    |                     |                       | OTHER AGLAND <sup>(2)</sup> |       |                    |                     |                       | TOTAL AGRICULTURAL LAND <sup>(1)</sup> |         |                    |                     |                       |
|----------|---------------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|-------|--------------------|---------------------|-----------------------|--|---------|--------------------|---------------------|-----------------------|
|          | 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     | 33,858                    | 2,257 | 15                 |                     |                       | 243                         | 49    | 5                  |                     |                       | 102,799,876                            | 365,323 | 281                |                     |                       |
| 2010     | 33,978                    | 2,265 | 15                 | 0.00%               | 0.00%                 | 243                         | 49    | 5                  | 0.00%               | 0.00%                 | 135,186,181                            | 365,304 | 370                | 31.51%              | 31.51%                |
| 2011     | 33,933                    | 2,262 | 15                 | 0.00%               | 0.00%                 | 243                         | 49    | 5                  | 0.00%               | 0.00%                 | 137,159,081                            | 365,302 | 375                | 1.46%               | 33.43%                |
| 2012     | 31,838                    | 2,122 | 15                 | 0.00%               | 0.00%                 | 188                         | 38    | 5                  | 0.12%               | 0.12%                 | 136,105,448                            | 361,816 | 376                | 0.19%               | 33.68%                |
| 2013     | 31,556                    | 2,104 | 15                 | 0.00%               | 0.01%                 | 188                         | 38    | 5                  | 0.00%               | 0.12%                 | 153,383,706                            | 361,819 | 424                | 12.69%              | 50.65%                |
| 2014     | 31,556                    | 2,104 | 15                 | 0.00%               | 0.01%                 | 188                         | 38    | 5                  | 0.00%               | 0.12%                 | 197,006,458                            | 361,788 | 545                | 28.45%              | 93.51%                |
| 2015     | 31,763                    | 2,107 | 15                 | 0.50%               | 0.51%                 | 188                         | 38    | 5                  | 0.00%               | 0.12%                 | 242,985,923                            | 361,766 | 672                | 23.35%              | 138.69%               |
| 2016     | 31,590                    | 2,106 | 15                 | -0.50%              | 0.01%                 | 188                         | 38    | 5                  | 0.00%               | 0.12%                 | 281,831,781                            | 361,466 | 780                | 16.08%              | 177.08%               |
| 2017     | 31,920                    | 2,128 | 15                 | -0.01%              | 0.00%                 | 188                         | 38    | 5                  | 0.03%               | 0.14%                 | 281,792,495                            | 361,680 | 779                | -0.07%              | 176.88%               |
| 2018     | 31,920                    | 2,128 | 15                 | 0.00%               | 0.00%                 | 938                         | 39    | 24                 | 385.98%             | 386.67%               | 282,967,262                            | 361,660 | 782                | 0.42%               | 178.05%               |
| 2019     | 31,920                    | 2,128 | 15                 | 0.00%               | 0.00%                 | 188                         | 38    | 5                  | -79.42%             | 0.14%                 | 283,259,771                            | 361,643 | 783                | 0.11%               | 178.35%               |

