

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**LOUP 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 Loup 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 Loup 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 Postany, Loup County Assessor

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## 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.

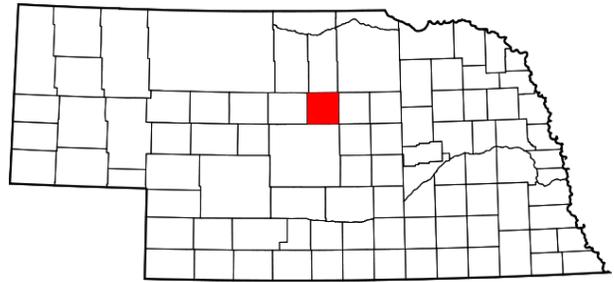
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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 568 square miles, Loup County had 618 residents, per the Census Bureau Quick Facts for 2018, a 2% decline from the 2010 U.S. Census. Reports indicated that 66% 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 \$83,730 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).

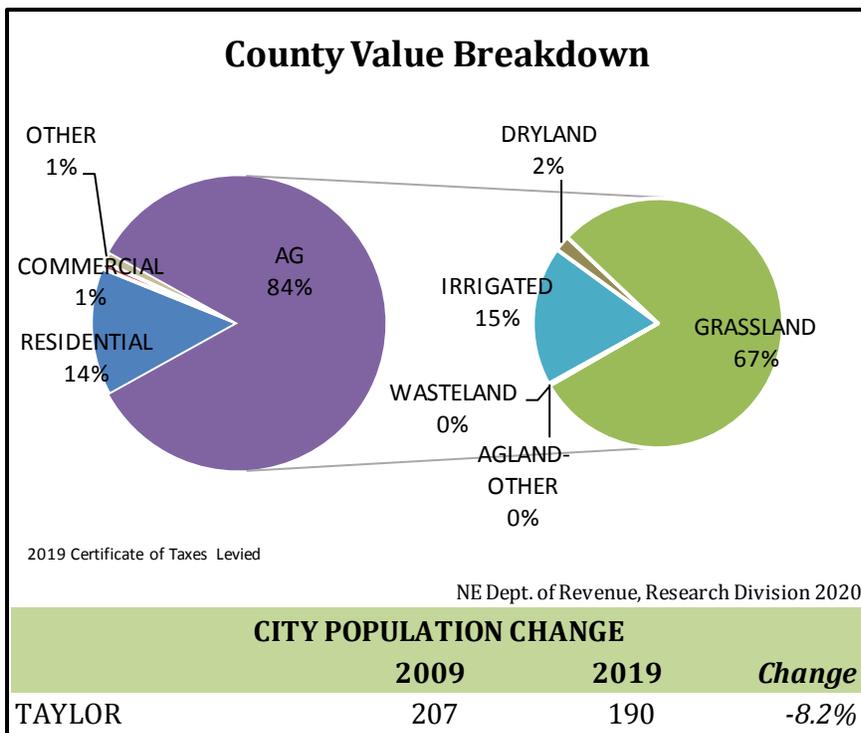


The majority of the commercial properties in Loup County are located in and around the county seat of Taylor. Information from the U.S. Census Bureau shows there were 11 employer establishments with total employment of 24, a 25% decrease in total employment from the prior year.

Agricultural land is the largest contributor to the county’s valuation base by a significant margin. Grassland makes up the majority of the land in the county. Loup County is included in the Lower

Loup Natural Resources District (NRD).

Loup County is also home to Calamus Reservoir. The lake is located on the eastern side of the county and is shared with neighboring Garfield County. Calamus Lake offers some of the state’s finest recreational opportunities including camping, fishing, boating, and hunting.



## 2020 Residential Correlation for Loup County

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### *Assessment Actions*

For the 2020 assessment year, the county assessor conducted a sales analysis of residential parcels. As a result, a 15% increase was applied to the land and improvements at Calamus Lake, in Valuation Groups 1 and 2.

For the remainder of the residential class, pick up work was conducted in a timely manner.

### *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.

Another facet of review involves the valuation of sales qualification and verification practices of the county. Loup County has a thorough verification process in place. When interviewed about sales, the county assessor had a thorough knowledge of the transactions. Acceptable practices along with an adequate usability rate indicate that the county made all arm's-length transactions available for measurement.

The county's six-year inspection and review cycle for all real property was discussed. The inspection process entails a thorough on-site physical inspection of the property. The Loup County Assessor plans to conduct a comprehensive inspection for the 2021 assessment year across all classes. The county is currently up to date with the six-year inspection, prior inspections were completed in 2015-2016.

Additionally, valuation groups were reviewed to ensure that economic factors that would affect value were adequately stratified. Loup County identifies five separate groups within the residential class. Valuation Group 1 and 2 are comprised of the parcels around the Calamus Lake, a recreational influence exists within two groups that is absent in the rest of the county. Valuation Group 4 and 5 are residential parcels outside of Taylor and the Calamus Lake boundaries. Valuation Group 6 represents parcels within Taylor, the county seat and the only incorporated village within Loup County. Generally, each valuation group maintains unique economic characteristics and are believed to be adequately defined.

The final portion of the review involves studying the appraisal tables, costing and land values. Costing tables for residential properties are currently 2015 for Valuation Groups 2 and 6, the remainder of the valuation groups utilize 2012 costing. All depreciation tables were updated in 2013 during the reappraisal. Lot values have been updated in within the last six-year inspection cycle.

## 2020 Residential Correlation for Loup County

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### *Description of Analysis*

Residential sales are stratified into five valuation groups.

<b>Valuation Group</b>	<b>Description</b>
1	Calamus Lake-Mobile Homes
2	Calamus Lake-Stick Built Homes
4	Loup River
5	Rural
6	Taylor

The statistical sample shows 18 qualified sales spread over four out of the five valuation groups. Half of the sample, nine sales, are within Valuation Group 2. Assessment actions show that the county assessor increased Valuation Group 2 by 15% to recognize the increase in the market. As a result of the adjustment, the three measures of central tendency in Valuation Group 2 are within the range and the COD and PRD are within the guidelines provided by IAAO. Since Valuation Group 1 is subject to similar recreational influences, they received a 15% increase as well.

The remaining nine sales are between the remaining three valuation groups. The sample size for Valuation Group 1, 5 and 6 are insufficient to pinpoint a level of value. Further review of the individual sales show that with the exception of one sale, the remaining sales all have an assessment to sale ratio below the acceptable range. The sales suggest that the these valuation groups are below the acceptable range and indicates an adjustment larger than a single year market increase may be expected as a result of the comprehensive reappraisal scheduled next year.

Further analysis was conducted of possible percent adjustments to bring the overall median to the mid-point of the acceptable range. First, a 17% increase to all valuation groups was examined. Based on sales within Valuation Group 2, this action would cause overassessment to Valuation Group 2, the Calamus Lake Stick Built homes while the other three valuation groups would continue to remain under assessed.

<b><u>VALUATION GROUP</u></b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT .MEAN</b>	<b>COD</b>	<b>PRD</b>
1	4	60.79	69.69	63.46	47.75	109.82
2	9	110.08	108.91	108.31	10.07	100.55
5	3	57.19	52.70	49.01	14.78	107.53
6	2	82.09	82.09	84.58	16.38	97.06

Analysis of a percent increase excluding Valuation Group 2 was conducted next. To reach the mid-point of the acceptable range, a 95% adjustment would need to be made to all valuation groups

## **2020 Residential Correlation for Loup County**

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excluding the Calamus Stick Built homes. It has been 5 years since the last reappraisal of the county has been conducted and property characteristics may have changed over time. With unknown characteristic data changes, an across the board adjustment of this magnitude would certainly cause equalization problems.

Since a reliable adjustment cannot be calculated to move a class or subclass of residential property to the mid-point of the acceptable range, a non-binding recommendation will not be made. The County Assessor does have plans to reappraise residential property for assessment year 2021. The Property Assessment Division will monitor the reappraisal work throughout the year to ensure that is completed by March 2021.

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

Although assessment practices are acceptable within Loup County and the county assessor has made an effort to keep up with the increasing recreational market at Calamus Lake, sales outside of Valuation Group 2 suggest that the county is undervalued. Comparison of valuation changes over the prior four years to similar assessor locations support that the residential class is low comparably with the neighboring counties. However, since there is an insufficient number of sales, an accurate percentage increase to the midpoint of the range cannot be determined. The valuation practices have not resulted in valuations within the statutory range and therefore do not meet generally accepted mass appraisal techniques.

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

Based on the analysis of all available information, the level of value of the residential class of real property in Loup County cannot be determined.

## 2020 Commercial Correlation for Loup County

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### *Assessment Actions*

For the 2020 assessment year, only pick-up work was completed in the commercial class of property.

### *Assessment Practice Review*

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

The county's sales qualification and verification process was also discussed with the county assessor. The county assessor is an ex-officio assessor. This means she is also the clerk, register of deeds and several other positions within the courthouse. Deeds are filed with the office and they are able to ask questions and review terms of the transaction at that time. If questions arise on a transaction, the county assessor will reach out to parties involved. There are few sales within the commercial class, however, the verification and sales qualification practices are the same across all three-property classes and it is deemed to be acceptable.

The county's inspection and review cycle for all real property was discussed with the county assessor. For 2017, the entire commercial class of property was reviewed and inspected with new costing. For 2021, the commercial class is slated for a complete reappraisal as well as including a thorough physical inspection.

Another aspect of the review involves the evaluation of valuation groups to ensure economic factors that influence market value are captured. With so few commercial parcels, multiple valuation groups are not warranted.

Review of the appraisal tables show that the Marshall Swift costing tables for commercial were dated 2018 with depreciation dated 2013. The Loup County Assessor does have a written valuation methodology in place.

### *Description of Analysis*

Loup County has 30 improved commercial parcels with 22 of the parcels residing in the Village of Taylor. Due to the small number of parcels, all commercial property in Loup County is classified into one valuation group. Review of the statistical analysis shows that there are only two commercial sales in the three-year study period.

Review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certified of Taxes Levied Report (CTL) support the assessment actions of routine maintenance. Further examination of historic valuation changes show that the Village of Taylor has appreciated approximately 2% annually. Villages with similar economic influences in

## **2020 Commercial Correlation for Loup County**

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surrounding counties were also reviewed. The annualized rates of change were generally between 2-4%, supporting an acceptable pace of market growth.

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

Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal techniques and has been determined to be in general compliance.

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

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

## 2020 Agricultural Correlation for Loup County

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### *Assessor Actions*

In the agricultural class, the county assessor timely implemented the Land Capabilities Group (LCG) conversion change. Once completed, a market analysis of agricultural land was conducted. As a result of shifting acres and equalization efforts with surrounding counties, irrigated values were decreased approximately 7%, while dryland remained stable and grassland was valued at \$630/acre across all LCGs.

All pick-up work was completed in a timely manner.

### *Assessment Practice Review*

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

One area of review is the county's sales qualification and verification processes to ensure that all arm's-length transactions are available for measurement. Loup County continues to maintain acceptable sales qualification and verification practices. The utilization rate is typical and there appears to be no apparent bias in the qualification determination. It is believed that all qualified agricultural sales are available for measurement.

The frequency of the inspection and review cycle was also discussed with the county assessor. Loup County completes the six-year inspection and review cycle for all classes once every six years. The county assessor also maintains a systematic plan to stay current with the cycle. The latest aerial imagery is also used to verify land use. Loup County complies with the six-year inspection and review requirement.

Agricultural homes and improvements are physically reviewed within the six-year inspection cycle. The county develops their own pricing for outbuildings using data from Marshall & Swift based on age and condition. Home sites are valued at \$8,000 for the first acre, and farm sites are valued at \$1,000.

Market areas were also evaluated to ensure that any unique factors that could affect market value such as topography and geographical differences are adequately identified. Loup County is located in the North Central part of the state and is at the very eastern edge of the Nebraska Sandhills region. Ninety-two percent of the makeup of Loup County is rangeland with cropland scattered sparsely in the southern region and along river basins. There is currently only one market area for agricultural land in Loup County. The surrounding counties of Blaine, Brown, Rock, Garfield and the Northern Region of Custer County are all situated in the eastern portion of the Nebraska Sandhills as well. The homogeneous nature of the Sandhills rangeland support the comparability of the surrounding counties to that of the subject county.

### *Description of Analysis*

## **2020 Agricultural Correlation for Loup County**

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Review of the statistical sample, show only seven qualified sales occurred over a three-year study period. With so few sales, an accurate pinpoint of the level of value is undeterminable. Six of the seven sales are grass 80% Majority Land Use (MLU) with a median of 73%, the remaining sale is an irrigated sale that affects the overall median by 5% points bringing the overall median down to 68%.

Equalization across county lines is relied upon when sales samples are deemed insufficient for analysis. Review of the comparable counties show that values set by the Loup County Assessor for all three subclasses blend well with the neighboring counties values. This supports that inter-county equalization has been achieved.

### ***Equalization***

The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same appraisal processes as rural residential parcels. For the 2020 assessment year, the rural residential population is thought to be under assessed. However, a lack of sales makes an accurate level of value undeterminable for rural improvements. Agricultural improvements are believed to be equalized, however, they are not valued at an acceptable statutory level of value.

Based on analysis of the assessment practice review and the agricultural economy in this region as well as across the state, agricultural land values in Loup County are assessed uniformly and according to generally accepted mass appraisal techniques.

