

NEBRASKA

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DEPARTMENT OF REVENUE

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

MCPHERSON 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 McPherson 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 McPherson 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: Kathy Hoberg, McPherson County Assessor

Table of Contents

2020 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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.

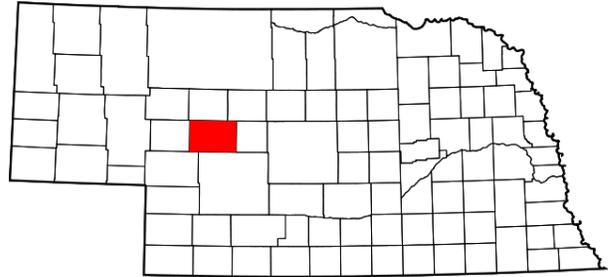
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

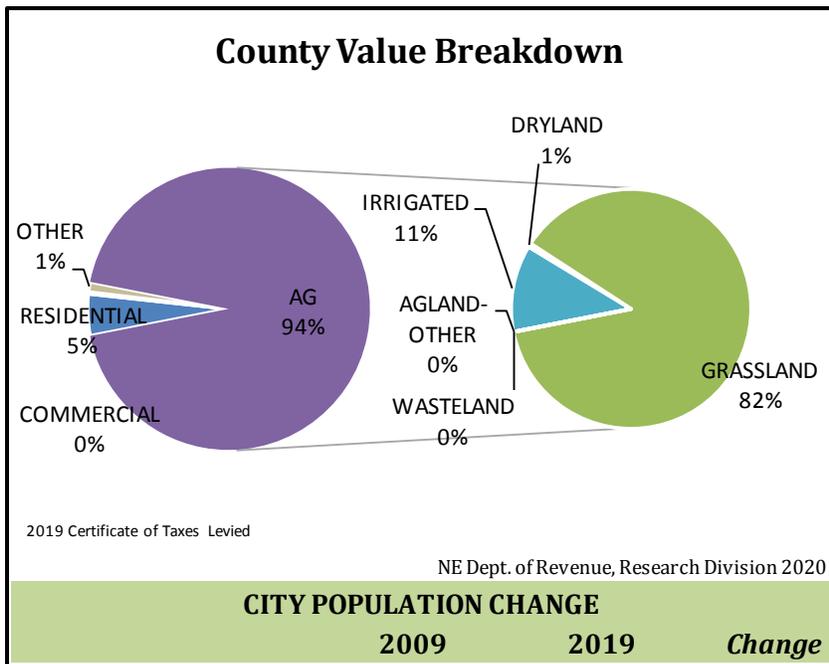
**Further information may be found in Exhibit 94*

County Overview

With a total area of 859 square miles, McPherson County had 492 residents, per the Census Bureau Quick Facts for 2018, reflecting an overall population decline from the 2010 U.S. Census of 9%. Reports indicated that 73% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$64,804 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in McPherson County are evenly disbursed throughout the county. According to information available from the U.S. Census Bureau, there were seven employer establishments with total employment of 22.



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

2020 Residential Correlation for McPherson County

Assessment Actions

Physical inspections of McPherson County property were conducted while doing pick-up work. Property record cards were updated to reflect new improvements.

Assessment Practice Review

As documented in the Introduction of the 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.

The verification and qualification of arm's-length transaction indicated that all available arm's-length sales were used. Review of the costing and depreciation tables, as well as the vacant land study were up to date.

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

The small number of residential parcels countywide requires only one valuation group to analyze the class.

Description of Analysis

McPherson County had only one qualified residential sale during the study period. The median value of the sale is above the acceptable range, reliance on the statistics is not viable because of the minimal sample size. Similar Sandhills villages were compared for the annual rate of change of residential property to McPherson, the comparison demonstrated consistent change over five and 10 years. A comparison of the value change in the 2020 County Abstract of Assessment for Real Property, Form 45, Compared with the 2019 Certificate of Taxes Levied Report (CTL) shows values that are relatively stable and consistent with the assessment actions performed by the county assessor.

Equalization and Quality of Assessment

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

2020 Residential Correlation for McPherson County

Level of Value

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

2020 Commercial Correlation for McPherson County

Assessment Actions

General maintenance and pick-up work as needed was completed. Commercial lot values are being changed to the same as residential lot values.

Assessment Practice Review

As documented in the Introduction of the 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 the commercial review was the application of the three approaches to value. Because there was only one commercial sale and a small number of commercial parcels throughout the county, generally the only viable approach to value is the cost approach. Income data is generally not available, and the minimal number of sales throughout the study period make the sales comparison approach less than reliable. The local market and surrounding region is used to develop depreciation tables to value and apply depreciation.

The county's sales qualification and verification process was evaluated. Verification and qualification of arm's-length transaction appears to be comparable to state averages. Review of the costing and depreciation tables were up to date. Commercial lot values are valued at the same sq. ft. value as residential lots. The six-year review and inspection cycle remains up to date in the county, and valuation growth shows patterns expected of a county this size.

Description of Analysis

With a small number of commercial properties and with only one qualified commercial sale in the study period, only one valuation group is used for assessment. A review of the 2020 County Abstract of Assessment for Real Property, Form 45, compared with the 2019 Certificate of Taxes Levied Report (CTL) shows a decrease in value. The decrease in value is consistent with the assessment actions of the county assessor. Determining a level of value can only be achieved through analysis of the assessment practices of the county assessor.

Equalization and Quality of Assessment

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

Level of Value

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

2020 Agricultural Correlation for McPherson County

Assessment Actions

The statutorily required soil conversion was implemented. A market study on all classes of agricultural land to set values determined no change in land values at this time. Three parcels were changed from rural residential acreages to agricultural values. Three hog farm site values were classified as intensive use and 75% of market value. Pick-up work completed and entered on the appraisal record as needed.

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

Site values for agricultural improvements appear to be low compared to surrounding counties, and are based a land study was last performed several years ago. The county does not recognize a special valuation influence and has not received any applications to date.

Description of Analysis

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

McPherson County grassland values remained at \$450 per acre, which is similar to surrounding counties. Statistical trends of counties in the Sandhill's region with a sufficient sample of sales supports that the market is flat, supporting the McPherson County Assessor's value and indicating the county has an acceptable level of value.

2020 Agricultural Correlation for McPherson County

Equalization and Quality of Assessment

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

Level of Value

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

2020 Opinions of the Property Tax Administrator for McPherson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for McPherson County

Residential Real Property - Current

Number of Sales	1	Median	107.75
Total Sales Price	\$50,000	Mean	107.75
Total Adj. Sales Price	\$50,000	Wgt. Mean	107.75
Total Assessed Value	\$53,876	Average Assessed Value of the Base	\$35,257
Avg. Adj. Sales Price	\$50,000	Avg. Assessed Value	\$53,876

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	1.51
% of Records Sold in the Study Period	0.81
% of Value Sold in the Study Period	1.23

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	5	100	102.63
2018	6	100	99.88
2017	6	100	99.30
2016	4	100	100.30

2020 Commission Summary for McPherson County

Commercial Real Property - Current

Number of Sales	1	Median	102.45
Total Sales Price	\$40,000	Mean	102.45
Total Adj. Sales Price	\$40,000	Wgt. Mean	102.45
Total Assessed Value	\$40,978	Average Assessed Value of the Base	\$43,332
Avg. Adj. Sales Price	\$40,000	Avg. Assessed Value	\$40,978

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.18
% of Records Sold in the Study Period	8.33
% of Value Sold in the Study Period	7.88

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	0	100	00.00
2018	0	100	00.00
2017	0	100	00.00
2016	0	100	00.00

60 McPherson

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 : 1
 Total Sales Price : 50,000
 Total Adj. Sales Price : 50,000
 Total Assessed Value : 53,876
 Avg. Adj. Sales Price : 50,000
 Avg. Assessed Value : 53,876