57  
**LOGAN**

Rate Annual %chg Average Value/Acre: 10.78%

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

**CHART 4**



|  |                        |                            |                       |                                   |
|--|------------------------|----------------------------|-----------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 1,540</b> | <b>Value : 313,175,793</b> | <b>Growth 149,296</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|------------------------|----------------------------|-----------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |            | SubUrban |       | Rural   |           | Total   |            | Growth |
|---------------------------------|---------|------------|----------|-------|---------|-----------|---------|------------|--------|
|                                 | Records | Value      | Records  | Value | Records | Value     | Records | Value      |        |
| <b>01. Res UnImp Land</b>       | 72      | 165,463    | 0        | 0     | 36      | 576,692   | 108     | 742,155    |        |
| <b>02. Res Improve Land</b>     | 172     | 860,857    | 0        | 0     | 36      | 190,000   | 208     | 1,050,857  |        |
| <b>03. Res Improvements</b>     | 172     | 9,381,663  | 0        | 0     | 38      | 4,258,868 | 210     | 13,640,531 |        |
| <b>04. Res Total</b>            | 244     | 10,407,983 | 0        | 0     | 74      | 5,025,560 | 318     | 15,433,543 | 37,295 |
| <b>% of Res Total</b>           | 76.73   | 67.44      | 0.00     | 0.00  | 23.27   | 32.56     | 20.65   | 4.93       | 24.98  |
| <b>05. Com UnImp Land</b>       | 9       | 59,339     | 0        | 0     | 0       | 0         | 9       | 59,339     |        |
| <b>06. Com Improve Land</b>     | 29      | 109,181    | 0        | 0     | 4       | 265,181   | 33      | 374,362    |        |
| <b>07. Com Improvements</b>     | 30      | 1,159,091  | 0        | 0     | 4       | 2,594,057 | 34      | 3,753,148  |        |
| <b>08. Com Total</b>            | 39      | 1,327,611  | 0        | 0     | 4       | 2,859,238 | 43      | 4,186,849  | 24,671 |
| <b>% of Com Total</b>           | 90.70   | 31.71      | 0.00     | 0.00  | 9.30    | 68.29     | 2.79    | 1.34       | 16.52  |
| <b>09. Ind UnImp Land</b>       | 0       | 0          | 0        | 0     | 0       | 0         | 0       | 0          |        |
| <b>10. Ind Improve Land</b>     | 0       | 0          | 0        | 0     | 0       | 0         | 0       | 0          |        |
| <b>11. Ind Improvements</b>     | 0       | 0          | 0        | 0     | 0       | 0         | 0       | 0          |        |
| <b>12. Ind Total</b>            | 0       | 0          | 0        | 0     | 0       | 0         | 0       | 0          | 0      |
| <b>% of Ind Total</b>           | 0.00    | 0.00       | 0.00     | 0.00  | 0.00    | 0.00      | 0.00    | 0.00       | 0.00   |
| <b>13. Rec UnImp Land</b>       | 0       | 0          | 0        | 0     | 0       | 0         | 0       | 0          |        |
| <b>14. Rec Improve Land</b>     | 0       | 0          | 0        | 0     | 0       | 0         | 0       | 0          |        |
| <b>15. Rec Improvements</b>     | 0       | 0          | 0        | 0     | 0       | 0         | 0       | 0          |        |
| <b>16. Rec Total</b>            | 0       | 0          | 0        | 0     | 0       | 0         | 0       | 0          | 0      |
| <b>% of Rec Total</b>           | 0.00    | 0.00       | 0.00     | 0.00  | 0.00    | 0.00      | 0.00    | 0.00       | 0.00   |
| <b>Res &amp; Rec Total</b>      | 244     | 10,407,983 | 0        | 0     | 74      | 5,025,560 | 318     | 15,433,543 | 37,295 |
| <b>% of Res &amp; Rec Total</b> | 76.73   | 67.44      | 0.00     | 0.00  | 23.27   | 32.56     | 20.65   | 4.93       | 24.98  |
| <b>Com &amp; Ind Total</b>      | 39      | 1,327,611  | 0        | 0     | 4       | 2,859,238 | 43      | 4,186,849  | 24,671 |
| <b>% of Com &amp; Ind Total</b> | 90.70   | 31.71      | 0.00     | 0.00  | 9.30    | 68.29     | 2.79    | 1.34       | 16.52  |
| <b>17. Taxable Total</b>        | 283     | 11,735,594 | 0        | 0     | 78      | 7,884,798 | 361     | 19,620,392 | 61,966 |
| <b>% of Taxable Total</b>       | 78.39   | 59.81      | 0.00     | 0.00  | 21.61   | 40.19     | 23.44   | 6.26       | 41.51  |

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

| Mineral Interest  | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|--------|
| 23. Producing     | 0       | 0           | 0       | 0              | 14      | 860         | 14      | 860         | 0      |
| 24. Non-Producing | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |
| 25. Total         | 0       | 0           | 0       | 0              | 14      | 860         | 14      | 860         | 0      |

Schedule IV : Exempt Records : Non-Agricultural

|            | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 23            | 0                | 8             | 31            |

Schedule V : Agricultural Records

|                      | Urban   |         | SubUrban |       | Rural   |             | Total   |             |
|----------------------|---------|---------|----------|-------|---------|-------------|---------|-------------|
|                      | Records | Value   | Records  | Value | Records | Value       | Records | Value       |
| 27. Ag-Vacant Land   | 2       | 312,177 | 0        | 0     | 968     | 222,634,307 | 970     | 222,946,484 |
| 28. Ag-Improved Land | 0       | 0       | 0        | 0     | 187     | 53,723,597  | 187     | 53,723,597  |
| 29. Ag Improvements  | 0       | 0       | 0        | 0     | 195     | 16,884,460  | 195     | 16,884,460  |