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

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

## 2020 Opinions of the Property Tax Administrator for Loup 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>	*NEI	Does not meet generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	100	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2020 Commission Summary for Loup County

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### Residential Real Property - Current

Number of Sales	18	Median	82.26
Total Sales Price	\$3,763,000	Mean	75.08
Total Adj. Sales Price	\$3,763,000	Wgt. Mean	80.35
Total Assessed Value	\$3,023,545	Average Assessed Value of the Base	\$66,788
Avg. Adj. Sales Price	\$209,056	Avg. Assessed Value	\$167,975

### Confidence Interval - Current

95% Median C.I	53.97 to 96.84
95% Wgt. Mean C.I	67.55 to 93.15
95% Mean C.I	61.76 to 88.40
% of Value of the Class of all Real Property Value in the County	12.17
% of Records Sold in the Study Period	3.21
% of Value Sold in the Study Period	8.07

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	17	100	87.44
2018	15	100	92.18
2017	9	100	88.74
2016	17	100	94.57

## 2020 Commission Summary for Loup County

### Commercial Real Property - Current

Number of Sales	2	Median	61.66
Total Sales Price	\$340,000	Mean	61.66
Total Adj. Sales Price	\$340,000	Wgt. Mean	77.08
Total Assessed Value	\$262,065	Average Assessed Value of the Base	\$45,115
Avg. Adj. Sales Price	\$170,000	Avg. Assessed Value	\$131,033

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-194.58 to 317.90
% of Value of the Class of all Real Property Value in the County	0.69
% of Records Sold in the Study Period	4.26
% of Value Sold in the Study Period	12.36

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	1	100	81.82
2018	2	100	78.90
2017	1	100	78.63
2016	2	100	85.70

**58 Loup  
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 : 18  
 Total Sales Price : 3,763,000  
 Total Adj. Sales Price : 3,763,000  
 Total Assessed Value : 3,023,545  
 Avg. Adj. Sales Price : 209,056  
 Avg. Assessed Value : 167,975

MEDIAN : 82  
 WGT. MEAN : 80  
 MEAN : 75  
 COD : 27.75  
 PRD : 93.44

COV : 35.67  
 STD : 26.78  
 Avg. Abs. Dev : 22.83  
 MAX Sales Ratio : 110.96  
 MIN Sales Ratio : 29.28

95% Median C.I. : 53.97 to 96.84  
 95% Wgt. Mean C.I. : 67.55 to 93.15  
 95% Mean C.I. : 61.76 to 88.40

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	53.97	53.97	53.97	00.00	100.00	53.97	53.97	N/A	128,000	69,080
01-APR-18 To 30-JUN-18	1	106.15	106.15	106.15	00.00	100.00	106.15	106.15	N/A	305,000	323,745
01-JUL-18 To 30-SEP-18	6	44.56	60.37	66.90	59.31	90.24	29.28	110.96	29.28 to 110.96	175,500	117,403
01-OCT-18 To 31-DEC-18	1	105.05	105.05	105.05	00.00	100.00	105.05	105.05	N/A	101,000	106,100
01-JAN-19 To 31-MAR-19	1	81.66	81.66	81.66	00.00	100.00	81.66	81.66	N/A	80,000	65,325
01-APR-19 To 30-JUN-19	3	93.66	84.04	85.95	12.53	97.78	61.62	96.84	N/A	260,000	223,470
01-JUL-19 To 30-SEP-19	5	82.85	78.07	82.41	15.16	94.73	58.66	94.09	N/A	263,200	216,894
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	8	51.43	65.29	73.84	53.70	88.42	29.28	110.96	29.28 to 110.96	185,750	137,155
01-OCT-18 To 30-SEP-19	10	86.95	82.92	84.60	15.20	98.01	58.66	105.05	61.62 to 96.84	227,700	192,631
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	9	53.97	69.71	75.82	56.01	91.94	29.28	110.96	32.29 to 106.15	176,333	133,704
<u>ALL</u>	18	82.26	75.08	80.35	27.75	93.44	29.28	110.96	53.97 to 96.84	209,056	167,975

<b>VALUATION GROUP</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	4	51.96	59.56	54.24	47.75	109.81	29.28	105.05	N/A	167,750	90,983
2	9	94.09	93.09	92.57	10.08	100.56	61.62	110.96	82.85 to 106.15	290,111	268,565
5	3	48.88	45.05	41.89	14.79	107.54	32.29	53.97	N/A	115,333	48,313
6	2	70.16	70.16	72.29	16.39	97.05	58.66	81.66	N/A	67,500	48,795
<u>ALL</u>	18	82.26	75.08	80.35	27.75	93.44	29.28	110.96	53.97 to 96.84	209,056	167,975

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	18	82.26	75.08	80.35	27.75	93.44	29.28	110.96	53.97 to 96.84	209,056	167,975
06											
07											
<u>ALL</u>	18	82.26	75.08	80.35	27.75	93.44	29.28	110.96	53.97 to 96.84	209,056	167,975

**58 Loup**  
**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 : 18	MEDIAN : 82	COV : 35.67	95% Median C.I. : 53.97 to 96.84
Total Sales Price : 3,763,000	WGT. MEAN : 80	STD : 26.78	95% Wgt. Mean C.I. : 67.55 to 93.15
Total Adj. Sales Price : 3,763,000	MEAN : 75	Avg. Abs. Dev : 22.83	95% Mean C.I. : 61.76 to 88.40
Total Assessed Value : 3,023,545			
Avg. Adj. Sales Price : 209,056	COD : 27.75	MAX Sales Ratio : 110.96	
Avg. Assessed Value : 167,975	PRD : 93.44	MIN Sales Ratio : 29.28	

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
___Ranges Excl. Low \$___												
Greater Than 4,999	18	82.26	75.08	80.35	27.75	93.44	29.28	110.96	53.97 to 96.84	209,056	167,975	
Greater Than 14,999	18	82.26	75.08	80.35	27.75	93.44	29.28	110.96	53.97 to 96.84	209,056	167,975	
Greater Than 29,999	18	82.26	75.08	80.35	27.75	93.44	29.28	110.96	53.97 to 96.84	209,056	167,975	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	2	53.77	53.77	54.99	09.09	97.78	48.88	58.66	N/A	44,000	24,198	
60,000 TO 99,999	1	81.66	81.66	81.66	00.00	100.00	81.66	81.66	N/A	80,000	65,325	
100,000 TO 149,999	3	91.05	83.36	82.04	18.70	101.61	53.97	105.05	N/A	123,333	101,185	
150,000 TO 249,999	7	61.62	62.66	66.05	40.20	94.87	29.28	110.96	29.28 to 110.96	207,143	136,814	
250,000 TO 499,999	4	95.47	97.69	97.68	03.99	100.01	93.66	106.15	N/A	300,000	293,040	
500,000 TO 999,999	1	82.85	82.85	82.85	00.00	100.00	82.85	82.85	N/A	575,000	476,410	
1,000,000 +												
___ALL___	18	82.26	75.08	80.35	27.75	93.44	29.28	110.96	53.97 to 96.84	209,056	167,975	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	96	COV :	35.67	95% Median C.I. :	63.14 to 113.30
Total Sales Price :	3,763,000	Wgt. Mean :	94	STD :	31.34	95% Wgt. Mean C.I. :	79.04 to 108.98
Total Adj. Sales Price :	3,763,000	Mean :	88	Avg. Abs. Dev :	26.71	95% Mean C.I. :	72.26 to 103.44
Total Assessed Value :	3,537,550						
Avg. Adj. Sales Price :	209,056	COD :	27.75	MAX Sales Ratio :	129.83		
Avg. Assessed Value :	196,531	PRD :	93.45	MIN Sales Ratio :	34.25		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018	1	63.14	63.14	63.14	100.00	63.14	63.14		N/A	128,000	80,824
04/01/2018 To 06/30/2018	1	124.19	124.19	124.19	100.00	124.19	124.19		N/A	305,000	378,782
07/01/2018 To 09/30/2018	6	52.13	70.63	78.27	59.33	90.24	34.25	129.83	34.25 to 129.83	175,500	137,361
10/01/2018 To 12/31/2018	1	122.91	122.91	122.91	100.00	122.91	122.91		N/A	101,000	124,137
01/01/2019 To 03/31/2019	1	95.54	95.54	95.54	100.00	95.54	95.54		N/A	80,000	76,430
04/01/2019 To 06/30/2019	3	109.58	98.33	100.56	12.53	97.78	72.10	113.30	N/A	260,000	261,460
07/01/2019 To 09/30/2019	5	96.94	91.34	96.42	15.15	94.73	68.64	110.08	N/A	263,200	253,766
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018											
10/01/2018 To 09/30/2019	10	101.73	97.01	98.98	15.21	98.01	68.64	122.91	72.10 to 113.30	227,700	225,378
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018											
	9	63.14	81.56	88.72	56.02	91.93	34.25	129.83	37.78 to 124.19	176,333	156,434

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	4	60.79	69.69	63.46	47.75	109.82	34.25	122.91	N/A	167,750	106,450
2	9	110.08	108.91	108.31	10.07	100.55	72.10	129.83	96.94 to 124.19	290,111	314,221
5	3	57.19	52.70	49.01	14.78	107.53	37.78	63.14	N/A	115,333	56,527
6	2	82.09	82.09	84.58	16.38	97.06	68.64	95.54	N/A	67,500	57,090

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	96	COV :	35.67	95% Median C.I. :	63.14 to 113.30
Total Sales Price :	3,763,000	Wgt. Mean :	94	STD :	31.34	95% Wgt. Mean C.I. :	79.04 to 108.98
Total Adj. Sales Price :	3,763,000	Mean :	88	Avg. Abs. Dev :	26.71	95% Mean C.I. :	72.26 to 103.44
Total Assessed Value :	3,537,550						
Avg. Adj. Sales Price :	209,056	COD :	27.75	MAX Sales Ratio :	129.83		
Avg. Assessed Value :	196,531	PRD :	93.45	MIN Sales Ratio :	34.25		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	18	96.24	87.85	94.01	27.75	93.45	34.25	129.83	63.14 to 113.30	209,056	196,531
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	18	96.24	87.85	94.01	27.75	93.45	34.25	129.83	63.14 to 113.30	209,056	196,531
Greater Than 15,000	18	96.24	87.85	94.01	27.75	93.45	34.25	129.83	63.14 to 113.30	209,056	196,531
Greater Than 30,000	18	96.24	87.85	94.01	27.75	93.45	34.25	129.83	63.14 to 113.30	209,056	196,531
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	62.92	62.92	64.34	09.11	97.79	57.19	68.64	N/A	44,000	28,311
60,000 TO 99,999	1	95.54	95.54	95.54		100.00	95.54	95.54	N/A	80,000	76,430
100,000 TO 149,999	3	106.52	97.52	95.99	18.70	101.59	63.14	122.91	N/A	123,333	118,387
150,000 TO 249,999	7	72.10	73.31	77.28	40.21	94.86	34.25	129.83	34.25 to 129.83	207,143	160,073
250,000 TO 499,999	4	111.69	114.29	114.29	03.99	100.00	109.58	124.19	N/A	300,000	342,857
500,000 TO 999,999	1	96.94	96.94	96.94		100.00	96.94	96.94	N/A	575,000	557,400
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	17%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	96	COV :	34.42	95% Median C.I. :	82.85 to 110.96
Total Sales Price :	3,763,000	Wgt. Mean :	96	STD :	35.17	95% Wgt. Mean C.I. :	84.13 to 107.19
Total Adj. Sales Price :	3,763,000	Mean :	102	Avg. Abs. Dev :	22.52	95% Mean C.I. :	84.70 to 119.68
Total Assessed Value :	3,599,685						
Avg. Adj. Sales Price :	209,056	COD :	23.44	MAX Sales Ratio :	204.85		
Avg. Assessed Value :	199,983	PRD :	106.83	MIN Sales Ratio :	57.09		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018	1	105.24	105.24	105.24		100.00	105.24	105.24	N/A	128,000	134,706
04/01/2018 To 06/30/2018	1	106.15	106.15	106.15		100.00	106.15	106.15	N/A	305,000	323,745
07/01/2018 To 09/30/2018	6	86.88	84.22	84.65	20.79	99.49	57.09	110.96	57.09 to 110.96	175,500	148,557
10/01/2018 To 12/31/2018	1	204.85	204.85	204.85		100.00	204.85	204.85	N/A	101,000	206,895
01/01/2019 To 03/31/2019	1	159.23	159.23	159.23		100.00	159.23	159.23	N/A	80,000	127,384
04/01/2019 To 06/30/2019	3	93.66	84.04	85.95	12.53	97.78	61.62	96.84	N/A	260,000	223,470
07/01/2019 To 09/30/2019	5	94.09	101.31	94.62	13.75	107.07	82.85	124.19	N/A	263,200	249,041
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018											
10/01/2018 To 09/30/2019	10	95.47	112.28	98.81	28.93	113.63	61.62	204.85	82.85 to 159.23	227,700	224,990
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018											
	9	100.56	102.40	98.09	25.79	104.39	57.09	204.85	62.96 to 110.96	176,333	172,965

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	4	101.32	116.14	105.76	47.75	109.81	57.09	204.85	N/A	167,750	177,416
2	9	94.09	93.09	92.57	10.08	100.56	61.62	110.96	82.85 to 106.15	290,111	268,565
5	3	95.31	87.84	81.69	14.78	107.53	62.96	105.24	N/A	115,333	94,211
6	2	136.81	136.81	140.96	16.39	97.06	114.39	159.23	N/A	67,500	95,151

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	96	COV :	34.42	95% Median C.I. :	82.85 to 110.96
Total Sales Price :	3,763,000	Wgt. Mean :	96	STD :	35.17	95% Wgt. Mean C.I. :	84.13 to 107.19
Total Adj. Sales Price :	3,763,000	Mean :	102	Avg. Abs. Dev :	22.52	95% Mean C.I. :	84.70 to 119.68
Total Assessed Value :	3,599,685						
Avg. Adj. Sales Price :	209,056	COD :	23.44	MAX Sales Ratio :	204.85		
Avg. Assessed Value :	199,983	PRD :	106.83	MIN Sales Ratio :	57.09		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	18	96.08	102.19	95.66	23.44	106.83	57.09	204.85	82.85 to 110.96	209,056	199,983
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	18	96.08	102.19	95.66	23.44	106.83	57.09	204.85	82.85 to 110.96	209,056	199,983
Greater Than 15,000	18	96.08	102.19	95.66	23.44	106.83	57.09	204.85	82.85 to 110.96	209,056	199,983
Greater Than 30,000	18	96.08	102.19	95.66	23.44	106.83	57.09	204.85	82.85 to 110.96	209,056	199,983
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	104.85	104.85	107.24	09.10	97.77	95.31	114.39	N/A	44,000	47,186
60,000 TO 99,999	1	159.23	159.23	159.23		100.00	159.23	159.23	N/A	80,000	127,384
100,000 TO 149,999	3	105.24	133.71	127.02	36.04	105.27	91.05	204.85	N/A	123,333	156,659
150,000 TO 249,999	7	78.44	85.12	86.85	28.06	98.01	57.09	124.19	57.09 to 124.19	207,143	179,912
250,000 TO 499,999	4	95.47	97.69	97.68	03.99	100.01	93.66	106.15	N/A	300,000	293,040
500,000 TO 999,999	1	82.85	82.85	82.85		100.00	82.85	82.85	N/A	575,000	476,410
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	95%