MEDIAN : 108
 WGT. MEAN : 108
 MEAN : 108
 COD : 00.00
 PRD : 100.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 107.75
 MIN Sales Ratio : 107.75

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

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
01-OCT-18 To 30-SEP-19											
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
<u>ALL</u>	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
<u>ALL</u>	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
06											
07											
<u>ALL</u>	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876

60 McPherson

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 : 1
 Total Sales Price : 50,000
 Total Adj. Sales Price : 50,000
 Total Assessed Value : 53,876
 Avg. Adj. Sales Price : 50,000
 Avg. Assessed Value : 53,876

MEDIAN : 108
 WGT. MEAN : 108
 MEAN : 108
 COD : 00.00
 PRD : 100.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 107.75
 MIN Sales Ratio : 107.75

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

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___ Low \$ Ranges ___											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
Greater Than 14,999	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
Greater Than 29,999	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
___ ALL ___	1	107.75	107.75	107.75	00.00	100.00	107.75	107.75	N/A	50,000	53,876

60 McPherson

COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 1
 Total Sales Price : 40,000
 Total Adj. Sales Price : 40,000
 Total Assessed Value : 40,978
 Avg. Adj. Sales Price : 40,000
 Avg. Assessed Value : 40,978

MEDIAN : 102
 WGT. MEAN : 102
 MEAN : 102
 COD : 00.00
 PRD : 100.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 102.45
 MIN Sales Ratio : 102.45

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

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
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											
01-JUL-19 To 30-SEP-19	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17											
01-OCT-17 To 30-SEP-18											
01-OCT-18 To 30-SEP-19	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17											
01-JAN-18 To 31-DEC-18											
<u>ALL</u>	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978
<u>ALL</u>	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978
04											
<u>ALL</u>	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978

60 McPherson
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 1
Total Sales Price : 40,000
Total Adj. Sales Price : 40,000
Total Assessed Value : 40,978
Avg. Adj. Sales Price : 40,000
Avg. Assessed Value : 40,978

MEDIAN : 102
WGT. MEAN : 102
MEAN : 102
COD : 00.00
PRD : 100.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 102.45
MIN Sales Ratio : 102.45

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

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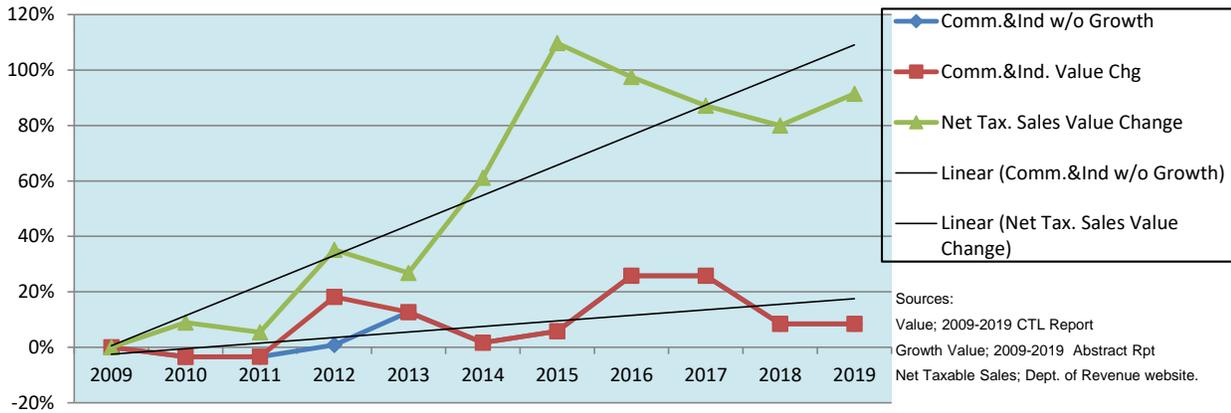
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___ Low \$ Ranges ___											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978
Greater Than 14,999	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978
Greater Than 29,999	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
___ ALL ___	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
350	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978
___ ALL ___	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	40,000	40,978

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	\$ 439,514	\$ -		\$ 439,514	--	\$ 400,877	--
2009	\$ 499,845	\$ 119,250	23.86%	\$ 380,595	--	\$ 393,893	--
2010	\$ 482,669	\$ -	0.00%	\$ 482,669	-3.44%	\$ 429,011	8.92%
2011	\$ 483,005	\$ 336	0.07%	\$ 482,669	0.00%	\$ 415,110	-3.24%
2012	\$ 590,635	\$ 86,383	14.63%	\$ 504,252	4.40%	\$ 532,589	28.30%
2013	\$ 563,415	\$ -	0.00%	\$ 563,415	-4.61%	\$ 499,489	-6.21%
2014	\$ 508,084	\$ -	0.00%	\$ 508,084	-9.82%	\$ 634,591	27.05%
2015	\$ 528,919	\$ -	0.00%	\$ 528,919	4.10%	\$ 825,874	30.14%
2016	\$ 628,737	\$ -	0.00%	\$ 628,737	18.87%	\$ 777,834	-5.82%
2017	\$ 628,737	\$ -	0.00%	\$ 628,737	0.00%	\$ 736,971	-5.25%
2018	\$ 541,956	\$ -	0.00%	\$ 541,956	-13.80%	\$ 708,737	-3.83%
2019	\$ 541,956	\$ -	0.00%	\$ 541,956	0.00%	\$ 753,946	6.38%
Ann %chg	0.81%			Average	-0.43%	6.71%	7.64%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-3.44%	-3.44%	8.92%
2011	-3.44%	-3.37%	5.39%
2012	0.88%	18.16%	35.21%
2013	12.72%	12.72%	26.81%
2014	1.65%	1.65%	61.11%
2015	5.82%	5.82%	109.67%
2016	25.79%	25.79%	97.47%
2017	25.79%	25.79%	87.10%
2018	8.42%	8.42%	79.93%
2019	8.42%	8.42%	91.41%

County Number	60
County Name	McPherson

60 McPherson
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 9
Total Sales Price : 9,084,015
Total Adj. Sales Price : 9,084,015
Total Assessed Value : 7,209,984
Avg. Adj. Sales Price : 1,009,335
Avg. Assessed Value : 801,109

MEDIAN : 62
WGT. MEAN : 79
MEAN : 68
COD : 19.84
PRD : 86.13

COV : 23.26
STD : 15.90
Avg. Abs. Dev : 12.40
MAX Sales Ratio : 99.81
MIN Sales Ratio : 49.67

95% Median C.I. : 56.25 to 78.80
95% Wgt. Mean C.I. : 53.54 to 105.20
95% Mean C.I. : 56.14 to 80.58

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	62.34	62.34	54.35	20.32	114.70	49.67	75.00	N/A	259,500	141,048
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	1	62.49	62.49	62.49	00.00	100.00	62.49	62.49	N/A	458,000	286,200
01-OCT-18 To 31-DEC-18	3	56.25	56.97	56.72	01.28	100.44	56.25	58.42	N/A	761,672	432,000
01-JAN-19 To 31-MAR-19	3	78.80	85.72	91.82	08.98	93.36	78.56	99.81	N/A	1,940,667	1,781,896
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	2	62.34	62.34	54.35	20.32	114.70	49.67	75.00	N/A	259,500	141,048
01-OCT-17 To 30-SEP-18	1	62.49	62.49	62.49	00.00	100.00	62.49	62.49	N/A	458,000	286,200
01-OCT-18 To 30-SEP-19	6	68.49	71.35	81.93	21.00	87.09	56.25	99.81	56.25 to 99.81	1,351,169	1,106,948
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	2	62.34	62.34	54.35	20.32	114.70	49.67	75.00	N/A	259,500	141,048
01-JAN-18 To 31-DEC-18	4	57.34	58.35	57.68	03.66	101.16	56.25	62.49	N/A	685,754	395,550
<u>ALL</u>	9	62.49	68.36	79.37	19.84	86.13	49.67	99.81	56.25 to 78.80	1,009,335	801,109