|              |  |  |  |  |       |             |
|--------------|--|--|--|--|-------|-------------|
| 30. Ag Total |  |  |  |  | 1,165 | 293,554,541 |
|--------------|--|--|--|--|-------|-------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            | SubUrban   |                 |                   | Growth        |
|---------------------------|---------|----------|------------|------------|-----------------|-------------------|---------------|
|                           | Records | Acres    | Value      | Records    | Acres           | Value             |               |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          | 0          | 0.00            | 0                 |               |
| 32. HomeSite Improv Land  | 0       | 0.00     | 0          | 0          | 0.00            | 0                 |               |
| 33. HomeSite Improvements | 0       | 0.00     | 0          | 0          | 0.00            | 0                 |               |
| 34. HomeSite Total        |         |          |            |            |                 |                   |               |
| 35. FarmSite UnImp Land   | 0       | 0.00     | 0          | 0          | 0.00            | 0                 |               |
| 36. FarmSite Improv Land  | 0       | 0.00     | 0          | 0          | 0.00            | 0                 |               |
| 37. FarmSite Improvements | 0       | 0.00     | 0          | 0          | 0.00            | 0                 |               |
| 38. FarmSite Total        |         |          |            |            |                 |                   |               |
| 39. Road & Ditches        | 0       | 0.00     | 0          | 0          | 0.00            | 0                 |               |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0          | 0.00            | 0                 |               |
|                           | Rural   |          |            | Total      |                 |                   |               |
|                           | Records | Acres    | Value      | Records    | Acres           | Value             |               |
| 31. HomeSite UnImp Land   | 8       | 8.00     | 40,000     | 8          | 8.00            | 40,000            |               |
| 32. HomeSite Improv Land  | 142     | 158.10   | 790,500    | 142        | 158.10          | 790,500           |               |
| 33. HomeSite Improvements | 150     | 0.00     | 12,858,706 | 150        | 0.00            | 12,858,706        | 0             |
| 34. HomeSite Total        |         |          |            | <b>158</b> | <b>166.10</b>   | <b>13,689,206</b> |               |
| 35. FarmSite UnImp Land   | 5       | 5.00     | 3,750      | 5          | 5.00            | 3,750             |               |
| 36. FarmSite Improv Land  | 161     | 164.09   | 123,068    | 161        | 164.09          | 123,068           |               |
| 37. FarmSite Improvements | 180     | 0.00     | 4,025,754  | 180        | 0.00            | 4,025,754         | 87,330        |
| 38. FarmSite Total        |         |          |            | <b>185</b> | <b>169.09</b>   | <b>4,152,572</b>  |               |
| 39. Road & Ditches        | 477     | 1,574.93 | 0          | 477        | 1,574.93        | 0                 |               |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0          | 0.00            | 0                 |               |
| 41. Total Section VI      |         |          |            | <b>343</b> | <b>1,910.12</b> | <b>17,841,778</b> | <b>87,330</b> |