What IF

**58 Loup**  
**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 : 2  
Total Sales Price : 340,000  
Total Adj. Sales Price : 340,000  
Total Assessed Value : 262,065  
Avg. Adj. Sales Price : 170,000  
Avg. Assessed Value : 131,033

MEDIAN : 62  
WGT. MEAN : 77  
MEAN : 62  
COD : 32.71  
PRD : 79.99

COV : 46.25  
STD : 28.52  
Avg. Abs. Dev : 20.17  
MAX Sales Ratio : 81.82  
MIN Sales Ratio : 41.49

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : -194.58 to 317.90

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	1	81.82	81.82	81.82	00.00	100.00	81.82	81.82	N/A	300,000	245,470
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											
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	1	41.49	41.49	41.49	00.00	100.00	41.49	41.49	N/A	40,000	16,595
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	1	81.82	81.82	81.82	00.00	100.00	81.82	81.82	N/A	300,000	245,470
01-OCT-17 To 30-SEP-18											
01-OCT-18 To 30-SEP-19	1	41.49	41.49	41.49	00.00	100.00	41.49	41.49	N/A	40,000	16,595
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	1	81.82	81.82	81.82	00.00	100.00	81.82	81.82	N/A	300,000	245,470
01-JAN-18 To 31-DEC-18											
<u>ALL</u>	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033

<b>VALUATION GROUP</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033
<u>ALL</u>	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033
04											
<u>ALL</u>	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033

**58 Loup**  
**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 : 2  
 Total Sales Price : 340,000  
 Total Adj. Sales Price : 340,000  
 Total Assessed Value : 262,065  
 Avg. Adj. Sales Price : 170,000  
 Avg. Assessed Value : 131,033

MEDIAN : 62  
 WGT. MEAN : 77  
 MEAN : 62  
 COD : 32.71  
 PRD : 79.99

COV : 46.25  
 STD : 28.52  
 Avg. Abs. Dev : 20.17  
 MAX Sales Ratio : 81.82  
 MIN Sales Ratio : 41.49

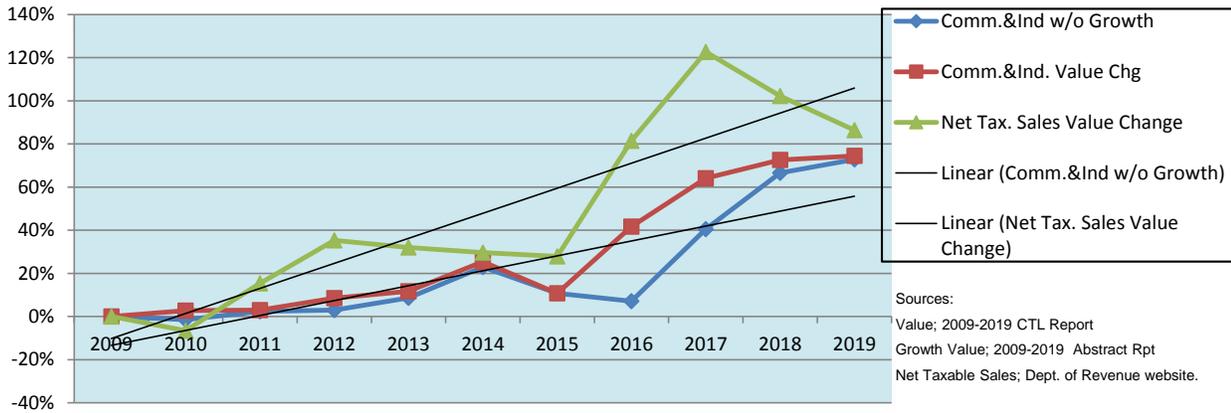
95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : -194.58 to 317.90

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SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033
Greater Than 14,999	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033
Greater Than 29,999	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	41.49	41.49	41.49	00.00	100.00	41.49	41.49	N/A	40,000	16,595
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	81.82	81.82	81.82	00.00	100.00	81.82	81.82	N/A	300,000	245,470
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
384	1	41.49	41.49	41.49	00.00	100.00	41.49	41.49	N/A	40,000	16,595
531	1	81.82	81.82	81.82	00.00	100.00	81.82	81.82	N/A	300,000	245,470
<u>ALL</u>	2	61.66	61.66	77.08	32.71	79.99	41.49	81.82	N/A	170,000	131,033

### 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	\$ 1,200,085	\$ 32,490		\$ 1,167,595	--	\$ 899,149	--
2009	\$ 1,200,085	\$ -	0.00%	\$ 1,200,085	--	\$ 944,945	--
2010	\$ 1,233,005	\$ 50,695	4.11%	\$ 1,182,310	-1.48%	\$ 883,014	-6.55%
2011	\$ 1,235,815	\$ 6,820	0.55%	\$ 1,228,995	-0.33%	\$ 1,090,136	23.46%
2012	\$ 1,302,535	\$ 66,720	5.12%	\$ 1,235,815	0.00%	\$ 1,278,296	17.26%
2013	\$ 1,341,130	\$ 38,230	2.85%	\$ 1,302,900	0.03%	\$ 1,246,806	-2.46%
2014	\$ 1,505,295	\$ 30,105	2.00%	\$ 1,475,190	10.00%	\$ 1,225,036	-1.75%
2015	\$ 1,329,070	\$ -	0.00%	\$ 1,329,070	-11.71%	\$ 1,208,771	-1.33%
2016	\$ 1,700,325	\$ 415,240	24.42%	\$ 1,285,085	-3.31%	\$ 1,714,826	41.87%
2017	\$ 1,969,780	\$ 284,330	14.43%	\$ 1,685,450	-0.87%	\$ 2,104,334	22.71%
2018	\$ 2,071,420	\$ 72,945	3.52%	\$ 1,998,475	1.46%	\$ 1,911,295	-9.17%
2019	\$ 2,093,435	\$ 19,515	0.93%	\$ 2,073,920	0.12%	\$ 1,761,159	-7.86%
<b>Ann %chg</b>	5.72%			<b>Average</b>	<b>-0.61%</b>	6.42%	<b>7.62%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.48%	2.74%	-6.55%
2011	2.41%	2.98%	15.37%
2012	2.98%	8.54%	35.28%
2013	8.57%	11.75%	31.94%
2014	22.92%	25.43%	29.64%
2015	10.75%	10.75%	27.92%
2016	7.08%	41.68%	81.47%
2017	40.44%	64.14%	122.69%
2018	66.53%	72.61%	102.27%
2019	72.81%	74.44%	86.38%

County Number	58
County Name	Loup

**58 Loup**  
**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 : 7  
Total Sales Price : 4,318,422  
Total Adj. Sales Price : 4,318,422  
Total Assessed Value : 2,911,510  
Avg. Adj. Sales Price : 616,917  
Avg. Assessed Value : 415,930

MEDIAN : 68  
WGT. MEAN : 67  
MEAN : 68  
COD : 13.10  
PRD : 100.99

COV : 17.23  
STD : 11.73  
Avg. Abs. Dev : 08.85  
MAX Sales Ratio : 78.93  
MIN Sales Ratio : 48.34

95% Median C.I. : 48.34 to 78.93  
95% Wgt. Mean C.I. : 54.98 to 79.86  
95% Mean C.I. : 57.24 to 78.94

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	72.76	72.76	74.61	07.15	97.52	67.56	77.96	N/A	779,100	581,283
01-APR-17 To 30-JUN-17	1	67.56	67.56	67.56	00.00	100.00	67.56	67.56	N/A	502,200	339,295
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	2	78.79	78.79	78.78	00.19	100.01	78.64	78.93	N/A	453,444	357,230
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	2	53.01	53.01	51.45	08.81	103.03	48.34	57.67	N/A	675,567	347,595
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	3	67.56	71.03	72.89	05.14	97.45	67.56	77.96	N/A	686,800	500,620
01-OCT-17 To 30-SEP-18	2	78.79	78.79	78.78	00.19	100.01	78.64	78.93	N/A	453,444	357,230
01-OCT-18 To 30-SEP-19	2	53.01	53.01	51.45	08.81	103.03	48.34	57.67	N/A	675,567	347,595
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	3	67.56	71.03	72.89	05.14	97.45	67.56	77.96	N/A	686,800	500,620
01-JAN-18 To 31-DEC-18	2	78.79	78.79	78.78	00.19	100.01	78.64	78.93	N/A	453,444	357,230
<u>ALL</u>	7	67.56	68.09	67.42	13.10	100.99	48.34	78.93	48.34 to 78.93	616,917	415,930

<b>AREA (MARKET)</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	7	67.56	68.09	67.42	13.10	100.99	48.34	78.93	48.34 to 78.93	616,917	415,930
<u>ALL</u>	7	67.56	68.09	67.42	13.10	100.99	48.34	78.93	48.34 to 78.93	616,917	415,930

<b>95%MLU By Market Area</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Grass</u>											
County	5	77.96	74.13	74.69	05.76	99.25	67.56	78.93	N/A	593,458	443,264
1	5	77.96	74.13	74.69	05.76	99.25	67.56	78.93	N/A	593,458	443,264
<u>ALL</u>	7	67.56	68.09	67.42	13.10	100.99	48.34	78.93	48.34 to 78.93	616,917	415,930

**58 Loup**  
**AGRICULTURAL LAND**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

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 Total Assessed Value : 2,911,510  
 Avg. Adj. Sales Price : 616,917  
 Avg. Assessed Value : 415,930

MEDIAN : 68  
 WGT. MEAN : 67  
 MEAN : 68  
 COD : 13.10  
 PRD : 100.99

COV : 17.23  
 STD : 11.73  
 Avg. Abs. Dev : 08.85  
 MAX Sales Ratio : 78.93  
 MIN Sales Ratio : 48.34

95% Median C.I. : 48.34 to 78.93  
 95% Wgt. Mean C.I. : 54.98 to 79.86  
 95% Mean C.I. : 57.24 to 78.94

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**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	1	57.67	57.67	57.67	00.00	100.00	57.67	57.67	N/A	450,520	259,815
1	1	57.67	57.67	57.67	00.00	100.00	57.67	57.67	N/A	450,520	259,815
<b>Grass</b>											
County	6	72.76	69.83	68.56	11.93	101.85	48.34	78.93	48.34 to 78.93	644,650	441,949
1	6	72.76	69.83	68.56	11.93	101.85	48.34	78.93	48.34 to 78.93	644,650	441,949
<b>ALL</b>	<b>7</b>	<b>67.56</b>	<b>68.09</b>	<b>67.42</b>	<b>13.10</b>	<b>100.99</b>	<b>48.34</b>	<b>78.93</b>	<b>48.34 to 78.93</b>	<b>616,917</b>	<b>415,930</b>

## Loup County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Loup	1	3045	3045	3045	3045	2685	2685	2685	1790	<b>2816</b>
Rock	2	n/a	2700	2600	2600	2500	2400	2350	2200	<b>2368</b>
Garfield	1	3305	3305	3305	2820	2820	2500	2500	2140	<b>2874</b>
Custer	3	3706	3679	3700	3437	3236	3162	2437	2439	<b>3144</b>
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	<b>2100</b>
Brown	1	3600	3600	3400	3400	3140	3139	3030	3030	<b>3337</b>

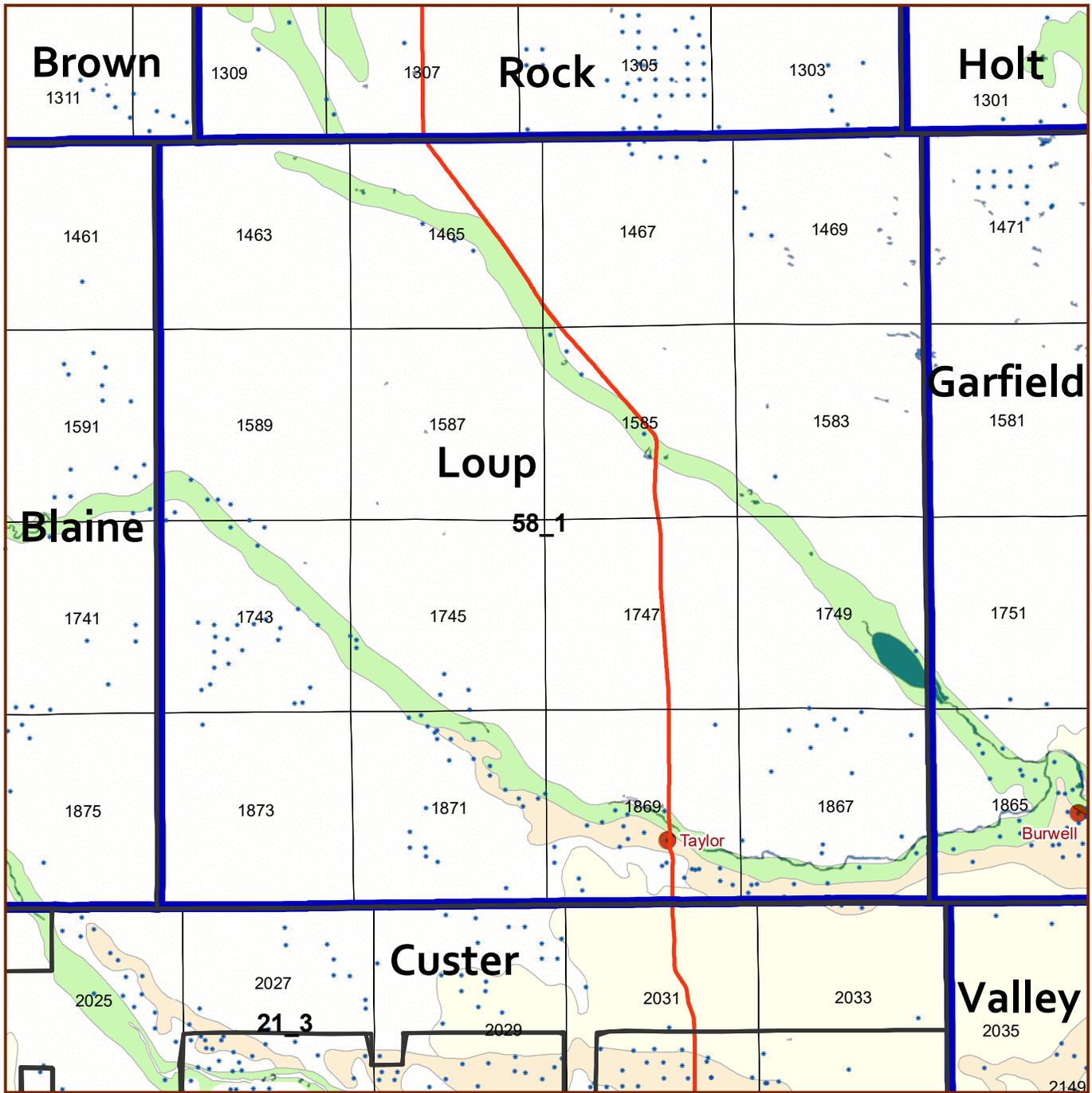
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Loup	1	n/a	830	830	830	775	700	700	700	<b>769</b>
Rock	2	n/a	n/a	1070	1070	960	n/a	n/a	800	<b>912</b>
Garfield	1	n/a	1450	1450	1270	1270	1060	1055	995	<b>1229</b>
Custer	3	n/a	1375	1375	1375	1375	1375	1375	1375	<b>1375</b>
Blaine	1	n/a	n/a	n/a	600	n/a	n/a	n/a	570	<b>570</b>
Brown	1	n/a	1090	1090	1090	995	810	810	810	<b>1003</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Loup	1	630	n/a	630	630	630	630	630	630	<b>630</b>
Rock	2	890	945	830	851	765	636	635	404	<b>724</b>
Garfield	1	922	n/a	812	930	636	660	906	700	<b>718</b>
Custer	3	849	961	804	752	797	632	n/a	2730	<b>758</b>
Blaine	1	600	600	600	600	570	570	570	570	<b>575</b>
Brown	1	810	810	750	750	500	500	500	500	<b>561</b>

County	Mkt Area	CRP	TIMBER	WASTE
Loup	1	787	n/a	100
Rock	2	748	350	101
Garfield	1	908	n/a	191
Custer	3	n/a	612	40
Blaine	1	n/a	n/a	25
Brown	1	726	500	78

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.