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	9	62.49	68.36	79.37	19.84	86.13	49.67	99.81	56.25 to 78.80	1,009,335	801,109
<u>ALL</u>	9	62.49	68.36	79.37	19.84	86.13	49.67	99.81	56.25 to 78.80	1,009,335	801,109

95%MLU By Market Area										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	8	60.46	64.43	65.81	15.35	97.90	49.67	78.80	49.67 to 78.80	682,752	449,352
1	8	60.46	64.43	65.81	15.35	97.90	49.67	78.80	49.67 to 78.80	682,752	449,352
<u>ALL</u>	9	62.49	68.36	79.37	19.84	86.13	49.67	99.81	56.25 to 78.80	1,009,335	801,109

60 McPherson
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 9	MEDIAN : 62	COV : 23.26	95% Median C.I. : 56.25 to 78.80
Total Sales Price : 9,084,015	WGT. MEAN : 79	STD : 15.90	95% Wgt. Mean C.I. : 53.54 to 105.20
Total Adj. Sales Price : 9,084,015	MEAN : 68	Avg. Abs. Dev : 12.40	95% Mean C.I. : 56.14 to 80.58
Total Assessed Value : 7,209,984			
Avg. Adj. Sales Price : 1,009,335	COD : 19.84	MAX Sales Ratio : 99.81	
Avg. Assessed Value : 801,109	PRD : 86.13	MIN Sales Ratio : 49.67	

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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
____Grass____											
County	9	62.49	68.36	79.37	19.84	86.13	49.67	99.81	56.25 to 78.80	1,009,335	801,109
1	9	62.49	68.36	79.37	19.84	86.13	49.67	99.81	56.25 to 78.80	1,009,335	801,109
____ALL____	9	62.49	68.36	79.37	19.84	86.13	49.67	99.81	56.25 to 78.80	1,009,335	801,109

McPherson County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
McPherson	1	n/a	2100	n/a	2100	2100	n/a	2100	2100	2100
Hooker	1	n/a	n/a	n/a	1800	1800	1800	1800	1800	1800
Thomas	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2100
Logan	1	3100	3100	3100	3100	2955	2955	2600	2485	2881
Lincoln	2	2500	2485	2500	2483	2398	2403	2487	2479	2479
Keith	1	n/a	2100	2100	2100	2100	2100	2100	2100	2100
Arthur	1	n/a	2100	2100	2100	2100	2100	2100	2100	2100
Grant	1	n/a	n/a	n/a	1500	1500	1500	1500	1500	1500

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Logan	1	n/a	1440	1440	1440	1350	1350	1210	1210	1363
Lincoln	2	0	1300	1300	1300	1300	1300	1300	1300	1300
Keith	1	n/a	625	625	625	600	600	600	600	611
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

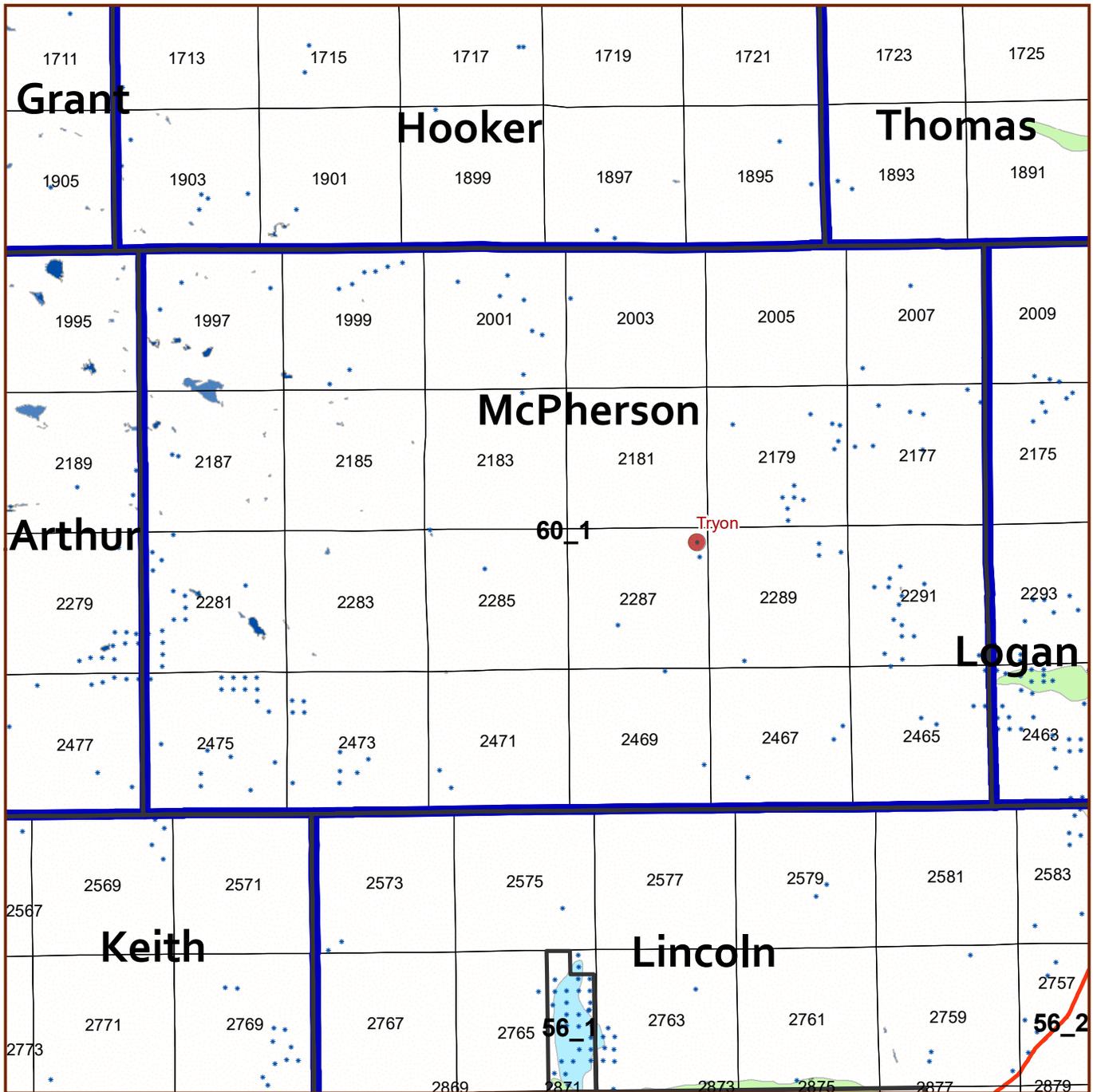
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
McPherson	1	450	450	450	450	450	450	450	450	450
Hooker	1	450	450	450	450	450	450	450	450	450
Thomas	1	465	465	465	465	465	465	465	465	465
Logan	1	525	525	525	525	525	525	685	651	525
Lincoln	2	495	495	495	495	495	480	480	473	491
Keith	1	495	495	n/a	450	450	450	450	450	451
Arthur	1	407	407	407	407	407	407	n/a	407	407
Grant	1	404	404	404	404	404	404	n/a	n/a	404

County	Mkt Area	CRP	TIMBER	WASTE
McPherson	1	725	n/a	10
Hooker	1	n/a	n/a	9
Thomas	1	n/a	n/a	151
Logan	1	n/a	n/a	15
Lincoln	2	n/a	n/a	247

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.