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                | 1,241.48   | 3.75%       | 3,848,588   | 4.04%       | 3,100.00                |
| 46. 1A                 | 12,743.52  | 38.54%      | 39,504,912  | 41.47%      | 3,100.00                |
| 47. 2A1                | 125.94     | 0.38%       | 390,414     | 0.41%       | 3,100.00                |
| 48. 2A                 | 3,699.78   | 11.19%      | 11,469,318  | 12.04%      | 3,100.00                |
| 49. 3A1                | 2,672.16   | 8.08%       | 7,896,232   | 8.29%       | 2,955.00                |
| 50. 3A                 | 828.06     | 2.50%       | 2,446,918   | 2.57%       | 2,955.00                |
| 51. 4A1                | 4,246.36   | 12.84%      | 11,040,536  | 11.59%      | 2,600.00                |
| 52. 4A                 | 7,508.99   | 22.71%      | 18,659,845  | 19.59%      | 2,485.00                |
| 53. Total              | 33,066.29  | 100.00%     | 95,256,763  | 100.00%     | 2,880.78                |
| <b>Dry</b>             |            |             |             |             |                         |
| 54. 1D1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 55. 1D                 | 5,304.53   | 49.42%      | 7,638,518   | 52.22%      | 1,440.00                |
| 56. 2D1                | 64.20      | 0.60%       | 92,448      | 0.63%       | 1,440.00                |
| 57. 2D                 | 1,208.25   | 11.26%      | 1,739,881   | 11.89%      | 1,440.00                |
| 58. 3D1                | 658.37     | 6.13%       | 888,819     | 6.08%       | 1,350.03                |
| 59. 3D                 | 256.83     | 2.39%       | 346,730     | 2.37%       | 1,350.04                |
| 60. 4D1                | 1,479.53   | 13.78%      | 1,790,242   | 12.24%      | 1,210.01                |
| 61. 4D                 | 1,762.02   | 16.42%      | 2,132,054   | 14.57%      | 1,210.01                |
| 62. Total              | 10,733.73  | 100.00%     | 14,628,692  | 100.00%     | 1,362.87                |
| <b>Grass</b>           |            |             |             |             |                         |
| 63. 1G1                | 18,352.63  | 5.81%       | 9,635,201   | 5.81%       | 525.00                  |
| 64. 1G                 | 1,547.74   | 0.49%       | 812,577     | 0.49%       | 525.01                  |
| 65. 2G1                | 6,049.94   | 1.92%       | 3,176,274   | 1.92%       | 525.01                  |
| 66. 2G                 | 2,024.95   | 0.64%       | 1,063,121   | 0.64%       | 525.01                  |
| 67. 3G1                | 11,571.82  | 3.67%       | 6,075,239   | 3.66%       | 525.00                  |
| 68. 3G                 | 275,673.47 | 87.34%      | 144,735,083 | 87.31%      | 525.02                  |
| 69. 4G1                | 86.51      | 0.03%       | 59,255      | 0.04%       | 684.95                  |
| 70. 4G                 | 332.69     | 0.11%       | 216,557     | 0.13%       | 650.93                  |
| 71. Total              | 315,639.75 | 100.00%     | 165,773,307 | 100.00%     | 525.20                  |
| <b>Irrigated Total</b> |            |             |             |             |                         |
|                        | 33,066.29  | 9.14%       | 95,256,763  | 34.55%      | 2,880.78                |
| <b>Dry Total</b>       |            |             |             |             |                         |
|                        | 10,733.73  | 2.97%       | 14,628,692  | 5.31%       | 1,362.87                |
| <b>Grass Total</b>     |            |             |             |             |                         |
|                        | 315,639.75 | 87.28%      | 165,773,307 | 60.13%      | 525.20                  |
| 72. Waste              | 2,096.32   | 0.58%       | 31,445      | 0.01%       | 15.00                   |
| 73. Other              | 110.55     | 0.03%       | 22,556      | 0.01%       | 204.03                  |
| 74. Exempt             | 9.51       | 0.00%       | 13,135      | 0.00%       | 1,381.18                |
| 75. Market Area Total  | 361,646.64 | 100.00%     | 275,712,763 | 100.00%     | 762.38                  |

Schedule X : Agricultural Records :Ag Land Total

|                      | Urban         |                | SubUrban    |          | Rural             |                    | Total             |                    |
|----------------------|---------------|----------------|-------------|----------|-------------------|--------------------|-------------------|--------------------|
|                      | Acres         | Value          | Acres       | Value    | Acres             | Value              | Acres             | Value              |
| <b>76. Irrigated</b> | 0.00          | 0              | 0.00        | 0        | 33,066.29         | 95,256,763         | 33,066.29         | 95,256,763         |
| <b>77. Dry Land</b>  | 0.00          | 0              | 0.00        | 0        | 10,733.73         | 14,628,692         | 10,733.73         | 14,628,692         |
| <b>78. Grass</b>     | 594.62        | 312,177        | 0.00        | 0        | 315,045.13        | 165,461,130        | 315,639.75        | 165,773,307        |
| <b>79. Waste</b>     | 0.00          | 0              | 0.00        | 0        | 2,096.32          | 31,445             | 2,096.32          | 31,445             |
| <b>80. Other</b>     | 0.00          | 0              | 0.00        | 0        | 110.55            | 22,556             | 110.55            | 22,556             |
| <b>81. Exempt</b>    | 0.00          | 0              | 0.00        | 0        | 9.51              | 13,135             | 9.51              | 13,135             |
| <b>82. Total</b>     | <b>594.62</b> | <b>312,177</b> | <b>0.00</b> | <b>0</b> | <b>361,052.02</b> | <b>275,400,586</b> | <b>361,646.64</b> | <b>275,712,763</b> |

|                  | Acres             | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| <b>Irrigated</b> | 33,066.29         | 9.14%          | 95,256,763         | 34.55%         | 2,880.78                |
| <b>Dry Land</b>  | 10,733.73         | 2.97%          | 14,628,692         | 5.31%          | 1,362.87                |
| <b>Grass</b>     | 315,639.75        | 87.28%         | 165,773,307        | 60.13%         | 525.20                  |
| <b>Waste</b>     | 2,096.32          | 0.58%          | 31,445             | 0.01%          | 15.00                   |
| <b>Other</b>     | 110.55            | 0.03%          | 22,556             | 0.01%          | 204.03                  |
| <b>Exempt</b>    | 9.51              | 0.00%          | 13,135             | 0.00%          | 1,381.18                |
| <b>Total</b>     | <b>361,646.64</b> | <b>100.00%</b> | <b>275,712,763</b> | <b>100.00%</b> | <b>762.38</b>           |