# LOUP COUNTY



**Legend**

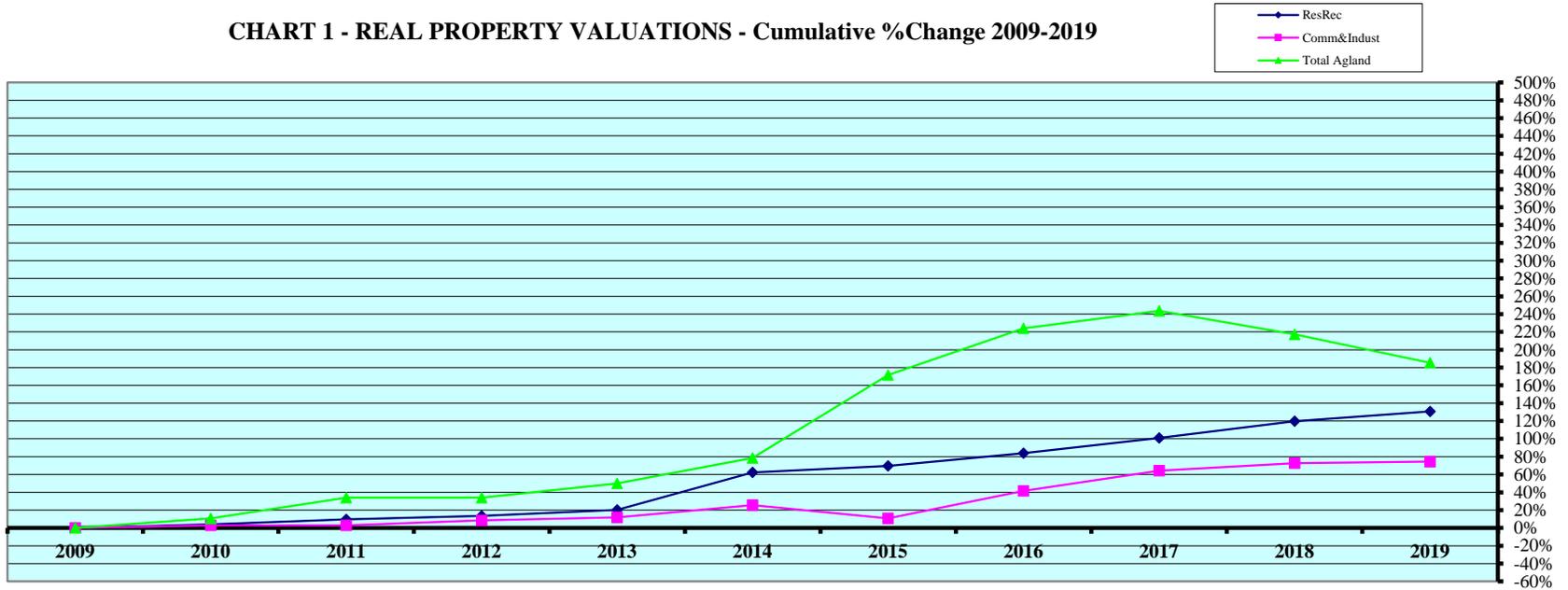
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils**

**CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019**



Tax Year	Residential & Recreational <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	13,713,505	--	--	--	1,200,085	--	--	--	89,500,360	--	--	--
2010	14,259,570	546,065	3.98%	3.98%	1,233,005	32,920	2.74%	2.74%	99,155,700	9,655,340	10.79%	10.79%
2011	15,024,350	764,780	5.36%	9.56%	1,235,815	2,810	0.23%	2.98%	120,009,325	20,853,625	21.03%	34.09%
2012	15,571,510	547,160	3.64%	13.55%	1,302,535	66,720	5.40%	8.54%	119,951,255	-58,070	-0.05%	34.02%
2013	16,505,220	933,710	6.00%	20.36%	1,341,130	38,595	2.96%	11.75%	134,292,740	14,341,485	11.96%	50.05%
2014	22,243,060	5,737,840	34.76%	62.20%	1,505,295	164,165	12.24%	25.43%	159,877,720	25,584,980	19.05%	78.63%
2015	23,242,915	999,855	4.50%	69.49%	1,329,070	-176,225	-11.71%	10.75%	243,040,345	83,162,625	52.02%	171.55%
2016	25,199,695	1,956,780	8.42%	83.76%	1,700,325	371,255	27.93%	41.68%	289,896,510	46,856,165	19.28%	223.91%
2017	27,557,095	2,357,400	9.35%	100.95%	1,969,780	269,455	15.85%	64.14%	307,619,500	17,722,990	6.11%	243.71%
2018	30,133,065	2,575,970	9.35%	119.73%	2,071,420	101,640	5.16%	72.61%	284,042,680	-23,576,820	-7.66%	217.36%
2019	31,644,560	1,511,495	5.02%	130.75%	2,093,435	22,015	1.06%	74.44%	255,427,540	-28,615,140	-10.07%	185.39%

Rate Annual %chg: Residential & Recreational **8.72%**

Commercial & Industrial **5.72%**

Agricultural Land **11.06%**

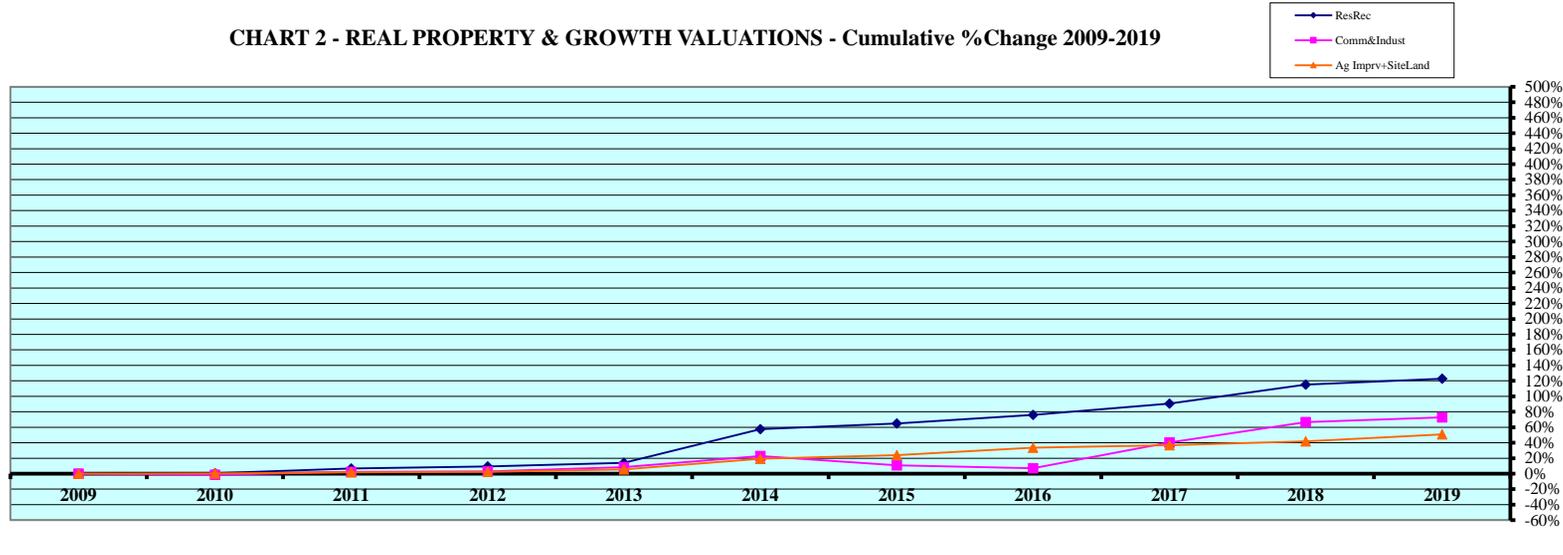
Cnty# **58**  
County **LOUP**

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

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



Tax Year	Residential & Recreational <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	13,713,505	817,155	5.96%	12,896,350	--	--	1,200,085	0	0.00%	1,200,085	--	--
2010	14,259,570	482,265	3.38%	13,777,305	0.47%	0.47%	1,233,005	50,695	4.11%	1,182,310	-1.48%	-1.48%
2011	15,024,350	373,750	2.49%	14,650,600	2.74%	6.83%	1,235,815	6,820	0.55%	1,228,995	-0.33%	2.41%
2012	15,571,510	554,380	3.56%	15,017,130	-0.05%	9.51%	1,302,535	66,720	5.12%	1,235,815	0.00%	2.98%
2013	16,505,220	849,415	5.15%	15,655,805	0.54%	14.16%	1,341,130	38,230	2.85%	1,302,900	0.03%	8.57%
2014	22,243,060	654,180	2.94%	21,588,880	30.80%	57.43%	1,505,295	30,105	2.00%	1,475,190	10.00%	22.92%
2015	23,242,915	626,395	2.69%	22,616,520	1.68%	64.92%	1,329,070	0	0.00%	1,329,070	-11.71%	10.75%
2016	25,199,695	1,083,470	4.30%	24,116,225	3.76%	75.86%	1,700,325	415,240	24.42%	1,285,085	-3.31%	7.08%
2017	27,557,095	1,420,245	5.15%	26,136,850	3.72%	90.59%	1,969,780	284,330	14.43%	1,685,450	-0.87%	40.44%
2018	30,133,065	635,165	2.11%	29,497,900	7.04%	115.10%	2,071,420	72,945	3.52%	1,998,475	1.46%	66.53%
2019	31,644,560	1,098,900	3.47%	30,545,660	1.37%	122.74%	2,093,435	19,515	0.93%	2,073,920	0.12%	72.81%
Rate Ann%chg	8.72%				5.21%		5.72%			C & I w/o growth	-0.61%	

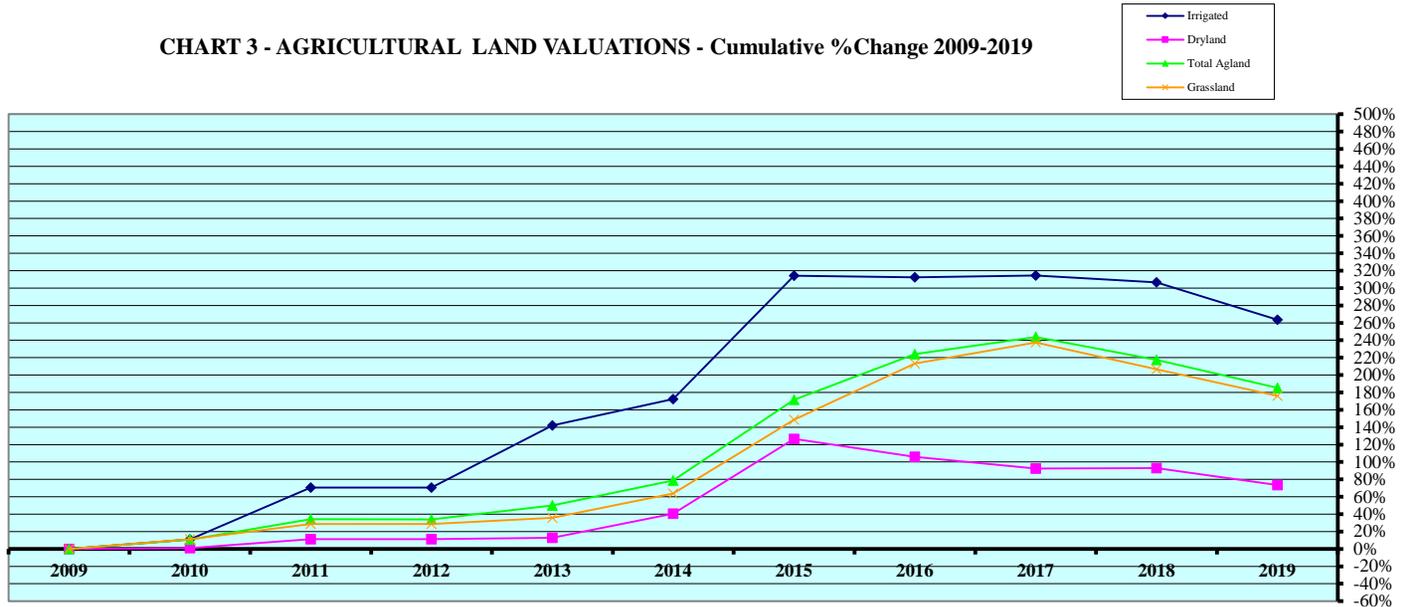
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2009	7,550,785	2,408,850	9,959,635	88,390	0.89%	9,871,245
2010	7,688,135	2,429,535	10,117,670	115,455	1.14%	10,002,215
2011	7,724,530	2,492,635	10,217,165	72,520	0.71%	10,144,645
2012	7,946,120	2,566,180	10,512,300	330,175	3.14%	10,182,125
2013	8,103,835	2,601,155	10,704,990	183,085	1.71%	10,521,905
2014	9,709,920	2,840,350	12,550,270	674,370	5.37%	11,875,900
2015	10,275,770	2,816,595	13,092,365	756,525	5.78%	12,335,840
2016	10,305,195	3,314,905	13,620,100	326,685	2.40%	13,293,415
2017	10,544,005	3,520,710	14,064,715	423,180	3.01%	13,641,535
2018	10,805,825	3,659,255	14,465,080	355,235	2.46%	14,109,845
2019	11,544,740	3,821,655	15,366,395	348,145	2.27%	15,018,250
Rate Ann%chg	4.34%	4.72%	4.43%		Ag Imprv+Site w/o growth	1.55%