McPHERSON COUNTY



Legend

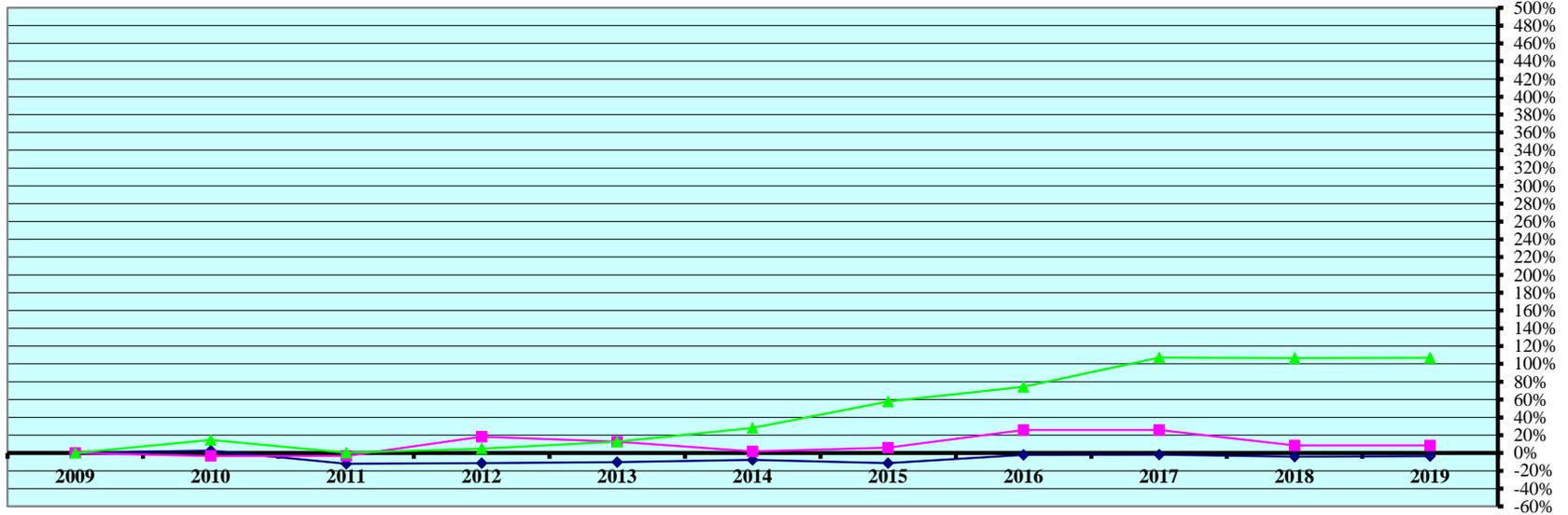
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- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	4,627,155	--	--	--	499,845	--	--	--	131,198,316	--	--	--
2010	4,750,090	122,935	2.66%	2.66%	482,669	-17,176	-3.44%	-3.44%	150,319,202	19,120,886	14.57%	14.57%
2011	4,065,845	-684,245	-14.40%	-12.13%	483,005	336	0.07%	-3.37%	131,824,344	-18,494,858	-12.30%	0.48%
2012	4,099,805	33,960	0.84%	-11.40%	590,635	107,630	22.28%	18.16%	137,372,380	5,548,036	4.21%	4.71%
2013	4,147,884	48,079	1.17%	-10.36%	563,415	-27,220	-4.61%	12.72%	147,696,342	10,323,962	7.52%	12.57%
2014	4,271,814	123,930	2.99%	-7.68%	508,084	-55,331	-9.82%	1.65%	168,164,749	20,468,407	13.86%	28.18%
2015	4,095,618	-176,196	-4.12%	-11.49%	528,919	20,835	4.10%	5.82%	207,087,300	38,922,551	23.15%	57.84%
2016	4,532,717	437,099	10.67%	-2.04%	628,737	99,818	18.87%	25.79%	228,583,973	21,496,673	10.38%	74.23%
2017	4,545,037	12,320	0.27%	-1.77%	628,737	0	0.00%	25.79%	271,632,594	43,048,621	18.83%	107.04%
2018	4,441,752	-103,285	-2.27%	-4.01%	541,956	-86,781	-13.80%	8.42%	271,179,564	-453,030	-0.17%	106.69%
2019	4,461,858	20,106	0.45%	-3.57%	541,956	0	0.00%	8.42%	271,407,589	228,025	0.08%	106.87%

Rate Annual %chg: Residential & Recreational **-0.36%** Commercial & Industrial **0.81%** Agricultural Land **7.54%**

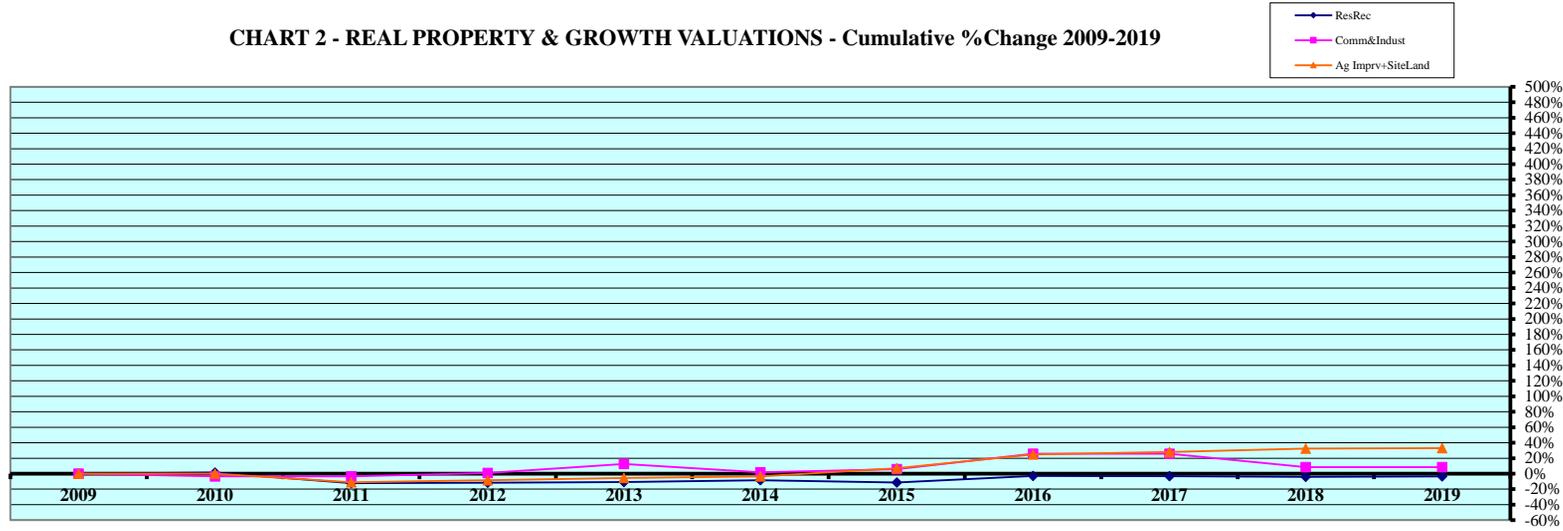
Cnty# **60**
County **MCPHERSON**

CHART 1

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

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2009	4,627,155	5,625	0.12%	4,621,530	--	--	499,845	119,250	23.86%	380,595	--	--	
2010	4,750,090	56,880	1.20%	4,693,210	1.43%	1.43%	482,669	0	0.00%	482,669	-3.44%	-3.44%	
2011	4,065,845	4,453	0.11%	4,061,392	-14.50%	-12.23%	483,005	336	0.07%	482,669	0.00%	-3.44%	
2012	4,099,805	10,990	0.27%	4,088,815	0.56%	-11.63%	590,635	86,383	14.63%	504,252	4.40%	0.88%	
2013	4,147,884	26,580	0.64%	4,121,304	0.52%	-10.93%	563,415	0	0.00%	563,415	-4.61%	12.72%	
2014	4,271,814	40,800	0.96%	4,231,014	2.00%	-8.56%	508,084	0	0.00%	508,084	-9.82%	1.65%	
2015	4,095,618	1,873	0.05%	4,093,745	-4.17%	-11.53%	528,919	0	0.00%	528,919	4.10%	5.82%	
2016	4,532,717	43,248	0.95%	4,489,469	9.62%	-2.98%	628,737	0	0.00%	628,737	18.87%	25.79%	
2017	4,545,037	61,927	1.36%	4,483,110	-1.09%	-3.11%	628,737	0	0.00%	628,737	0.00%	25.79%	
2018	4,441,752	844	0.02%	4,440,908	-2.29%	-4.03%	541,956	0	0.00%	541,956	-13.80%	8.42%	
2019	4,461,858	240	0.01%	4,461,618	0.45%	-3.58%	541,956	0	0.00%	541,956	0.00%	8.42%	
Rate Ann%chg	-0.36%			-0.75%			0.81%			C & I w/o growth			-0.43%