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 Gandy (2)                        | 57                     | 103,594      | 20                   | 113,470      | 20                  | 797,961      | 77             | 1,015,025    | 18,165        |
| 83.2 Rural (3)                        | 36                     | 576,692      | 36                   | 190,000      | 38                  | 4,258,868    | 74             | 5,025,560    | 0             |
| 83.3 Stapleton (1)                    | 15                     | 61,869       | 152                  | 747,387      | 152                 | 8,583,702    | 167            | 9,392,958    | 19,130        |
| 84 Residential Total                  | 108                    | 742,155      | 208                  | 1,050,857    | 210                 | 13,640,531   | 318            | 15,433,543   | 37,295        |

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         | Gandy (2)                | 1                      | 6,725        | 1                    | 1,095        | 1                   | 2,301        | 2              | 10,121       | 0             |
| 85.2         | Rural (3)                | 1                      | 11,000       | 4                    | 265,181      | 4                   | 2,594,057    | 5              | 2,870,238    | 0             |
| 85.3         | Stapleton (1)            | 7                      | 41,614       | 28                   | 108,086      | 29                  | 1,156,790    | 36             | 1,306,490    | 24,671        |
| 86           | Commercial Total         | 9                      | 59,339       | 33                   | 374,362      | 34                  | 3,753,148    | 43             | 4,186,849    | 24,671        |

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                | 55,057.89  | 5.81%       | 28,905,603  | 5.81%       | 525.00                  |
| 88. 1G                 | 4,643.22   | 0.49%       | 2,437,731   | 0.49%       | 525.01                  |
| 89. 2G1                | 18,149.82  | 1.92%       | 9,528,822   | 1.92%       | 525.01                  |
| 90. 2G                 | 6,074.85   | 0.64%       | 3,189,363   | 0.64%       | 525.01                  |
| 91. 3G1                | 34,715.46  | 3.67%       | 18,225,717  | 3.66%       | 525.00                  |
| 92. 3G                 | 827,020.41 | 87.34%      | 434,205,249 | 87.31%      | 525.02                  |
| 93. 4G1                | 259.53     | 0.03%       | 177,765     | 0.04%       | 684.95                  |
| 94. 4G                 | 998.07     | 0.11%       | 649,671     | 0.13%       | 650.93                  |
| 95. Total              | 946,919.25 | 100.00%     | 497,319,921 | 100.00%     | 525.20                  |
| <b>CRP</b>             |            |             |             |             |                         |
| 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                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 102. 4C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 103. 4C                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 104. Total             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <b>Timber</b>          |            |             |             |             |                         |
| 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            | 946,919.25 | 100.00%     | 497,319,921 | 100.00%     | 525.20                  |
| CRP Total              | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Timber Total           | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <hr/>                  |            |             |             |             |                         |
| 114. Market Area Total | 946,919.25 | 100.00%     | 497,319,921 | 100.00%     | 525.20                  |

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

57 Logan

|   | 2019 CTL<br>County Total | 2020 Form 45<br>County Total | Value Difference<br>(2020 form 45 - 2019 CTL) | Percent<br>Change | 2020 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 13,800,157               | 15,433,543                   | 1,633,386                                     | 11.84%            | 37,295                                  | 11.57%                         |
| 02. Recreational  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 13,355,882               | 13,689,206                   | 333,324                                       | 2.50%             | 0                                       | 2.50%                          |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>27,156,039</b>        | <b>29,122,749</b>            | <b>1,966,710</b>                              | <b>7.24%</b>      | <b>37,295</b>                           | <b>7.10%</b>                   |
| 05. Commercial  | 4,214,892                | 4,186,849                    | -28,043                                       | -0.67%            | 24,671                                  | -1.25%                         |
| 06. Industrial  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| <b>07. Total Commercial (sum lines 5-6)</b>                       | <b>4,214,892</b>         | <b>4,186,849</b>             | <b>-28,043</b>                                | <b>-0.67%</b>     | <b>24,671</b>                           | <b>-1.25%</b>                  |
| 08. Ag-Farmsite Land, Outbuildings                                | 4,125,979                | 4,152,572                    | 26,593  | 0.64%             | 87,330                                  | -1.47%                         |
| 09. Minerals  | 860                      | 860                          | 0   | 0.00              | 0                                       | 0.00%                          |
| 10. Non Ag Use Land   | 0                        | 0                            | 0   |                   |   |                                |
| <b>11. Total Non-Agland (sum lines 8-10)</b>                      | <b>4,126,839</b>         | <b>4,153,432</b>             | <b>26,593</b>                                 | <b>0.64%</b>      | <b>87,330</b>                           | <b>-1.47%</b>                  |
| 12. Irrigated   | 102,009,866              | 95,256,763                   | -6,753,103                                    | -6.62%            |   |                                |
| 13. Dryland   | 15,397,289               | 14,628,692                   | -768,597                                      | -4.99%            |   |                                |
| 14. Grassland   | 165,844,515              | 165,773,307                  | -71,208                                       | -0.04%            |   |                                |
| 15. Wasteland   | 31,920                   | 31,445                       | -475  | -1.49%            |   |                                |
| 16. Other Agland  | 188                      | 22,556                       | 22,368  | 11,897.87%        |   |                                |
| <b>17. Total Agricultural Land</b>                                | <b>283,283,778</b>       | <b>275,712,763</b>           | <b>-7,571,015</b>                             | <b>-2.67%</b>     |   |                                |
| <b>18. Total Value of all Real Property</b><br>(Locally Assessed) | <b>318,781,548</b>       | <b>313,175,793</b>           | <b>-5,605,755</b>                             | <b>-1.76%</b>     | <b>149,296</b>                          | <b>-1.81%</b>                  |