(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# 58  
County LOUP

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	12,725,970	--	--	--	2,991,555	--	--	--	73,633,480	--	--	--
2010	14,138,525	1,412,555	11.10%	11.10%	3,022,610	31,055	1.04%	1.04%	81,860,830	8,227,350	11.17%	11.17%
2011	21,717,085	7,578,560	53.60%	70.65%	3,325,425	302,815	10.02%	11.16%	94,743,935	12,883,105	15.74%	28.67%
2012	21,717,085	0	0.00%	70.65%	3,324,695	-730	-0.02%	11.14%	94,686,595	-57,340	-0.06%	28.59%
2013	30,785,785	9,068,700	41.76%	141.91%	3,378,010	53,315	1.60%	12.92%	99,883,550	5,196,955	5.49%	35.65%
2014	34,670,970	3,885,185	12.62%	172.44%	4,204,860	826,850	24.48%	40.56%	120,479,445	20,595,895	20.62%	63.62%
2015	52,714,670	18,043,700	52.04%	314.23%	6,778,365	2,573,505	61.20%	126.58%	182,968,435	62,488,990	51.87%	148.49%
2016	52,473,270	-241,400	-0.46%	312.33%	6,163,575	-614,790	-9.07%	106.03%	230,532,325	47,563,890	26.00%	213.08%
2017	52,742,995	269,725	0.51%	314.45%	5,755,210	-408,365	-6.63%	92.38%	248,443,855	17,911,530	7.77%	237.41%
2018	51,721,425	-1,021,570	-1.94%	306.42%	5,776,165	20,955	0.36%	93.08%	225,867,535	-22,576,320	-9.09%	206.75%
2019	46,273,730	-5,447,695	-10.53%	263.62%	5,185,670	-590,495	-10.22%	73.34%	203,292,440	-22,575,095	-9.99%	176.09%

Rate Ann.%chg: Irrigated **13.78%** Dryland **5.66%** Grassland **10.69%**

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	104,535	--	--	--	44,820	--	--	--	89,500,360	--	--	--
2010	88,905	-15,630	-14.95%	-14.95%	44,830	10	0.02%	0.02%	99,155,700	9,655,340	10.79%	10.79%
2011	148,170	59,265	66.66%	41.74%	74,710	29,880	66.65%	66.69%	120,009,325	20,853,625	21.03%	34.09%
2012	148,170	0	0.00%	41.74%	74,710	0	0.00%	66.69%	119,951,255	-58,070	-0.05%	34.02%
2013	163,200	15,030	10.14%	56.12%	82,195	7,485	10.02%	83.39%	134,292,740	14,341,485	11.96%	50.05%
2014	222,225	59,025	36.17%	112.58%	300,220	218,025	265.25%	569.83%	159,877,720	25,584,980	19.05%	78.63%
2015	235,615	13,390	6.03%	125.39%	343,260	43,040	14.34%	665.86%	243,040,345	83,162,625	52.02%	171.55%
2016	294,525	58,910	25.00%	181.75%	432,815	89,555	26.09%	865.67%	289,896,510	46,856,165	19.28%	223.91%
2017	275,660	-18,865	-6.41%	163.70%	401,780	-31,035	-7.17%	796.43%	307,619,500	17,722,990	6.11%	243.71%
2018	275,785	125	0.05%	163.82%	401,770	-10	0.00%	796.41%	284,042,680	-23,576,820	-7.66%	217.36%
2019	275,400	-385	-0.14%	163.45%	400,300	-1,470	-0.37%	793.13%	255,427,540	-28,615,140	-10.07%	185.39%

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Rate Ann.%chg: Total Agric Land **11.06%**

**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	12,725,970	15,117	842			2,991,555	8,947	334			73,633,480	320,395	230		
2010	14,152,885	15,343	922	9.57%	9.57%	3,022,610	8,775	344	3.02%	3.02%	81,860,855	320,959	255	10.98%	10.98%
2011	21,717,085	15,332	1,416	53.56%	68.26%	3,325,425	8,795	378	9.77%	13.08%	94,752,725	320,808	295	15.80%	28.52%
2012	21,717,085	15,332	1,416	0.00%	68.26%	3,324,695	8,792	378	0.01%	13.10%	94,685,185	320,777	295	-0.06%	28.44%
2013	30,785,785	15,530	1,982	39.95%	135.48%	3,378,010	8,552	395	4.45%	18.13%	99,883,550	320,798	311	5.48%	35.48%
2014	34,670,970	15,506	2,236	12.80%	165.61%	4,204,860	8,627	487	23.39%	45.76%	120,479,445	320,743	376	20.64%	63.44%
2015	52,714,660	15,554	3,389	51.57%	302.60%	6,780,935	8,587	790	62.03%	136.18%	182,990,465	320,736	571	51.89%	148.25%
2016	52,714,670	15,554	3,389	0.00%	302.60%	6,193,695	7,234	856	8.42%	156.05%	230,438,740	321,844	716	25.50%	211.54%
2017	52,742,925	15,557	3,390	0.03%	302.74%	5,782,700	6,814	849	-0.88%	153.80%	248,414,205	322,365	771	7.63%	235.30%
2018	51,721,425	15,532	3,330	-1.78%	295.57%	5,776,170	6,811	848	-0.06%	153.64%	225,878,285	322,414	701	-9.09%	204.84%
2019	46,278,505	15,525	2,981	-10.48%	254.10%	5,181,070	6,809	761	-10.28%	127.57%	203,286,630	322,404	631	-10.00%	174.36%

Rate Annual %chg Average Value/Acre: 13.48%

8.57%

10.62%

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	104,535	3,484	30			44,820	1,494	30			89,500,360	349,437	256		
2010	88,905	2,963	30	0.00%	0.00%	44,830	1,494	30	0.02%	0.02%	99,170,085	349,535	284	10.77%	10.77%
2011	148,170	2,963	50	66.66%	66.67%	74,710	1,494	50	66.65%	66.69%	120,018,115	349,392	344	21.07%	34.12%
2012	148,170	2,963	50	0.00%	66.67%	74,710	1,494	50	0.00%	66.69%	119,949,845	349,358	343	-0.05%	34.05%
2013	163,200	2,967	55	10.00%	83.34%	82,195	1,494	55	10.02%	83.39%	134,292,740	349,342	384	11.96%	50.09%
2014	222,225	2,963	75	36.37%	150.01%	300,220	1,501	200	263.55%	566.71%	159,877,720	349,341	458	19.05%	78.68%
2015	237,020	2,963	80	6.66%	166.66%	344,875	1,499	230	15.00%	666.72%	243,067,955	349,339	696	52.03%	171.66%
2016	294,525	2,945	100	25.00%	233.33%	432,815	1,492	290	26.09%	866.73%	290,074,445	349,070	831	19.43%	224.45%
2017	276,105	2,760	100	0.02%	233.41%	403,555	1,391	290	0.01%	866.79%	307,619,490	348,888	882	6.10%	244.25%
2018	275,785	2,757	100	0.00%	233.41%	401,770	1,385	290	0.00%	866.80%	284,053,435	348,899	814	-7.66%	217.87%
2019	275,695	2,756	100	0.00%	233.41%	401,535	1,385	290	0.00%	866.78%	255,423,435	348,878	732	-10.07%	185.85%

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Rate Annual %chg Average Value/Acre: 11.07%

(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> Sum Lines 17, 25, & 30	<b>Records : 1,750</b>	<b>Value : 307,795,085</b>	<b>Growth 1,972,915</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	35	92,580	0	0	228	3,646,170	263	3,738,750	
<b>02. Res Improve Land</b>	117	342,865	0	0	177	3,862,635	294	4,205,500	
<b>03. Res Improvements</b>	118	3,205,920	0	0	180	26,318,025	298	29,523,945	
<b>04. Res Total</b>	153	3,641,365	0	0	408	33,826,830	561	37,468,195	1,604,610
<b>% of Res Total</b>	27.27	9.72	0.00	0.00	72.73	90.28	32.06	12.17	81.33
<b>05. Com UnImp Land</b>	3	565	0	0	3	28,300	6	28,865	
<b>06. Com Improve Land</b>	22	31,420	0	0	8	92,550	30	123,970	
<b>07. Com Improvements</b>	22	457,515	0	0	19	1,510,070	41	1,967,585	
<b>08. Com Total</b>	25	489,500	0	0	22	1,630,920	47	2,120,420	0
<b>% of Com Total</b>	53.19	23.09	0.00	0.00	46.81	76.91	2.69	0.69	0.00
<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>	153	3,641,365	0	0	408	33,826,830	561	37,468,195	1,604,610
<b>% of Res &amp; Rec Total</b>	27.27	9.72	0.00	0.00	72.73	90.28	32.06	12.17	81.33
<b>Com &amp; Ind Total</b>	25	489,500	0	0	22	1,630,920	47	2,120,420	0
<b>% of Com &amp; Ind Total</b>	53.19	23.09	0.00	0.00	46.81	76.91	2.69	0.69	0.00
<b>17. Taxable Total</b>	178	4,130,865	0	0	430	35,457,750	608	39,588,615	1,604,610
<b>% of Taxable Total</b>	29.28	10.43	0.00	0.00	70.72	89.57	34.74	12.86	81.33

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	33	0	96	129

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	905	196,912,300	905	196,912,300
28. Ag-Improved Land	0	0	0	0	226	57,786,185	226	57,786,185
29. Ag Improvements	0	0	0	0	237	13,507,985	237	13,507,985

30. Ag Total					1,142	268,206,470
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	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	3	3.00	24,000	3	3.00	24,000	
32. HomeSite Improv Land	172	190.06	1,550,560	172	190.06	1,550,560	
33. HomeSite Improvements	180	0.00	10,431,455	180	0.00	10,431,455	366,805
34. HomeSite Total				<b>183</b>	<b>193.06</b>	<b>12,006,015</b>	
35. FarmSite UnImp Land	7	10.65	10,650	7	10.65	10,650	
36. FarmSite Improv Land	206	727.06	732,680	206	727.06	732,680	
37. FarmSite Improvements	225	0.00	3,076,530	225	0.00	3,076,530	1,500
38. FarmSite Total				<b>232</b>	<b>737.71</b>	<b>3,819,860</b>	
39. Road & Ditches	363	1,105.11	0	363	1,105.11	0	
40. Other- Non Ag Use	2	7.42	45,000	2	7.42	45,000	
41. Total Section VI				<b>415</b>	<b>2,043.30</b>	<b>15,870,875</b>	<b>368,305</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	9	1,320.00	845,615	9	1,320.00	845,615

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	3,339.49	21.76%	10,168,750	23.52%	3,045.00
46. 1A	3,108.52	20.25%	9,465,445	21.90%	3,045.00
47. 2A1	905.07	5.90%	2,755,950	6.38%	3,045.01
48. 2A	1,350.66	8.80%	4,112,760	9.51%	3,045.00
49. 3A1	2,626.88	17.11%	7,053,170	16.32%	2,685.00
50. 3A	807.18	5.26%	2,167,280	5.01%	2,685.00
51. 4A1	1,964.54	12.80%	5,274,805	12.20%	2,685.01
52. 4A	1,246.12	8.12%	2,230,535	5.16%	1,789.98
53. Total	15,348.46	100.00%	43,228,695	100.00%	2,816.48
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	763.30	11.22%	633,535	12.11%	829.99
56. 2D1	166.71	2.45%	138,380	2.65%	830.06
57. 2D	2,493.92	36.67%	2,069,955	39.57%	830.00
58. 3D1	327.35	4.81%	253,700	4.85%	775.01
59. 3D	107.43	1.58%	75,200	1.44%	699.99
60. 4D1	745.41	10.96%	521,785	9.97%	700.00
61. 4D	2,197.64	32.31%	1,538,375	29.41%	700.01
62. Total	6,801.76	100.00%	5,230,930	100.00%	769.06
<b>Grass</b>					
63. 1G1	19,766.99	6.13%	12,481,615	6.14%	631.44
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	25,084.46	7.78%	15,808,165	7.78%	630.20
66. 2G	16,183.88	5.02%	10,199,195	5.02%	630.21
67. 3G1	168,161.07	52.15%	105,946,920	52.14%	630.03
68. 3G	86,522.12	26.83%	54,517,850	26.83%	630.10
69. 4G1	3,147.02	0.98%	1,982,630	0.98%	630.00
70. 4G	3,571.45	1.11%	2,251,445	1.11%	630.40
71. Total	322,436.99	100.00%	203,187,820	100.00%	630.16
<b>Irrigated Total</b>					
	15,348.46	4.40%	43,228,695	17.13%	2,816.48
<b>Dry Total</b>					
	6,801.76	1.95%	5,230,930	2.07%	769.06
<b>Grass Total</b>					
	322,436.99	92.43%	203,187,820	80.52%	630.16
72. Waste	2,885.88	0.83%	288,665	0.11%	100.03
73. Other	1,377.54	0.39%	399,485	0.16%	290.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	348,850.63	100.00%	252,335,595	100.00%	723.33