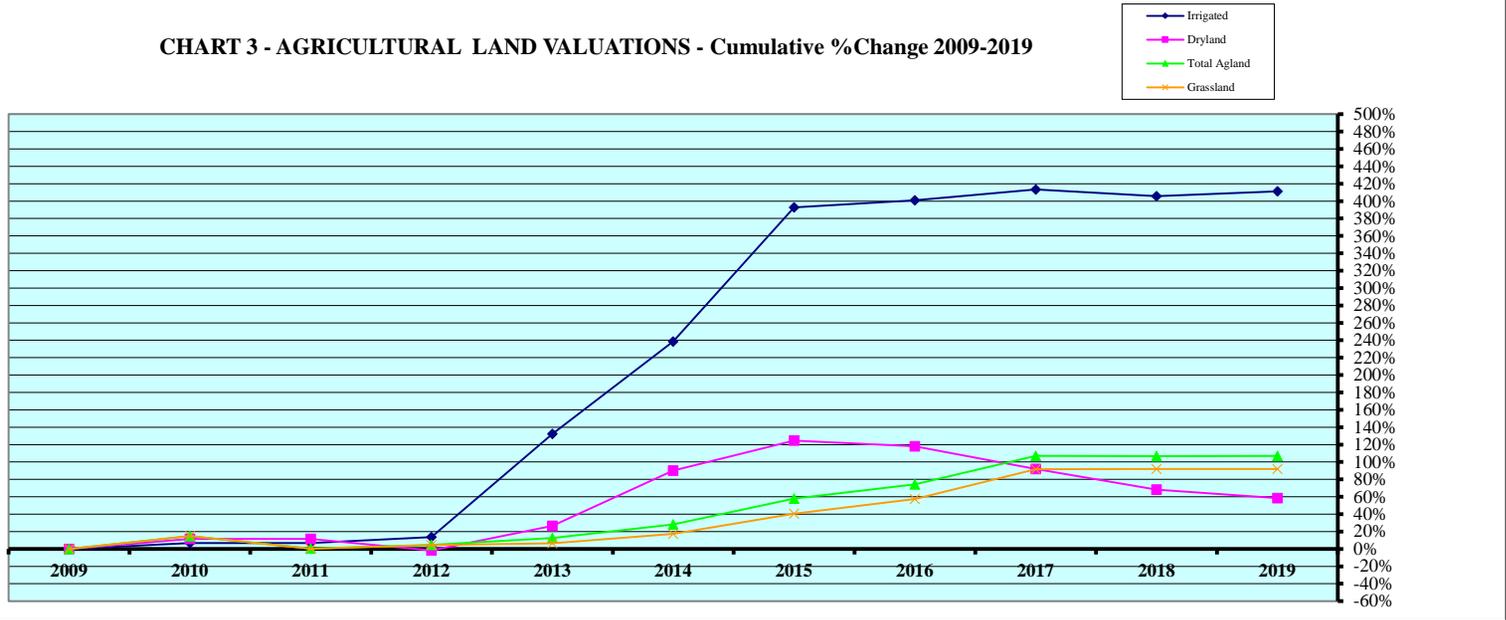
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2009	7,609,196	1,958,680	9,567,876	69,120	0.72%	9,498,756
2010	7,733,977	2,104,642	9,838,619	269,822	2.74%	9,568,797
2011	6,722,688	2,280,785	9,003,473	497,367	5.52%	8,506,106
2012	6,762,316	2,162,487	8,924,803	153,752	1.72%	8,771,051
2013	7,020,480	2,268,503	9,288,983	261,872	2.82%	9,027,111
2014	7,206,684	2,432,029	9,638,713	404,223	4.19%	9,234,490
2015	7,725,890	2,599,596	10,325,486	85,143	0.82%	10,240,343
2016	8,977,741	3,364,278	12,342,019	407,138	3.30%	11,934,881
2017	9,205,886	3,356,280	12,562,166	307,884	2.45%	12,254,282
2018	9,385,686	3,337,699	12,723,385	54,258	0.43%	12,669,127
2019	9,392,091	3,375,920	12,768,011	41,085	0.32%	12,726,926
Rate Ann%chg	2.13%	5.59%	2.93%	Ag Imprv+Site w/o growth		0.64%

(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# 60
County MCPHERSON

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	6,242,825	--	--	--	862,584	--	--	--	124,048,813	--	--	--
2010	6,669,436	426,611	6.83%	6.83%	961,987	99,403	11.52%	11.52%	142,647,510	18,598,697	14.99%	14.99%
2011	6,669,436	0	0.00%	6.83%	961,987	0	0.00%	11.52%	124,152,652	-18,494,858	-12.97%	0.08%
2012	7,096,113	426,677	6.40%	13.67%	847,614	-114,373	-11.89%	-1.74%	129,388,384	5,235,732	4.22%	4.30%
2013	14,497,430	7,401,317	104.30%	132.23%	1,090,621	243,007	28.67%	26.44%	132,068,022	2,679,638	2.07%	6.46%
2014	21,125,389	6,627,959	45.72%	238.39%	1,638,543	547,922	50.24%	89.96%	145,360,548	13,292,526	10.06%	17.18%
2015	30,757,083	9,631,694	45.59%	392.68%	1,937,368	298,825	18.24%	124.60%	174,352,580	28,992,032	19.94%	40.55%
2016	31,272,423	515,340	1.68%	400.93%	1,881,543	-55,825	-2.88%	118.13%	195,388,550	21,035,970	12.07%	57.51%
2017	32,051,061	778,638	2.49%	413.41%	1,656,351	-225,192	-11.97%	92.02%	237,883,725	42,495,175	21.75%	91.77%
2018	31,573,710	-477,351	-1.49%	405.76%	1,449,716	-206,635	-12.48%	68.07%	238,114,491	230,766	0.10%	91.95%
2019	31,909,710	336,000	1.06%	411.14%	1,366,283	-83,433	-5.76%	58.39%	238,089,837	-24,654	-0.01%	91.93%

Rate Ann.%chg:	Irrigated	17.72%	Dryland	4.71%	Grassland	6.74%
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Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	44,094	--	--	--	0	--	--	--	131,198,316	--	--	--
2010	40,269	-3,825	-8.67%	-8.67%	0	0	0	0	150,319,202	19,120,886	14.57%	14.57%
2011	40,269	0	0.00%	-8.67%	0	0	0	0	131,824,344	-18,494,858	-12.30%	0.48%
2012	40,269	0	0.00%	-8.67%	0	0	0	0	137,372,380	5,548,036	4.21%	4.71%
2013	40,269	0	0.00%	-8.67%	0	0	0	0	147,696,342	10,323,962	7.52%	12.57%
2014	40,269	0	0.00%	-8.67%	0	0	0	0	168,164,749	20,468,407	13.86%	28.18%
2015	40,269	0	0.00%	-8.67%	0	0	0	0	207,087,300	38,922,551	23.15%	57.84%
2016	41,457	1,188	2.95%	-5.98%	0	0	0	0	228,583,973	21,496,673	10.38%	74.23%
2017	41,457	0	0.00%	-5.98%	0	0	0	0	271,632,594	43,048,621	18.83%	107.04%
2018	41,647	190	0.46%	-5.55%	0	0	0	0	271,179,564	-453,030	-0.17%	106.69%
2019	41,759	112	0.27%	-5.30%	0	0	0	0	271,407,589	228,025	0.08%	106.87%