## 2020 Assessment Survey for Logan County

### A. Staffing and Funding Information

|            |  |
|------------|--|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>   |
|            | 0  |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>  |
|            | 0  |
| <b>3.</b>  | <b>Other full-time employees:</b>  |
|            | 1  |
| <b>4.</b>  | <b>Other part-time employees:</b>  |
|            | 0  |
| <b>5.</b>  | <b>Number of shared employees:</b>   |
|            | 0  |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>                            |
|            | \$85,600   |
| <b>7.</b>  | <b>Adopted budget, or granted budget if different from above:</b>                      |
|            | \$85,600   |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>             |
|            | \$15,000   |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b> |
|            | N/A  |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>         |
|            | \$4,000  |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>              |
|            | \$4,000  |
| <b>12.</b> | <b>Other miscellaneous funds:</b>  |
|            | N/A  |
| <b>13.</b> | <b>Amount of last year's assessor's budget not used:</b>                               |
|            | \$38,750   |

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>     |
|    | Yes                                     |
| 2. | <b>If so, is the zoning countywide?</b> |
|    | No - only the rural area is zoned.      |
|    |   |

|           |   |
|-----------|---|
| <b>3.</b> | <b>What municipalities in the county are zoned?</b> |
|           | None  |
| <b>4.</b> | <b>When was zoning implemented?</b>                 |
|           | 2003  |

**D. Contracted Services**

|           |                            |
|-----------|----------------------------|
| <b>1.</b> | <b>Appraisal Services:</b> |
|           | Tax Valuation, Inc.        |
| <b>2.</b> | <b>GIS Services:</b>       |
|           | gWorks                     |
| <b>3.</b> | <b>Other services:</b>     |
|           | MIPS                       |

**E. Appraisal /Listing Services**

|           |  |
|-----------|--|
| <b>1.</b> | <b>Does the county employ outside help for appraisal or listing services?</b>  |
|           | Tax Valuation, Inc   |
| <b>2.</b> | <b>If so, is the appraisal or listing service performed under contract?</b>  |
|           | Yes  |
| <b>3.</b> | <b>What appraisal certifications or qualifications does the County require?</b>  |
|           | The County requires the contractor to be credentialed and to have professional experience in the appraisal field.  |
| <b>4.</b> | <b>Have the existing contracts been approved by the PTA?</b>   |
|           | They have been submitted but not yet approved.   |
| <b>5.</b> | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>   |
|           | The appraisal firm completes the listing work and helps create the depreciation tables, the county assessor reviews the work and ultimately sets the values. |