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	15,348.46	43,228,695	15,348.46	43,228,695
<b>77. Dry Land</b>	0.00	0	0.00	0	6,801.76	5,230,930	6,801.76	5,230,930
<b>78. Grass</b>	0.00	0	0.00	0	322,436.99	203,187,820	322,436.99	203,187,820
<b>79. Waste</b>	0.00	0	0.00	0	2,885.88	288,665	2,885.88	288,665
<b>80. Other</b>	0.00	0	0.00	0	1,377.54	399,485	1,377.54	399,485
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>348,850.63</b>	<b>252,335,595</b>	<b>348,850.63</b>	<b>252,335,595</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	15,348.46	4.40%	43,228,695	17.13%	2,816.48
<b>Dry Land</b>	6,801.76	1.95%	5,230,930	2.07%	769.06
<b>Grass</b>	322,436.99	92.43%	203,187,820	80.52%	630.16
<b>Waste</b>	2,885.88	0.83%	288,665	0.11%	100.03
<b>Other</b>	1,377.54	0.39%	399,485	0.16%	290.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>348,850.63</b>	<b>100.00%</b>	<b>252,335,595</b>	<b>100.00%</b>	<b>723.33</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 Calamus Lake Mh	3	60,905	21	341,550	21	1,004,015	24	1,406,470	3,935
83.2 Calamus Lake Sb	28	207,040	114	2,957,490	116	21,442,850	144	24,607,380	305,950
83.3 Calamus Lake Vacant	161	3,088,760	15	349,115	15	2,114,005	176	5,551,880	917,425
83.4 Loup River	11	189,020	8	77,120	8	578,860	19	845,000	0
83.5 Rural	25	100,445	19	137,360	20	1,178,295	45	1,416,100	204,920
83.6 Taylor	35	92,580	117	342,865	118	3,205,920	153	3,641,365	172,380
84 Residential Total	263	3,738,750	294	4,205,500	298	29,523,945	561	37,468,195	1,604,610

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	Calamus Lake C	0	0	4	56,460	7	594,790	7	651,250	0
85.2	Loup River	0	0	0	0	1	30,185	1	30,185	0
85.3	Rural	3	28,300	4	36,090	11	885,095	14	949,485	0
85.4	Taylor	3	565	22	31,420	22	457,515	25	489,500	0
86	Commercial Total	6	28,865	30	123,970	41	1,967,585	47	2,120,420	0

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	19,625.36	6.09%	12,364,060	6.09%	630.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	25,060.07	7.78%	15,787,920	7.78%	630.00
90. 2G	16,167.65	5.02%	10,185,720	5.02%	630.01
91. 3G1	168,136.40	52.19%	105,927,800	52.19%	630.01
92. 3G	86,456.51	26.84%	54,471,925	26.84%	630.05
93. 4G1	3,147.02	0.98%	1,982,630	0.98%	630.00
94. 4G	3,551.55	1.10%	2,237,515	1.10%	630.01
95. Total	322,144.56	100.00%	202,957,570	100.00%	630.02
<b>CRP</b>					
96. 1C1	141.63	48.43%	117,555	51.06%	830.01
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	24.39	8.34%	20,245	8.79%	830.05
99. 2C	16.23	5.55%	13,475	5.85%	830.25
100. 3C1	24.67	8.44%	19,120	8.30%	775.03
101. 3C	65.61	22.44%	45,925	19.95%	699.97
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	19.90	6.81%	13,930	6.05%	700.00
104. Total	292.43	100.00%	230,250	100.00%	787.37
<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
<b>Grass Total</b>					
	322,144.56	99.91%	202,957,570	99.89%	630.02
<b>CRP Total</b>					
	292.43	0.09%	230,250	0.11%	787.37
<b>Timber Total</b>					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	322,436.99	100.00%	203,187,820	100.00%	630.16

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

58 Loup

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	31,644,560	37,468,195	5,823,635	18.40%	1,604,610	13.33%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	11,544,740	12,006,015	461,275	4.00%	366,805	0.82%
<b>04. Total Residential (sum lines 1-3)</b>	<b>43,189,300</b>	<b>49,474,210</b>	<b>6,284,910</b>	<b>14.55%</b>	<b>1,971,415</b>	<b>9.99%</b>
05. Commercial	2,093,435	2,120,420	26,985	1.29%	0	1.29%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>2,093,435</b>	<b>2,120,420</b>	<b>26,985</b>	<b>1.29%</b>	<b>0</b>	<b>1.29%</b>
08. Ag-Farmsite Land, Outbuildings	3,776,655	3,819,860	43,205	1.14%	1,500	1.10%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	45,000	45,000	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>3,821,655</b>	<b>3,864,860</b>	<b>43,205</b>	<b>1.13%</b>	<b>1,500</b>	<b>1.09%</b>
12. Irrigated	46,273,730	43,228,695	-3,045,035	-6.58%		
13. Dryland	5,185,670	5,230,930	45,260	0.87%		
14. Grassland	203,292,440	203,187,820	-104,620	-0.05%		
15. Wasteland	275,400	288,665	13,265	4.82%		
16. Other Agland	400,300	399,485	-815	-0.20%		
<b>17. Total Agricultural Land</b>	<b>255,427,540</b>	<b>252,335,595</b>	<b>-3,091,945</b>	<b>-1.21%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>304,531,930</b>	<b>307,795,085</b>	<b>3,263,155</b>	<b>1.07%</b>	<b>1,972,915</b>	<b>0.42%</b>

## 2020 Assessment Survey for Loup County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	None
3.	<b>Other full-time employees:</b>
	1
4.	<b>Other part-time employees:</b>
	0
5.	<b>Number of shared employees:</b>
	None
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$12,595
7.	<b>Adopted budget, or granted budget if different from above:</b>
	Same as above.
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	The assessor's budget does not cover appraisal work. Appraisal is a function under the General Fund and \$320,000 is set aside for a complete countywide reappraisal for residential, commercial and agricultural improvements next year.
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	See question #8 above.
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$4,500
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
12.	<b>Other miscellaneous funds:</b>
	None
13.	<b>Amount of last year's assessor's budget not used:</b>
	\$4,564

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS CAMA
3.	<b>Are cadastral maps currently being used?</b>
	Yes. Said maps are from 1969 but are kept up to date with ownership changes including landowner names, ownership lines, legal descriptions and acreage amounts.
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The assessor maintains the cadastral maps. She has added sheets where and when necessary to accommodate the addition of the lake subdivisions.
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>
	<a href="https://loup.gworks.com">https://loup.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>

	Yes
<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	The Village of Taylor is zoned, it being the only incorporated municipality within Loup County.
<b>4.</b>	<b>When was zoning implemented?</b>
	October 10, 2001.

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Not at this time
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	I use a local person to list all new improvements for my office.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	This service is not performed under a contract and I have used the same person for over 10 years. She is very familiar with the county, the people and the improvements. She also does my 6 year physical review.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county would require any appraisal certifications and/or qualifications as established by statute and the Nebraska Appraisal Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>

No, the local lister obtains data including but not limited to: measurements, construction date, heating/cooling, percent complete at the time of listing, construction materials (siding, roof, etc.), number of bathrooms/fixtures/rough-ins, and any and all other information required to get an accurate pricing using the Marshall & Swift program.

## 2020 Residential Assessment Survey for Loup County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	County assessor, part-time local lister												
<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%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Calamus Lake Area SB - This valuation group includes all "stick built" homes located within the following Calamus Lake subdivisions (Aggie's Acres #1, #2, #3, #4, #5, #6, and #7, Glenridge, Quail Ridge, Moses Shoals, and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Loup River - All improved and unimproved properties bordering the North Loup River are included in this grouping. At this time a very, very small number of sales occur as these lands are owned by farm and ranches and they are not willing to sell these properties.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included in this group.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Taylor - All improved and unimproved properties within the Village of Taylor are included in this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a recently opened gift shop.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.	2	Calamus Lake Area SB - This valuation group includes all "stick built" homes located within the following Calamus Lake subdivisions (Aggie's Acres #1, #2, #3, #4, #5, #6, and #7, Glenridge, Quail Ridge, Moses Shoals, and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.	4	Loup River - All improved and unimproved properties bordering the North Loup River are included in this grouping. At this time a very, very small number of sales occur as these lands are owned by farm and ranches and they are not willing to sell these properties.	5	Rural - This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included in this group.	6	Taylor - All improved and unimproved properties within the Village of Taylor are included in this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a recently opened gift shop.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. While said information is not located within the property record cards, due to lack of space in the fire proof file cabinet, it can be accessed by interested individuals desiring to obtain the data.												
<b>4.</b>	<b>For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Depreciation studies were developed based on local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												

The Sales Comparison Approach was used to determine residential lot values for the Village of Taylor. A square foot value was established, based on sales, and applied with \$1000 being added for a well on improved lots as the Village of does not have city water but does have city sewer. The same method is applied to the lake subdivision lots. Unsold vacant lots within the Calamus Lake Area use the sales comparison approach. Once improved, \$5000 is added to the lot value for water/sewer.

**7. How are rural residential site values developed?**

The home site was raised to \$8,000 and the farm site to \$1,000 for 2019. This was based on studying the surrounding counties values.

**8. Are there form 191 applications on file?**

No

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

Unsold vacant lots within the Calamus Lake Area being held for sale receive a “developer discount”. The “developer discount” is arrived at by using a discounted cash flow method with the appraiser ascertaining the selling price the developer would realize for the entire remaining unsold development as a whole. The number of unsold lots is then divided into this price to determine the “developer discount” per said lot. Once sold, the lots go to full value and once improved, \$5,000 is added to the lot value for water/sewer.

**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	2013	6/2012	2016	2015
2	2013	6/2015	2017	2015
4	2013	9/2012	2013	2016
5	2013	9/2012	2013	2016
6	2013	6/2015	2018	2015

## 2020 Commercial Assessment Survey for Loup County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	County Assessor, part-time local lister.													
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>													
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>													
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. Lack of sales continues to be a problem.													
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>													
	Loup County has no properties which I would describe as unique.													
<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>													
	Loup County does not use a CAMA vendor, therefore depreciation studies are based on local market information.													
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>													
	Yes, individual depreciation tables are developed for each valuation grouping.													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>													
	The market and sales comparison approach to value is used by separating each sale of unimproved commercial lots (extremely limited number) into comparable groups to further analyze sales of similar sold properties within the current study period.													
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">1/2018</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2013	1/2018	2013	2017
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1	2013	1/2018	2013	2017										

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## 2020 Agricultural Assessment Survey for Loup County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	County Assessor and part time local lister							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Class or subclass includes, but not limited to, the classifications of agricultural land listed in Neb. Rev. Statutes 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.							
<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 Loup County Board of Equalization adopted a resolution on July 15, 2010, defining non-agricultural/non-horticultural land in Loup County. Rural residential land and recreational land (of which Loup County has none) shall mean any land classified as rural and not used for the commercial production of agricultural or horticultural products in an economically viable amount to sustain the amount of income to support the area of parcel A parcel must be smaller than forty (40) acres, not zoned for uses other than agricultural, agricultural residential or rural conservation. Parcels of land that are contiguous to agricultural properties, under the same ownership, less than 40 acres, and not directly accessible from a county or state road will be classified as agricultural or horticultural.							
<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>							
	Farm home sites carry the same value as rural residential home sites. One acre is valued at \$8,000 on both the farm home sites and rural residential home sites. A different home site value was created for an area surrounding the lake as defined by the lake zoning boundaries for rural residential and farm home sites outside the subdivisions of the lake.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	No separate market analysis has been conducted where intensive use is identified. Loup County does have feedlots which are valued based on LCG's.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							

	N/A
	<b><u>If your county has special value applications, please answer the following</u></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><u>If your county recognizes a special value, please answer the following</u></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

**2019 PLAN OF ASSESSMENT  
for  
LOUP COUNTY  
Assessment Years 2020, 2021, and 2022  
Date: June 15, 2019**

**INTRODUCTION**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> of each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31<sup>st</sup> each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31<sup>st</sup> each year.

**REAL PROPERTY ASSESSMENT REQUIREMENTS**

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land for 2019; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

**GENERAL DESCRIPTION of REAL PROPERTY in LOUP COUNTY**

Per the \*\*2019 County Abstract, Loup County consists of the following real property types:

	<b>Parcels</b>	<b>% of Total Parcels</b>	<b>% of Taxable Value Base</b>
Residential	552	29.95%	10.38%
Commercial	48	2.6%	.69%
Industrial	0	0	0
Recreational	0	0	0
Agricultural	1243	67.45	88.93%
Special Value	0	0	0
<b>TOTAL</b>	<b>1843</b>	<b>100%</b>	<b>100%</b>

	<b>Acres</b>	<b>% of Agland Total</b>
Agricultural taxable acres:	351,154.72	100%
Grass	322,403.58	91.82%
Irrigated	15,524.96	4.43%
Dryland	6,808.78	1.94%
Waste	2,756.27	.78%
Shelterbelts	1,384.54	.39%
Ag Home Sites	195.06	.05%
Ag FarmSite	2,081.53	.59%

Loup County is mainly an agricultural county. However, the construction of the Calamus Dam and subsequent Calamus Lake resulted in the loss of close to 8,000 acres of farm and ranch land. This has been replaced with fifteen rural residential developments and numerous small rural residential sites, with the possibility of the subdividing and creation of several more developments. A new subdivision was platted in 2016 and vacated the same year, however, they are selling off the surveyed lots without it being a development. These subdivisions have more than replaced the agricultural valuation lost to the lake. The northern half of the county consists of mainly large cattle operations containing many acres of grassland with some acres of cropland. The southern half of the county is a mix of smaller owned operations combining livestock and farming, with a mix of grassland, dry and irrigated cropland. The Village of Taylor, the only incorporated village in the county, lies in the southeast portion of the county and serves as the county seat.

### **New Property**

The County had an estimated thirteen (13) zoning permits for new construction/additions for 2019. While new construction was county-wide, most of the growth continued to be attributable to the lake area. New construction was down approximately 35% from 2018.

## **CURRENT RESOURCES**

### **STAFFING, BUDGET AND TRAINING**

#### **Staffing**

The office is staffed by one full-time office clerk and the County Clerk, who also serves in the ex-officio positions of Register of Deeds, Clerk of the District Court, Assessor and Election Commissioner. In preparation for the retirement of the County Clerk ex-officio Assessor (Clerk/Assessor) in January of 2020, a newly added part-time staff member will become full-time beginning July 1, 2019. This will result in the office having two full-time persons in addition to the Clerk/Assessor for the first time. The newly added staff member plans on taking the examination for her Assessor's Certificate in August, 2019. Once she qualifies and receives her

Assessor's Certificate, Loup County will have a Deputy Assessor for the first time since the current Clerk/Assessor assumed office in July of 1980. The County Clerk, ex-officio Assessor, hereafter referred to as assessor, is the only employee in the office currently holding the necessary certificate. The assessor does all the Assessor duties with regards to real estate records, maintenance and valuations, personal property filings, administrative reports and processing of Homestead Exemption Applications.