Cnty#	60
County	MCPHERSON

Rate Ann.%chg:	Total Agric Land	7.54%
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CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	6,242,825	13,873	450			862,584	3,594	240			124,050,928	527,876	235		
2010	6,669,436	13,895	480	6.67%	6.67%	961,987	3,498	275	14.58%	14.58%	142,648,843	528,329	270	14.89%	14.89%
2011	6,669,436	13,895	480	0.00%	6.67%	961,987	3,498	275	0.00%	14.58%	124,152,631	528,309	235	-12.96%	0.00%
2012	7,096,113	14,482	490	2.08%	8.89%	847,614	3,082	275	0.00%	14.58%	129,388,628	528,117	245	4.26%	4.26%
2013	14,541,940	14,542	1,000	104.08%	122.22%	1,090,621	2,908	375	36.36%	56.25%	132,056,893	528,228	250	2.04%	6.38%
2014	21,707,425	14,717	1,475	47.50%	227.78%	1,756,033	2,903	605	61.33%	152.08%	145,209,902	528,036	275	10.00%	17.02%
2015	30,757,083	14,646	2,100	42.37%	366.67%	1,937,368	2,672	725	19.83%	202.08%	174,356,374	528,353	330	20.00%	40.43%
2016	31,272,423	14,892	2,100	0.00%	366.67%	1,937,368	2,672	725	0.00%	202.08%	195,378,108	528,049	370	12.12%	57.45%
2017	31,623,711	15,059	2,100	0.00%	366.67%	1,656,351	2,285	725	0.00%	202.08%	237,967,614	528,638	450	21.66%	91.55%
2018	31,572,660	15,035	2,100	0.00%	366.67%	1,692,447	2,334	725	0.00%	202.08%	237,967,602	528,638	450	0.00%	91.55%
2019	31,909,710	15,195	2,100	0.00%	366.67%	1,366,283	1,885	725	0.00%	202.08%	238,089,837	528,910	450	0.00%	91.55%

Rate Annual %chg Average Value/Acre: **16.65%**

11.69%

6.72%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	44,094	4,409	10			0	0				131,200,431	549,753	239		
2010	40,269	4,027	10	0.00%	0.00%	0	0				150,320,535	549,749	273	14.57%	14.57%
2011	40,269	4,027	10	0.00%	0.00%	0	0				131,824,323	549,729	240	-12.30%	0.48%
2012	40,269	4,027	10	0.00%	0.00%	0	0				137,372,624	549,708	250	4.21%	4.71%
2013	40,269	4,027	10	0.00%	0.00%	0	0				147,729,723	549,705	269	7.54%	12.61%
2014	40,269	4,027	10	0.00%	0.00%	0	0				168,713,629	549,682	307	14.21%	28.61%
2015	40,269	4,027	10	0.00%	0.00%	0	0				207,091,094	549,698	377	22.74%	57.86%
2016	41,019	4,102	10	0.00%	0.00%	0	0				228,628,918	549,715	416	10.40%	74.27%
2017	41,457	4,146	10	0.00%	0.00%	0	0				271,289,133	550,128	493	18.57%	106.63%
2018	41,497	4,150	10	0.00%	0.00%	0	0				271,274,206	550,157	493	-0.01%	106.61%
2019	41,759	4,176	10	0.00%	0.00%	0	0				271,407,589	550,165	493	0.05%	106.71%

60
MCPHERSON

Rate Annual %chg Average Value/Acre: **7.53%**

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 1,618	Value : 289,449,610	Growth 78,867	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	0	0	0	0	40	198,214	40	198,214	
02. Res Improve Land	0	0	0	0	81	307,064	81	307,064	
03. Res Improvements	0	0	0	0	84	3,866,558	84	3,866,558	
04. Res Total	0	0	0	0	124	4,371,836	124	4,371,836	52,420
% of Res Total	0.00	0.00	0.00	0.00	100.00	100.00	7.66	1.51	66.47
05. Com UnImp Land	0	0	0	0	4	6,114	4	6,114	
06. Com Improve Land	0	0	0	0	8	16,938	8	16,938	
07. Com Improvements	0	0	0	0	8	496,927	8	496,927	
08. Com Total	0	0	0	0	12	519,979	12	519,979	0
% of Com Total	0.00	0.00	0.00	0.00	100.00	100.00	0.74	0.18	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	0	0	0	0	124	4,371,836	124	4,371,836	52,420
% of Res & Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.66	1.51	66.47
Com & Ind Total	0	0	0	0	12	519,979	12	519,979	0
% of Com & Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.74	0.18	0.00
17. Taxable Total	0	0	0	0	136	4,891,815	136	4,891,815	52,420
% of Taxable Total	0.00	0.00	0.00	0.00	100.00	100.00	8.41	1.69	66.47

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	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	0	1	33	34

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,292	229,318,408	1,292	229,318,408
28. Ag-Improved Land	0	0	0	0	186	43,049,384	186	43,049,384
29. Ag Improvements	0	0	0	0	190	12,190,003	190	12,190,003

30. Ag Total				1,482	284,557,795
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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	12,000	3	3.00	12,000	
32. HomeSite Improv Land	125	140.00	560,000	125	140.00	560,000	
33. HomeSite Improvements	126	0.00	8,935,897	126	0.00	8,935,897	26,177
34. HomeSite Total				129	143.00	9,507,897	
35. FarmSite UnImp Land	4	4.00	3,300	4	4.00	3,300	
36. FarmSite Improv Land	178	185.00	121,300	178	185.00	121,300	
37. FarmSite Improvements	186	0.00	3,254,106	186	0.00	3,254,106	270
38. FarmSite Total				190	189.00	3,378,706	
39. Road & Ditches	294	1,636.00	0	294	1,636.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				319	1,968.00	12,886,603	26,447

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	427.07	2.79%	896,847	2.79%	2,100.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	2,015.60	13.15%	4,232,760	13.15%	2,100.00
49. 3A1	1,092.28	7.12%	2,293,788	7.12%	2,100.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	5,753.28	37.53%	12,081,888	37.53%	2,100.00
52. 4A	6,042.87	39.42%	12,690,027	39.42%	2,100.00
53. Total	15,331.10	100.00%	32,195,310	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	86.00	4.56%	62,350	4.56%	725.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	81.50	4.32%	59,088	4.32%	725.01
58. 3D1	149.80	7.95%	108,605	7.95%	725.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	1,567.22	83.16%	1,136,240	83.16%	725.00
62. Total	1,884.52	100.00%	1,366,283	100.00%	725.00
Grass					
63. 1G1	7,858.43	1.49%	3,536,295	1.49%	450.00
64. 1G	2,943.44	0.56%	1,324,549	0.56%	450.00
65. 2G1	16,968.87	3.21%	7,635,995	3.21%	450.00
66. 2G	11,048.82	2.09%	4,971,970	2.09%	450.00
67. 3G1	3,544.19	0.67%	1,594,886	0.67%	450.00
68. 3G	476,655.63	90.13%	214,575,369	90.14%	450.17
69. 4G1	8,983.72	1.70%	4,042,676	1.70%	450.00
70. 4G	838.00	0.16%	377,100	0.16%	450.00
71. Total	528,841.10	100.00%	238,058,840	100.00%	450.15
Irrigated Total					
Irrigated Total	15,331.10	2.79%	32,195,310	11.85%	2,100.00
Dry Total					
Dry Total	1,884.52	0.34%	1,366,283	0.50%	725.00
Grass Total					
Grass Total	528,841.10	96.11%	238,058,840	87.63%	450.15
72. Waste	4,175.81	0.76%	41,759	0.02%	10.00
73. Other	3.00	0.00%	9,000	0.00%	3,000.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	550,235.53	100.00%	271,671,192	100.00%	493.74