## 2020 Residential Assessment Survey for Logan County

| <b>1.</b>              | <b>Valuation data collection done by:</b>   |                        |  |   |  |    |  |
|------------------------|---|------------------------|--|---|--|----|--|
|                        | Tax Valuation, Inc.   |                        |  |   |  |    |  |
| <b>2.</b>              | <b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>   |                        |  |   |  |    |  |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings - structures located on rural parcels throughout the county</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well. | AG | Outbuildings - structures located on rural parcels throughout the county |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>  |                        |  |   |  |    |  |
| 1                      | Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.  |                        |  |   |  |    |  |
| AG                     | Outbuildings - structures located on rural parcels throughout the county  |                        |  |   |  |    |  |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>  |                        |  |   |  |    |  |
|                        | The county studies the residential sales and sends out letters to buyers and sellers. Due to an inadequate number of sales, a cost approach rather than a sales comparison or income approach is used.  |                        |  |   |  |    |  |
| <b>4.</b>              | <b>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?</b>   |                        |  |   |  |    |  |
|                        | Depreciation studies are developed based on local market information.   |                        |  |   |  |    |  |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group?</b>   |                        |  |   |  |    |  |
|                        | Only one valuation group is necessary for the residential class.  |                        |  |   |  |    |  |
| <b>6.</b>              | <b>Describe the methodology used to determine the residential lot values?</b>   |                        |  |   |  |    |  |
|                        | The county reviews lot sales and then a square foot cost is used.   |                        |  |   |  |    |  |
| <b>7.</b>              | <b>How are rural residential site values developed?</b>   |                        |  |   |  |    |  |
|                        | To be considered a rural residential property the property must be 20 acres or less. The first acre is valued at \$5,000, and excess acres are valued at \$2,395 up to 20 acres.  |                        |  |   |  |    |  |
| <b>8.</b>              | <b>Are there form 191 applications on file?</b>   |                        |  |   |  |    |  |
|                        | No  |                        |  |   |  |    |  |
| <b>9.</b>              | <b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>  |                        |  |   |  |    |  |
|                        | N/A   |                        |  |   |  |    |  |
|                        |   |                        |  |   |  |    |  |

| 10. | <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|-----|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
|     | 1                      | 2016                               | 2016                   | 2009                           | 2015-2016                      |
|     | AG                     | 2016                               | 2016                   | 2006                           | 2015                           |

Rural Residential and outbuildings were physically inspected in 2015 and the villages were inspected in 2016 by a contract appraisal firm.

No new lot sales since 2009.

## 2020 Commercial Assessment Survey for Logan County

| <b>1.</b>              | <b>Valuation data collection done by:</b>  |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
|------------------------|--|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|--|--------------------------------|---|------|------|------|---------|
|                        | Tax Valuation, Inc.  |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
| <b>2.</b>              | <b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>  |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> </tbody> </table>   |                        |                                |                                | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1                      | Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well. |                                |   |      |      |      |         |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>   |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
| 1                      | Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.   |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>  |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
|                        | An income approach to estimate market value is not possible due to the lack of sales. A cost approach is used with comparable sales used from surrounding areas to establish a price per square foot.  |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
| <b>3a.</b>             | <b>Describe the process used to determine the value of unique commercial properties.</b>   |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
|                        | Tax Valuation, Inc. would be hired to value unique commercial properties.  |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
| <b>4.</b>              | <b>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?</b>  |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
|                        | Depreciation is based on the local and surrounding market information.   |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation grouping?</b>   |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
|                        | Only one valuation group is required for commercial property.  |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
| <b>6.</b>              | <b>Describe the methodology used to determine the commercial lot values.</b>   |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
|                        | Market information and a square foot cost are applied.   |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |
| <b>7.</b>              | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Date of Depreciation</u></th> <th style="text-align: center;"><u>Date of Costing</u></th> <th style="text-align: center;"><u>Date of Lot Value Study</u></th> <th style="text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2015/16</td> </tr> </tbody> </table> |                        |                                |                                | <u>Valuation Group</u> | <u>Date of Depreciation</u>                  | <u>Date of Costing</u> | <u>Date of Lot Value Study</u>   | <u>Date of Last Inspection</u> | 1 | 2016 | 2016 | 2009 | 2015/16 |
| <u>Valuation Group</u> | <u>Date of Depreciation</u>  | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |                        |  |                        |  |                                |   |      |      |      |         |
| 1                      | 2016   | 2016                   | 2009                           | 2015/16                        |                        |  |                        |  |                                |   |      |      |      |         |
|                        |  |                        |                                |                                |                        |  |                        |  |                                |   |      |      |      |         |