### **Training**

The assessor is required to obtain sixty hours of continuing education within a four year period. Her current certificate will expire on December 31, 2022. To date she has not acquired any applicable hours of continuing education but does have plans to send the Deputy Assessor to meetings/workshops once she has her certificate.

### **Budget**

As she serves as ex-officio Assessor, most of the budget is contained within the County Clerk budget. The County Clerk did not receive compensation for the ex-officio Assessor position until 2007. She worked twenty-seven years with no additional compensation for the ex-officio position. The Board set the additional compensation for the Assessor position beginning with the year 2015 at \$5,700.00 with an annual 2% increase. The County Clerk's 2018-2019 budget is \$91,635.00 (a 21% increase to allow for the hiring of the additional staff member) and her clerk salary plus the ex-officio salary is covered in this budget. Her one full-time clerk's salary and her part-time (full-time July 1, 2019) also comes from the County Clerk budget. However, she does maintain a small Assessor office budget in the amount of \$12,350.00. This budget covers education and travel expense, supplies and postage required by the Assessor's office. No salaries are taken from the Assessor budget.

The appraisal budget for 2018–2019 was again set at \$20,000.00. This budget is used to pay for the annual pickup work and for the ongoing review of all improved properties and consultation fees to Kaiser Appraisal Service. Due to the implementation of GIS Workshop, a GIS Workshop Fund was established for the 2016–17 budget year and the 2018–19 budget was set at \$13,000.00.

### **CADASTRAL AND AERIAL MAPS**

The cadastral maps are kept current by the assessor with new ownership lines, acres, and property owner's names being done as changes occur. If only an ownership change has occurred the office clerk makes that change. However, the maps are from 1969 and new maps are desperately needed due to the many changes over the years to keep them up to date. With the addition of GIS Workshop, she has been advised that a cadastral can be created from the information contained in this program. The assessor will look into the possibility of creating a cadastral system through GIS Workshop, if it can be done at no additional cost to the county, possibly on or before January, 2020. In the meantime, she continues to maintain the old cadastral records.

With the implementation of GIS Workshop aka gWorks, the land use on the aerial maps has not been kept up to date as that information is readily available and accessible on that website. The assessor does all the record maintenance of the aerial maps including but not limited to mapping, ownership changes, land splits, etc.. The assessor is working with 1999 aerial maps. The assessor draws in ownership lines when irregular tracts have sold. She first enters the description into Deed Plotter+ for Windows, and then prints the resulting map to any scale desired and transfers the resulting information onto the cadastral and aerial maps. While the

addition of gWorks allows land splits to be handled by gWorks staff, the Assessor continues to use the DeedPlotter+ program to map the split prior to submitting it to gWorks. The assessor continues to draw and plot the splits on the aerial maps and in the cadastral book.

### **Property Record Cards**

The assessor maintains the record cards with ownership and splits kept up to date. We use folder type color coded record cards, using green folders for agricultural, white for village and commercial, blue for exempt and yellow for rural subdivisions. Said cards contain current pictures of the house and any other major improvements, ownership and mailing addresses, physical addresses, classification, school and tax district codes, as well as land classifications and values for improvements and land. The county does maintain E911 addresses (physical) on all properties. New residences are assigned an E911 address by the communication director and updates are emailed to the assessor on a regular basis.

All properties with more than one improvement contain a ground sketch for the locations of each improvement. Scale drawings of all houses can be found on the cards. Pricing information is contained within the folder for ease in identifying how the value was established. Value information for at least the previous five years can be found on the front of each property record card.

## SOFTWARE

For the first time, beginning in April 2015, the assessor started using MIPS for all record keeping including all notices, tax receipts, pricing and administrative reports, etc.. Beginning in May 2016, the Board authorized the Assessor's use of the MIPS CAMA program. She continues to enter all improvement information, pictures, drawings, etc. into that system and it will be available to everyone through a link to MIPS on the county website and gWorks also captures this information. This has been a slow time-consuming process that occurs when time allows. To date, she has all the lake subdivisions, the Village of Taylor, the unincorporated townsite of Almeria, all of Township 22, Township 23 and Township 24 online for the public. Township 21 remains in the process with Range 20 entirely entered and most of Range 19 entered, leaving Ranges 17 and 18 to be entered.

## CURRENT ASSESSMENT PROCEDURES for REAL PROPERTY

### Discovery, Listing and Inventory of All Property

As the County Clerk is also the ex-officio Assessor, the Real Estate Transfer Statement starts and stops in her office. She uses the information obtained from the Form 521 to ascertain the selling price of the property, whether any personal property was included in the sale, and characteristics of the sale based on the information at hand. From this information, it is determined if further investigation of the sale need occur. If deemed so, the assessor will talk with the buyer and/or seller, the real estate agent, or if this is not possible, will resort to the sending of questionnaires. Loup County has a new zoning administrator who is only in the office

for 31/2 hours per week but she willingly shares all zoning permit applications with the assessor, which is of great benefit in tracking new construction.

### **Data Collection**

Data collection is done by a local person who has done extensive work with a Nebraska appraisal company in the listing of properties for reappraisal. She lists the necessary data to price all new improvements, measures the improvement and shows the improvement location on the current ground sketch. All market and income data is collected and processed by Kaiser Appraisal Service of Omaha, Nebraska. The assessor then prices all new improvements with computer programs using Marshall Swift data. She also enters all information concerning the new improvement on the appropriate record card including but not limited to sketches, reasons for change, etc..

Loup County completed an online review of the following properties using Google Earth and ArcGIS Explorer in 2013. Properties reviewed and re-priced included commercial properties, lake properties, Village of Taylor and rural properties with the resulting changes put on for 2014. The afore-mentioned properties were re-priced using Marshall Swift pricing and those new values were placed on the 2014 tax rolls. This re-pricing included an online inspection of all properties, using the foregoing mentioned programs, and included physical visit to re-measure when there was a glaring discrepancy with the previous information in hand. Square footage was figured based on the drawings and appraiser's notes and figures. In the future, all properties will be physically visited.

Following is the breakdown of the timeline for the next yearly review. Physical inspections of rural agricultural properties will be done in order to meet the six year requirement.

**Physical Reviews:**

Lake Subdivisions: Completed 2015

Village of Taylor: Completed 2015

All of T24N: Completed 2016

All of T23N: Completed 2016

All of T22N except R17W: Completed 2016

All of T21N plus T22N, R17W: 2017 -2018

All houses were re-priced on a new Marshall Swift database with new depreciations applied. Kaiser Appraisal Service physically inspected all commercial properties in 2017 and repriced same using a 2018 Marshall Swift database. All residential properties have been re-priced after the afore-noted physical inspections using a 6-2015 Marshall Swift database.

**Review assessment of sales ratio studies before assessment actions**

I do my own Assessment/Ratio studies beginning in January by removing the sales which will be out of the current study period and adding in the newest available year's sales for each study group, residential, commercial and agricultural as the sales become of record. I have spread sheets on my computer listing the sales and the necessary information so I can then process the data for P.R.D., C.O.D., median, etc., for each class of property. I share this information, which lists sales, buyer/seller, selling price, and value for assessment, as well as statistics, with my County Board prior to deciding on any action necessary to bring the statistics into compliance for the next assessment year. I also review all preliminary data provided

by my field liaison and discuss necessary actions with him. I also discuss what, if any, changes need to be made to residential and commercial with Referee Bill Kaiser.

### **Approaches to Value**

All three approaches to value were developed with the help of Referee Bill Kaiser.

1) He did a market approach using sales comparisons. If not enough sales were available for Loup County, he borrowed from other counties.

2) The cost approach is from the 2015 Marshall Swift manual, in computer format, and is being used with the last depreciation study completed by Referee Bill Kaiser in 2013. A yearly analysis, so far, does not indicate a change in depreciation tables but I, along with Referee Kaiser, continue to monitor the sales.

3) Referee Bill Kaiser also completed an income and expense analysis at the time of the reappraisal. He has all information and data used to compile this study in a computer format, available for inspection.

4) The ex-officio assessor conducts all land valuation studies by reviewing the current data available of sales which have occurred in Loup County. The Property Assessment Department as of the 2018 valuation no longer adds sales from neighboring counties. At this time no market areas have been established and Loup County has no special value on any agricultural land. Both market areas and special value may be established in the future if a need is shown.

### **Reconciliation of Final Value and Documentation**

Reconciliation of final value is done by the assessor using acceptable assessment practices. Documentation of pricing is contained in the Real Property card folders,

while depreciation factors can be found in the reappraisal file available for public inspection.

### **Review assessment sales ratio studies after assessment actions**

Once the assessment process has been completed the assessor puts the new information into her sales file data and redoes the ratio statistics.

### **Notices and Public Relations**

Once the above assessment processes are complete, the assessor mails evaluation notices to all taxpayers whose value has changed. Such notices contain all information as prescribed by state statute, including but not limited to, prior and current year's values, ownership and legal description, date for filing protests, and dates during which the Board of Equalization will be in session. She also includes a review of assessment actions to each class of property for the current year. If agricultural land values are changed, she includes a numbered map indicating where sales have occurred. These numbers correspond to a sheet detailing each sale as to name of buyer/seller, date of sale, number of acres, percentage of acres to each land class (irrigated, dry and grass), and the sale price per acre.

She publishes a notice in the county's legal newspaper, The Burwell Tribune, notifying the public that the annual revision of the assessment rolls is complete and on file, on or before June 1st. Said notice also contains the dates during which protests may be filed and the meeting dates of the Board of Equalization.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2019

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
Residential	100	*	*
Commercial	100	*	*
Agricultural	75	*	*

\*TERC did not publish statistical numbers for these measurements.

*RESIDENTIAL:* This class had a total of seventeen (17) improved sales. Due to an insufficient number of sales in any one of the Assessor Locations to establish statistics, the Tax Equalization and Review Commission (TERC) certified 100% for this class. Two sales were Calamus Lake Mobile Homes, seven were Calamus Lake Stick Built, six were rural home sites and two were in the Village of Taylor.

*COMMERCIAL:* The commercial statistics, based on one (1) sale, making the resulting stats very unreliable. Due to the lack of sales, the Tax Equalization and Review Commission certified 100% for this class. It is hard to establish or justify changes to value based on the small number of sales. Also, commercial sales in this county involve use changes as businesses close and the property is subsequently purchased for storage.

*AGRICULTURAL:* This class saw five (5) sales for the current study period for Loup County. After looking at the preliminary stats, the assessor decreased all land valuation groups in the three land use types, irrigated, dry and grass, by 10% for 2019. The resulting stats on the five sales were a median of 78 (outside the acceptable range of 69% to 75%), a C.O.D. of 5.73 (within the acceptable range established by IAAO) and a P.R.D. of 99.25 (also within the acceptable range established by IAAO). Again, the Property Assessment Division chose not to add sales from adjoining counties and due to the low number of sales TERC certified the

median at 75% . The assessor raised agricultural home sites to \$8000 per acre and agricultural farm sites to \$1000 per acre for 2019.

### ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2020

*RESIDENTIAL:* Annual pickup work will be done and statistics reviewed for any needed changes to depreciations and values. E911 addresses will be added to new property cards as they become available to the assessor. All improved properties within the Village of Taylor have been physically reviewed prior to the re-pricing with the June 2015 Marshall Swift database. The assessor has added all information, sketching and pictures to the MIPS CAMA system and GIS Workshop will have pulled said information from that site. New improvements will be continued to be added to the MIPS/GIS Workshop systems. The assessor recognizes a problem exists with rural residential properties, not associated with the Calamus Lake, and has scheduled Referee Kaiser to assist in finding a pricing/depreciation solution for same.

*RESIDENTIAL/Lake Properties and Subdivisions:* Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Referee Bill Kaiser as more improved sales occur in the area. Referee Kaiser will work with the assessor to establish more accurate values of improved and unimproved properties within the lake subdivisions as more sales occur to make this study possible. The assessor has repriced all properties using the most current Marshall Swift pricing available on MIPS which is June 2015. The assessor has added all information, sketching and pictures to the MIPS CAMA system and gWorks has pulled said information from that site. New improvements will be continued to be added to the MIPS/gWorks systems.

The assessor recognizes a problem exists with the three mobile home subdivisions located at the Calamus Lake area and has a review scheduled with Kaiser Appraisal Service for updated pricing and values.

*COMMERCIAL:* Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations are acceptable. A physical inspection was completed in 2017 by Kaiser Appraisal Services and all properties were subsequently repriced with a January 2018 Marshall Swift database. At this time the 2013 depreciation table is still applicable and was applied to the 2018 pricing. The assessor has chosen not to put the commercial information online at this time.

*AGRICULTURAL:* Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. As many pivots have been placed on previously gravity irrigated land, through use of the local Farm Service Agency (F.S.A.) information and drawings, changes have been made to correct the type of irrigation and the resulting changes in irrigated acres. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

The assessor has added any new irrigated acres that were found through the N.R.D. required review with irrigators. She has copied the FSA maps provided by the irrigators for her records as she has been unable to obtain these herself from the local F.S.A. office. Irrigated acres continue to change as the N.R.D. processes applications for increased irrigated acres which are subsequently reported to the assessor.

A complete review of gWorks assigned irrigated acres will be done and compared with N.R.D. irrigated acres and changes made where necessary.

### ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2021

*RESIDENTIAL:* Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

*RESIDENTIAL/Lake Properties and Subdivisions:* Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area. The assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

*COMMERCIAL:* Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

*AGRICULTURAL:* Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values. The assessor will be adding all information, sketching and pictures to the MIPS CAMA system and GIS Workshop will then pull said information from that site.

### ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2022

*RESIDENTIAL:* Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

*RESIDENTIAL/Lake Properties and Subdivisions:* Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area.

*COMMERCIAL:* Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

*AGRICULTURAL:* Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

## OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE

*RECORD MAINTENANCE, MAPPING UPDATES, OWNERSHIP CHANGES:* The assessor does the records maintenance with regards to ownership changes, mapping updates required and record maintenance as needed. All changes are updated regularly and generally within two weeks of the change.