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	15,331.10	32,195,310	15,331.10	32,195,310
77. Dry Land	0.00	0	0.00	0	1,884.52	1,366,283	1,884.52	1,366,283
78. Grass	0.00	0	0.00	0	528,841.10	238,058,840	528,841.10	238,058,840
79. Waste	0.00	0	0.00	0	4,175.81	41,759	4,175.81	41,759
80. Other	0.00	0	0.00	0	3.00	9,000	3.00	9,000
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	550,235.53	271,671,192	550,235.53	271,671,192

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	15,331.10	2.79%	32,195,310	11.85%	2,100.00
Dry Land	1,884.52	0.34%	1,366,283	0.50%	725.00
Grass	528,841.10	96.11%	238,058,840	87.63%	450.15
Waste	4,175.81	0.76%	41,759	0.02%	10.00
Other	3.00	0.00%	9,000	0.00%	3,000.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	550,235.53	100.00%	271,671,192	100.00%	493.74

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 Rural (1)	40	198,214	81	307,064	84	3,866,558	124	4,371,836	52,420
84 Residential Total	40	198,214	81	307,064	84	3,866,558	124	4,371,836	52,420

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	Rural (1)	4	6,114	8	16,938	8	496,927	12	519,979	0
86	Commercial Total	4	6,114	8	16,938	8	496,927	12	519,979	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	7,858.43	1.49%	3,536,295	1.49%	450.00
88. 1G	2,943.44	0.56%	1,324,549	0.56%	450.00
89. 2G1	16,968.87	3.21%	7,635,995	3.21%	450.00
90. 2G	11,048.82	2.09%	4,971,970	2.09%	450.00
91. 3G1	3,544.19	0.67%	1,594,886	0.67%	450.00
92. 3G	476,363.63	90.13%	214,363,668	90.13%	450.00
93. 4G1	8,983.72	1.70%	4,042,676	1.70%	450.00
94. 4G	838.00	0.16%	377,100	0.16%	450.00
95. Total	528,549.10	100.00%	237,847,139	100.00%	450.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	292.00	100.00%	211,701	100.00%	725.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	292.00	100.00%	211,701	100.00%	725.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	528,549.10	99.94%	237,847,139	99.91%	450.00
CRP Total	292.00	0.06%	211,701	0.09%	725.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	528,841.10	100.00%	238,058,840	100.00%	450.15

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

60 McPherson

	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	4,461,858	4,371,836	-90,022	-2.02%	52,420	-3.19%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	9,392,091	9,507,897	115,806	1.23%	26,177	0.95%
04. Total Residential (sum lines 1-3)	13,853,949	13,879,733	25,784	0.19%	78,597	-0.38%
05. Commercial	541,956	519,979	-21,977	-4.06%	0	-4.06%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	541,956	519,979	-21,977	-4.06%	0	-4.06%
08. Ag-Farmsite Land, Outbuildings	3,375,920	3,378,706	2,786	0.08%	270	0.07%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	3,375,920	3,378,706	2,786	0.08%	270	0.07%
12. Irrigated	31,909,710	32,195,310	285,600	0.90%		
13. Dryland	1,366,283	1,366,283	0	0.00%		
14. Grassland	238,089,837	238,058,840	-30,997	-0.01%		
15. Wasteland	41,759	41,759	0	0.00%		
16. Other Agland	0	9,000	9,000			
17. Total Agricultural Land	271,407,589	271,671,192	263,603	0.10%		
18. Total Value of all Real Property (Locally Assessed)	289,179,414	289,449,610	270,196	0.09%	78,867	0.07%

2020 Assessment Survey for McPherson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$60,100
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$5,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,200
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$12,152

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Uses GIS Maps
4.	If so, who maintains the Cadastral Maps?
	GIS
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.mcpherson.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	What type of aerial imagery is used in the cyclical review of properties?
	GIS is used for land use and improvements (which are physically reviewed by assessor)
9.	When was the aerial imagery last updated?
	2018
10.	Personal Property software:
	MIPS

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation Inc.
2.	GIS Services:
	Gworks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, when needed.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be a certified appraiser that is knowledgeable in all phases of appraisal work.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	County makes final decision based on Tax Valuation, Inc suggestions.

2020 Residential Assessment Survey for McPherson County

1.	Valuation data collection done by:						
	Tax Valuation, Inc.						
2.	List the valuation group recognized by the County and describe the unique characteristics of each:						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings - Structures located on rural parcels</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.	AG	Outbuildings - Structures located on rural parcels
<u>Valuation Group</u>	<u>Description of unique characteristics</u>						
1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.						
AG	Outbuildings - Structures located on rural parcels						
3.	List and describe the approach(es) used to estimate the market value of residential properties.						
	Due to the low number of sales, a cost approach is used to estimate the market value of residential properties.						
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?						
	Local market information is used to develop depreciation tables.						
5.	Are individual depreciation tables developed for each valuation group?						
	Only one valuation group is necessary for residential property in the county.						
6.	Describe the methodology used to determine the residential lot values?						
	A per square foot cost was developed from the few sales and information provided in the analysis.						
7.	How are rural residential site values developed?						
	Rural residential home sites are valued at \$4,000 for the first acre, which is the same for farm home sites.						
8.	Are there form 191 applications on file?						
	None						
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?						
	There are no lots being held for sale or resale.						

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	6/2014	2015	2015
	AG	2015	NA	2015	2015

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2020 Commercial Assessment Survey for McPherson County

1.	Valuation data collection done by:				
	Tax Valuation, Inc.				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	There are seldom any commercial sales in McPherson County.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	The cost approach is used due to the few number of commercial properties and rare sales in McPherson County. Limited income and expense data makes the income approach unreliable.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	There are currently no unique commercial properties at this time. Tax Valuation, Inc. would be relied upon to determine the value of a unique commercial property.				
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?				
	Depreciation is based on local market information and sales in the immediate region.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	There is only one valuation group for commercial property.				
6.	Describe the methodology used to determine the commercial lot values.				
	Going forward commercial lot values will use the same sq. ft. value as residential lot values.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	6/2014	2015	2015

2020 Agricultural Assessment Survey for McPherson County

1.	Valuation data collection done by:							
	Tax Valuation, Inc provides the data on the improvements while the County Assessor does the land portion.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.	2016						
	The GIS system was implemented late in 2017. The county assessor works closely with the local NRDs to track and monitor irrigated acres and also uses the websoil survey as a discovery tool. The contract appraisers hired by the county also physically inspected the land for land use changes during their rural inspection process in 2015. GIS mapping was added to each real estate file folder.							
3.	Describe the process used to determine and monitor market areas.							
	There is little distinction in the land in the county with no varying characteristics. There has been no difference in the sales within the county noted to merit more than one market area at this time.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. Non-agricultural influences have not been identified that would cause a parcel to be considered recreational.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes, farm home sites are priced comparably to the residential home sites in the Village of Tryon.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	No intensive use has been identified in the county; however, a hog facility is located in the county.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	N/A							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

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

McPHERSON COUNTY
2019 PLAN OF ASSESSMENT
FOR THE YEARS 2020, 2021 and 2022

Nebraska State Law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establishes taxpayer confidence in local government and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated.

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and the two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the County Board. A copy of the plan and any amendment shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of the County:

McPherson County has 1,611 parcels of taxable real property and 34 parcels of exempt property. The residential parcel count is approximately 7% of the total taxable parcels, commercial is 1% and agricultural is 92%. Exempt parcels represent 2% of the total county parcels. The taxable value of real property in the County for the 2018 year was \$288,987,309 with approximately .014% attributed to residential .002% to Commercial and 99.98% to agricultural.