## 2020 Agricultural Assessment Survey for Logan County

| <b>1.</b>          | <b>Valuation data collection done by:</b>  |                                |                    |  |                                |   |  |      |
|--------------------|--|--------------------------------|--------------------|--|--------------------------------|---|--|------|
|                    | The county assessor collects land use data and Tax Valuation, Inc. collects structure information.   |                                |                    |  |                                |   |  |      |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>  |                                |                    |  |                                |   |  |      |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table> |                                | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county. | 2016 |
| <u>Market Area</u> | <u>Description of unique characteristics</u>   | <u>Year Land Use Completed</u> |                    |  |                                |   |  |      |
| 1                  | Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.   | 2016                           |                    |  |                                |   |  |      |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>  |                                |                    |  |                                |   |  |      |
|                    | Only one market area is necessary for agricultural land.   |                                |                    |  |                                |   |  |      |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>  |                                |                    |  |                                |   |  |      |
|                    | The county follows the zoning manual in identifying rural residential land as no more than 20 acres. There is no recreational land at this time.   |                                |                    |  |                                |   |  |      |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>   |                                |                    |  |                                |   |  |      |
|                    | Rural home sites are valued at \$5,000 for the first acre and \$750 for the building site. Values for 4500 (rural residential) parcels are the first acre is \$5,000, it is then \$2,395/acre up to 20 acres.  |                                |                    |  |                                |   |  |      |
| <b>6.</b>          | <b>What separate market analysis has been conducted where intensive use is identified in the county?</b>   |                                |                    |  |                                |   |  |      |
|                    | Currently identifying possible intensive use properties that will go into the 2021 appraisal.  |                                |                    |  |                                |   |  |      |
| <b>7.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>  |                                |                    |  |                                |   |  |      |
|                    | Parcels in the Wetland Reserve Program are valued at 100% of grassland value.  |                                |                    |  |                                |   |  |      |
|                    | <b><i><u>If your county has special value applications, please answer the following</u></i></b>  |                                |                    |  |                                |   |  |      |
| <b>8a.</b>         | <b>How many parcels have a special valuation application on file?</b>  |                                |                    |  |                                |   |  |      |
|                    | N/A  |                                |                    |  |                                |   |  |      |
| <b>8b.</b>         | <b>What process was used to determine if non-agricultural influences exist in the county?</b>  |                                |                    |  |                                |   |  |      |
|                    | N/A  |                                |                    |  |                                |   |  |      |
|                    | <b><i><u>If your county recognizes a special value, please answer the following</u></i></b>  |                                |                    |  |                                |   |  |      |
| <b>8c.</b>         | <b>Describe the non-agricultural influences recognized within the county.</b>  |                                |                    |  |                                |   |  |      |
|                    | N/A  |                                |                    |  |                                |   |  |      |

|            |   |
|------------|---|
| <b>8d.</b> | <b>Where is the influenced area located within the county?</b>                              |
|            | N/A   |
| <b>8e.</b> | <b>Describe in detail how the special values were arrived at in the influenced area(s).</b> |
|            | N/A   |

## LOGAN COUNTY 3-YEAR PLAN OF ASSESSMENT JUNE 15, 2019

Logan County has 326 residential properties, 47 Commercial Properties and 1163 agricultural properties. There are an estimated 150 personal property filings each year and an estimated 50 homestead exemptions.

Logan County has an official and one full-time clerical ~~and~~ that deal with listing of properties, determining of values, and filing personal property schedules. The county also will hire an appraiser as needed. The official and full time clerical handle most of the computer work such as data entry, sketching, record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The County assessor maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land description.

Aerials were taken 2001-2002. In 2015-2016 hired Tax Valuation Inc. to review and take pictures of all rural residential and commercial properties in the County. Ag sales were studied and adjusted values accordingly to sales of dryland, grass, and irrigated classes. In 2016-2017 hired Tax Valuation Inc. to review and take pictures of all residential property in Stapleton and Gandy. In January 2017 completed statewide soil conversion, Ag-land sales were studied and adjusted value according to sales for dryland, grass and irrigated classes. Added new irrigated acres. Work done by Tax Valuation Inc. in 2015-2016 and 2016-2017 was entered on the computer and Residential and Mobile Home pricing was brought up to Marshall Swift 2014 pricing with a new 2017 depreciation table, commercial property was brought up to the Marshall & Swift 2016 pricing with a new 2017 depreciation table. We made no new changes to the land and lot values for residential or commercial. In 2018 we put on new improvements and made no changes to the land and lot value. In 2019 we put on new improvements, added new irrigation and made no changes to the land and lot value.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to statute. In 2018-2019 we plan to drive 1/3 of the County and review property and do annual pickup work and work on the assessor's record files, review outbuildings, make new depreciation schedule for the outbuildings and work on assessor's record files. In 2018 we changed our assessing system over to MIPS. We went over all the records to make sure the data transferred over correctly. In 2019-2020 we plan to drive 1/3 of the County and review property, do annual pickup work and work on assessor's record files. 2020-2021 we plan to drive the last 1/3 of the county and review property. In 2021-2022 will start review and take updated pictures of Stapleton and Gandy residential and commercial properties. Also annually study ag-land and take pictures of rural and residential improvements as needed to insert into MIPS system.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules and abstracts are filed on time.

Debbie Myers  
Logan County Assessor