*ADMINISTRATIVE REPORTS:* The assessor completes all reports including but not limited to the following and files same on a timely basis with the appropriate officials: the *Abstract of Real Property*, *Assessor Survey*, and *Assessed Value Update* on or before March 19<sup>th</sup>, the *County Personal Property Abstract Report* on or before July 20<sup>th</sup>, the *Certification of Values* on or before August 20<sup>th</sup>, the *School District Taxable Value Report* on or before August 20<sup>th</sup>, the *Average Assessed Value of Single-Family Residential Property* on or before September 1<sup>st</sup>, the *Annual Plan of Assessment* with the Board of Equalization on or before July 31<sup>st</sup> and PA & T on or before October 31<sup>st</sup>, the *Annual Tax Roll* on or before November 22<sup>nd</sup>, the *Homestead Exemption Summary Certificate Form 458S* on or before November 30<sup>th</sup>, the *Personal Property Tax Exemption Summary Certificate Form 259P* on or before November 30<sup>th</sup>, the *Certificate of Taxes Levied* on or before December 1<sup>st</sup>, the *Legal Description and Owner of all property owned by the State or governmental subdivisions of the State* on or before December 1, 2004 and every fourth December thereafter, and the *Report of current values of properties owned by the Board of Educational Lands and Funds*.

*PERSONAL PROPERTY:* The assessor administers the timely filing of approximately one hundred fifty (150) personal property schedules each year. As a courtesy

reminder, in the middle of February, she mails postcards to everyone who filed the previous year and those who will be new filers for the current year. Another reminder is sent the middle of April to those who haven't yet filed. Those who fail to file on or before May 1<sup>st</sup> are penalized according to state statute and for 2019 will not receive the Personal Property Tax Credit.

***PERMISSIVE EXEMPTIONS:*** The assessor completes the basic information on the appropriate permissive exemption forms and mails those forms to the filers in November. Once the filings are returned she makes determinations as to their new and/or continued exempt use and advises the Board of Equalization of her recommendations. In 451 application years, notices are sent to all filers ten days prior to the exemption hearing. Notices are also sent in the case of a continuation of exemption being denied.

***TAXABLE GOVERNMENT OWNED PROPERTY:*** An annual review is made of government owned property not used for public purposes. At this time, Loup County has no such government property but reviews government owned property each year to find any that may qualify and be taxed.

***HOMESTEAD EXEMPTIONS:*** The Nebraska Department of Revenue (DOR) sends pre-printed Homestead Exemption (HSE) Application Forms to the assessor. The assessor then prepares mailings to all those still qualifying, consisting of a brief letter from the office explaining the contents of the mailing and instructions, DOR instructions, pre-printed HSE Forms 458, Nebraska Schedule I (Income Statement) and instructions and the United States Citizenship Attestation. The assessor also fills out the necessary information on HSE Form 458 for those persons requesting applications for the current year who were not eligible for exemption in prior years and sends them all necessary information. Approximately thirty applications are

processed each year. The assessor assists all applicants who need help with completing the forms.

*TAX DISTRICTS, TAX RATES, TAX LISTS, TAX LIST CORRECTIONS:* The assessor checks that all tax districts and valuations are correct and balanced. As she also serves as the County Clerk she sets the tax rates and verifies that they are correct. The assessor prepares and certifies the annual tax roll to the treasurer for all real, centrally assessed, personal property and in-lieu of taxes. She also prepares all necessary tax list corrections and presents them to the County Board for action and to the Treasurer for collection or refund as the case may be.

*COUNTY BOARD OF EQUALIZATION, TERC APPEALS:* The county assessor provides copies to the Board of Equalization members of all protests with her recommendation noted thereon and copies of all information she has concerning valuation of the protested property prior to the protest hearings. If necessary, she defends values before the TERC board with written testimony.

*EDUCATION:* Please see *Training*, page 4 of this document.

## 2019 LOUP COUNTY REAL PROPERTY VALUATION METHODOLOGY

The Loup County assessor (hereafter referred to as county assessor) is required by state statutes, in particular Neb. Rev. Stat. §77-1303 to prepare an annual assessment roll of all taxable property on or before March 19<sup>th</sup> of each year. The following valuation methods described in this document, and hereby made a part of the annual Three Year Plan of Assessment, will describe the processes for setting valuations for ad valorem tax purposes. Much of the information contained in this document can also be found in the annual Three Year Plan of Assessment.

The county assessor establishes and maintains data on approximately 1,843 real property parcels located within the boundaries of Loup County which covers a total of 576 square miles. The parcel count is down due to the combining of many agricultural parcels. This data includes but is not limited to property characteristics, descriptions and ownership/address information. New construction is updated annually using zoning permits with attached blue prints. Subsequent physical inspections then verify and/or correct that information.

Acceptable statistical ranges for the median have been established by statute for all property classes and said ranges can be found in Neb. Rev. Statute §77-5023 (92%-100% for all classes except agricultural whose range is 69%-75%). While the median is used to measure the existing appraisal value level, the coefficient of dispersion (COD) measures the uniformity of that value. The recommended COD for residential is less than 15 while less than 20 is acceptable for commercial. An additional uniformity measure is the price related differential (PRD) which should ideally fall somewhere between .98 and 1.03. The Property Assessment Division (PAD), closely watches and monitors whether the county is falling within statutory/suggested ranges for all three of the foregoing measurement statistics, with the most emphasis being placed upon the median measurement. When a county like Loup County has a such a low number of sales in all property classes, it's much more

difficult to achieve all statistical measures OR to place much reliance on the resultant statistics,

**A. CLIENT AND INTENDED USERS:**

County government (namely the county assessor) has the often times difficult task of assigning assessment values for taxation based upon mass appraisal techniques. All political subdivisions located within the boundaries of Loup County, who receive property taxes, in addition to the State of Nebraska, become the intended users of the applied mass appraisal. Identification of the use and users of our valuations (opinions of value) is done in order to better develop and report in a responsible and cohesive manner.

**B. INTENDED USE:**

Loup County's real property assessments are used by the Loup County Assessor for the purpose of property taxation and said resultant values meet the principles as established and set out in Nebraska Administrative Code, Title 350, and Chapter 50. If said opinions of value are used for other goals and/or objectives, they may be rendered invalid as they would be used for a purpose other than that for which they were originally established and intended.

**C. EFFECTIVE DATE OF VALUATION:**

The effective date of valuation for all real property located within the boundaries of Loup County is January 1, 2019.

**D. DATE OF THE REPORTED VALUES:**

All assessments of value were completed before March 19, 2019 and Valuation Notices were mailed to all property owners as of May 20th, to their last known address, by first class mail on or before June 1, 2019. Such notices were generated and mailed directly from the Loup County Assessor's office.

#### E. TYPE AND DEFINITION OF VALUE:

The definition of real property is located in Neb. Rev. Stat. §77-103. The terms “actual” and “market” value are viewed as one and the same in the State of Nebraska. The definition of “actual” value has been established in Neb. Rev. Stat. §77-112 as follows in a direct excerpt from said statute ..... Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses to which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued..

The definition of agricultural and horticultural land can be found in Neb. Rev. Stat. §77-1359 and as the reader of this missive is quite capable of locating this statute, no further column space will be expended disclosing the actual wording of said statute.

#### F. DISCLOSURE OF ALL ASSUMPTIONS, LIMITING CONDITIONS AND JURISDICTIONAL EXCEPTIONS:

1) Fee simple estate assumes irrefutable ownership of the property which is not encumbered by any other interest or estate and is subject only to such limitations as may be imposed upon same by certain governmental powers, namely, police power, eminent domain, escheat and/or taxation. Properties within Loup County have been assessed and will continue to be assessed as fee simple and unfettered of liens and encumbrances and under accountable ownership and/or knowledgeable management.

2) The county relies on the maintained property ownership map(s), deeds and any and all available materials to establish the dimensions/acreage attributable to all subject properties. As a result, surveys of assessed properties will not be provided, unless such survey has been recorded into the county's records and is requested.

3) If any unfavorable conditions exist for any given parcel, same shall be annotated in the record file and upon the associated record card. The land use and any improvements located within the confines of the described property are depicted on the assessment record card.

4) Loup County has used computer imagery including but not limited to those found on the following sites: gWorks, Google Earth, NRCS/United States Department of Agriculture, and United States Geological Survey in the past to complete the required six year inspection cycle. They have also established an ongoing physical inspection of all improved properties on a six year rotation basis.

5) While every attempt has been made to physically inspect all improved properties on a continual six year rotation, all such inspections may or may not have been recorded on the record card. In some instances, the property may have been inspected two or more years in a row, if zoning applications were filed indicating a change to the property, immediately following the mandatory six year inspection. In an attempt to save the county tax dollars, if a physical inspection of the property occurred in a year prior to the scheduled six year inspection, the property was not revisited.

6) Unless hidden or imperceptible conditions are found, it is presumed that none exist that would cause the property to be more or less desirable with regards to its resultant valuation.

7) It is expected that properties/landowners remain in compliance with all relevant governmental regulations/laws whether federal, state or local.

8) It is believed that all zoning and use requirements are being met unless information exists to the contrary.

9) Value opinions contained within this report have been based upon the assumption any and all necessary licenses, occupancy certificates, etc., have been or could be attained from the appropriate government agency.

10) Land values are based upon highest and best use of said land as though

vacant at the time the value is established.

11) While no warrant is given or implied with regards to the information contained herein, every reasonable effort has been taken to ensure that any information, whether an estimate or opinion, is dependable and verifiable.

12) Valuation groupings in Loup County are as follows:

Calamus Lake Area MH – This includes the three mobile home subdivisions (Mike’s Meadows Subdivisions #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.

Calamus Lake Area SB – This valuation group includes all “stick built” homes located within the following Calamus Lake subdivisions (Aggie’s Acres #1, #2, #3, #4, #5, #6 and #7, Glenridge, Quail Ridge, Moses Shoals and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.

Loup River – This grouping is no longer being utilized due to a lack of sales over a number of years. If sales begin to occur within this grouping it may be brought back into use.

Rural– This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included with this grouping.

Taylor– All improved and unimproved properties within the Village of Taylor are included with this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a unique gift shop.

## 2019 LOUP COUNTY APPRAISAL PROCESS

Loup County began using MIPS for all record keeping including notices, tax receipts, pricing and administrative reports in April of 2015. May of 2016 ushered in the use of the MIPS CAMA program. gWorks is used for mapping, although the assessor also maps out the splits for the cadastral and aerial photos using Deed Plotter+ for Windows.

## RESIDENTIAL PROPERTIES

The six year inspection has been completed on all residential properties located within the Calamus Reservoir corridor including the fourteen subdivisions, the Village of Taylor, and Village of Almeria. Resultant findings and changes to values are on the 2018 tax roll.

### Changes for 2019:

The sales study period for all valuation grouping listed below was 10/1/2016 to 9/30/2018. Property Assessment Division (PAD) and Tax Equalization and Review Commission (TERC) certified Loup County's overall residential value at a 100% median.

The below residential properties were all valued using the cost approach. All relevant data is entered into the 9/12 Marshall Swift pricing program for houses within #06, #01, #04 and #05 and the outbuildings (if not flat or no valued) are priced using 5/11 Marshall Swift and 2013 depreciations applied. Pricing information for #02 (Calamus Lake Area SB) is noted under that heading. Please see page 9 of the Three Year Plan of Assessment for a description of the Approaches to Value.

## VILLAGE OF TAYLOR #06

In addition to adding any new improvements and removing any improvements that are no longer on said properties, lot values were raised in the Village of Taylor. Based

on sales data, lots were raised to .1722¢ per square foot. There were two (2) sales in this valuation grouping for the aforementioned study period. This resulted in a 76.52 median but due to lack of sufficient sales no changes in value were made.

#### **CALAMUS LAKE AREA SB #02**

A lot study was completed and resulted in no change to lot values (lot values were increased in 2017 after a similar study). This valuation grouping had seven (7) sales in the current study period. The median was 92.82. Updated costing was applied to all homes in this valuation grouping in 2018 resulting in an increase in value and a 92.43 median for those homes within the sales study period even though the grouping was too small for PAD or TERC to establish statistics. Bill Kaiser and County Assessor Postany reviewed past sales history and market data and found the updated costing from 9/12 Marshall Swift pricing to a 6/15 Marshall Swift pricing on the MIPS CAMA program changed the values enough to increase the median to 92.43 and for 2019 the indicated value seems to be compatible with the 2018 raises as shown by the median.

#### **CALAMUS LAKE AREA MH #01**

No changes were made with the exception of the addition of any new improvements and the removal of any improvements that no longer exist. Loup County only had two (2) sales of this type of property for the current sales file. With two sales the median was 44.03 and while no changes were made for 2019, a determination has been made to have Kaiser Appraisal Services take a close look at what can be done to bring this area into compliance for 2020 – despite the small number of sales.

## LOUP RIVER #04

As mentioned above, this grouping is no longer be used.

## RURAL #05

No changes were made with the exception of the addition of any new improvements and the removal of any improvements that no longer exist. There were six rural sales for a median of 60.16 and as a result of the meager sales number, no changes were made to this valuation grouping for 2019. However, Kaiser Appraisal Services will be asked to conduct some studies on this grouping and advise as to what can be done to bring these undervalued properties closer to a realistic sale price for 2020.

## COMMERCIAL PROPERTIES

All commercial properties were reviewed in 2017 by Bill Kaiser which puts Loup County in compliance with the six year physical inspection program. Kaiser repriced all commercial properties using the most current available information obtained from the inspection. Properties were repriced using 1/2018 Marshall Swift pricing.

## AGRICULTURAL PROPERTIES

This class saw five (5) sales for the current study period (10-1-15 to 9-30-18) for Loup County. After looking at the preliminary stats, the assessor decreased all classes of grass, irrigated and dryland by 10% for 2019. The assessor raised agricultural home sites to \$8000 per acre and agricultural farm sites to \$1000 per acre for 2019.

The resulting stats on the five sales were a median of 78 (not within the acceptable range of 69% to 75%), a C.O.D. of 5.73 (within the acceptable range established by IAAO) and a P.R.D. of 99.25 (within the acceptable range established by IAAO). For the first time in a number of years, the Property Assessment Division chose not to add sales from adjoining counties and Loup County dropped from seventeen sales in last year's file to five in the current study period.

Loup County has only one market area. Updates are made annually to accommodate splits, changes in land use and/or ownership changes.

This concludes the 2019 LOUP COUNTY REAL PROPERTY VALUATION METHODOLOGY and I respectfully submit same and remind readers that it is hereby made a part of the 2019 Three Year Plan of Assessment. Same has been written to the best of my knowledge and belief. Please witness my signature and date below.

### CONCLUSION

The budget requests aforementioned (see *Budget*, page 4 and 5 in this document) are sufficient to maintain the current assessment practices and cover the annual pickup work and annual physical inspection of one fifth of the county each year.

Respectfully submitted:

\_\_\_\_\_ Date: \_\_\_\_\_  
Debbie Postany, Loup County Assessor