McPherson County has 550,157.11 acres of taxable agricultural land. Of that 96.11% consists primarily of grassland. For assessment year 2018, there were 6 building permits and/or information statements filed for new property construction and additions to existing improvements in the county.

Staff/Training/Budget

Due to the population of the county, the McPherson County Clerk is required to be an ex-officio County official, who must also hold the office of Assessor, Register of Deeds, Clerk of District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the elected position of County Clerk. Statutes also now require the completion of 60 hours of continuing education within the four- year term of office, in order to hold the Assessor's Certificate.

The County Clerk/Assessor is new to this office, being elected in 2018 and assuming the office in 2019. The office has one full time employee who helps with all the many duties of the County Clerk's position. Each office held has its own share of duties, reports and deadlines which must be met. The County Clerk is also responsible for conducting the County Elections on election years.

McPherson County has contracted with the Company Tax Valuation, Inc. to assist the assessor in the 2016 County Wide Re-appraisal of all County improvements, & Commercial properties, including the compilation of a new depreciation schedule which was used on all Residential properties in the County. They will review all McPherson County sold properties, complete the annual pick-up work, analyze the statistical measures used by the Department of Property Assessment & Taxation & provide opinions of the planned actions to be taken by the Assessor's office for the current assessment of all county real property, in order to allow McPherson County to remain within the state law guidelines.

Normal office hours are 35 hours a week. The Clerk/Assessor has attended IAAO courses and attends the annual workshops & training provided by the Department of Property Assessment & Taxation. The Assessor's general budget for 2018-2019 is \$43,570, including \$5,700 for Appraisal Fees.

Responsibilities

Record Maintenance/Procedure Manual

The record cards are in hardcopy format and they contain the required information such as ownership, legal description, classification codes, building lists and measurements, parcel identification number, land size, value and annual value posting. The records also show any splits or sales of the parcel including the book and page of the transferring deed and prior owner. Current pictures and land summary are included on each record. The record cards are also in an electronic format.

Mapping/Software

The County has contracted with MIPS for their CAMA computer services for all real and personal property assessments. All residential improvements have been entered into the CAMA program. Future plans are to utilize the sketching program. Sales have been entered into the sales file on the system and statistical information is received from the Department of Revenue. The County has a set of cadastral maps dated 1955 which have not been fully utilized, however the assessor does have 2 large wall maps on which ownership and splits are kept current. Zoning was adopted in McPherson County in 2000. The Village of Tryon is unincorporated but was included in the transition area of the Comprehensive Plan. McPherson County has entered into a contract with GIS Workshop and the GIS system has been implemented in McPherson County for the 2019 year. This has proved to be very beneficial for keeping the land records updated with accurate acre counts, current land use and the ability to have an aerial view of all improvements.

Reports

Assessor is responsible for the timely filings of the additional following schedules & reports:

Personal Property	Certificate of Taxes Levied
County Abstract	Generate the County Tax Roll
Certification of Values to Subdivisions	Tax List Corrections as needed
School District Taxable Value Report	Administer Homestead Exemptions

Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with her personal knowledge, the sales are verified with the buyer if at all possible; the seller or real estate agent may also be contacted if the buyer cannot be reached. Most of the verification is done by personal contact or by telephone. We have also incorporated a sales verification letter which is sent to each buyer and seller when a sale is completed. Since the Assessor is also the Register of Deeds, any special financing arrangements are known to her at the time the Deeds and Mortgages are filed in her office. If the sale involves personal property or is an outlying sale, an extended effort is made to verify the sale. No sale is qualified or disqualified based on a particular percentage above or below the acceptable range. The Real Estate Transfer Statements are completed on a monthly basis and filed timely with the Department of Revenue.

County Progress for the Three Property Classes:

Residential: A county wide inspection, review & reappraisal, was conducted in 2015 on all residential properties, mobile homes, out buildings & lot value. It consisted of data collection and new pictures by Tax Valuation Inc. A new depreciation schedule, was derived from the sales using the June/ 2014 Marshall Swift costing index. The appropriate depreciation & new values were applied to those properties for the 2016 year. All real estate records and property cards were updated during the reappraisal process. Market studies are done each year on Residential Property sales. Adjustments are made, if needed, or a county wide revaluation will be implemented if warranted.

Commercial: There are a total of 12 Commercial properties in McPherson County. A reappraisal of all commercial property in the county, was conducted by Tax Valuation Inc. in 2015, with the new values being applied to all commercial property for the 2016 year. New listings were made with re-measuring, new data collected, & new pictures taken of all Commercial properties. Property cards were updated. Market studies are done each year on any Commercial Property sales & values are adjusted if warranted. There have been no Commercial sales for several years.

Agricultural:

The 2009 soil survey was implemented in 2010. Soil types and land valuation groups are entered and captured on the MIPS Computer system. One new soil type was added in 2017. The County has established one market area for the entire county. Market studies are done on all agricultural sales each year. Land usage for all Ag parcels was reviewed & updated as needed. Land values were set based on market value. New reappraisal values have been applied to all rural and residential outbuildings in the county. A county-wide inspection & review was completed on all ag residences and mobile homes in 2015. It consisted of new data collection and new pictures as needed. A new depreciation schedule, derived from the sales was applied to all residences and mobile homes in the County in 2016. The RCN has been updated, using the June/2014 Marshall Swift costing index. Property record cards were updated.

Pickup Work:

New Improvements are added to the tax roll each year. Publications are made each year in the local paper informing patrons of the need to report new and improved structures. Building permits are required for all residential improvements and all other non-Ag improvements. Information Statements are also received in the Assessor's office for any new improvements. Pickup work commences as soon as the project is reported and all values are established for the new improvements in a timely manner each year prior to the March 19th deadline.

Future Appraisal Plans:

- 2020: Add new improvements to the property record cards. The new soil survey & conversion has been implemented. MIPS records & Property Record cards were updated with the new information. A county-wide inspection & review was completed on all residential properties, mobile homes & commercial properties. It consisted of data collection and new pictures being taken on all improvements in the County. New values, based on a new residential depreciation schedule was applied, using the updated RCN of June/2014 Marshall Swift costing index. Review market study on mobile homes & acreages, and residential properties and set values accordingly. Conduct a market study on all classes of Agricultural land, (dryland, irrigated & grass) and set values to be within compliance of the statutory statistical requirements. Conduct ongoing visual inspection of McPherson County properties when picking up new improvements. Continue working on the GIS System for McPherson County.
- 2021: Add new improvements to the property record cards. Begin process of county wide review and reappraisal for residential, commercial and agricultural residences and outbuildings. Plans for this process will begin in 2021 and will be conducted in 2022. Data collection, and new pictures will be applied to records and record cards in 2022. New values will be calculated based on a new depreciation schedule. Conduct a market study on all classes of agricultural land and set the values to be within the required statistical measures. Review sales study on mobile homes, residential property & commercial property. Conduct ongoing visual inspection of McPherson County property when picking up new improvements.
- 2022: Add new improvements to the property record cards. Conduct county wide review and reappraisal for residential, commercial and agricultural residences and outbuildings. Add new data and pictures to property record cards. Calculate new values using a new depreciation schedule. Review sales statistical measures to determine if any adjustments are needed to bring county residential properties into the required range of value. Conduct a market study on Agricultural land (dryland, grassland and irrigated) and set values accordingly. Conduct ongoing visual inspection of McPherson County property when picking up new improvements. These are tentative plans. Some of the reappraisals and adjustments to property classes may be done sooner if the market dictates changes need to be done earlier than planned.

This plan of assessment plan was prepared and completed June 15, 2019.

Katherine E. Hoberg
McPherson County Clerk/Assessor