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DEPARTMENT OF REVENUE

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

MERRICK 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 Merrick 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 Merrick 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: Jennifer Myers, Merrick County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices

are reviewed to ensure taxpayers are served with such transparency.

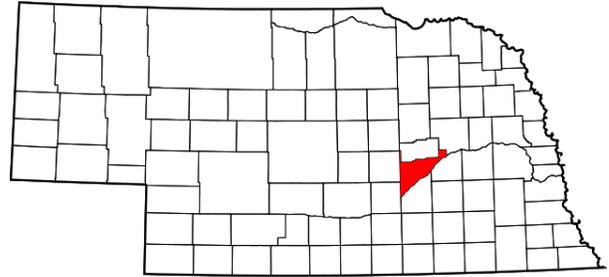
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 485 square miles, Merrick County had 7,733 residents, per the Census Bureau Quick Facts for 2018, a slight population increase over the 2010 U.S. Census. Reports indicated that 77% of county residents were homeowners and 92% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$110,825 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).

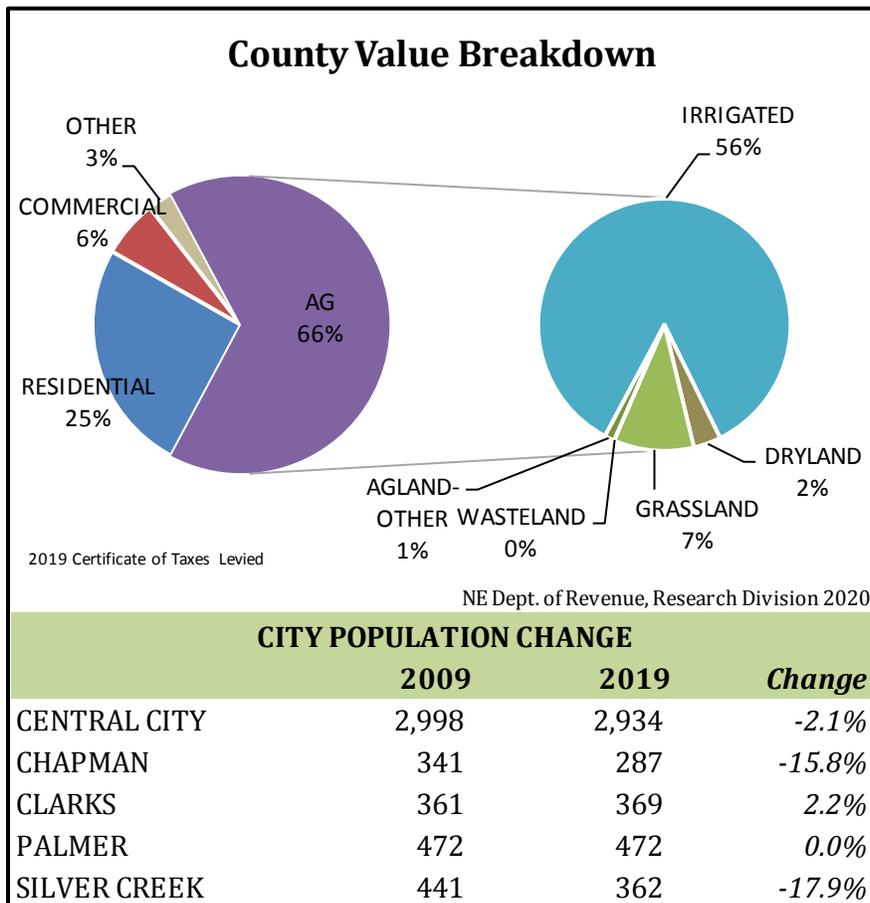


The majority of the commercial properties in Merrick County are located in and around Central City, the county seat. Information available from the U.S. Census Bureau shows there were 233

employer establishments with total employment of 1,660, a 4% decrease in total employment from the prior year.

Agricultural land accounts for a significant portion of the county's valuation base. Irrigated land makes up the majority of the land in the county. Merrick County is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD).

An ethanol plant located in Central City also contributes to the local agricultural economy.



2020 Residential Correlation for Merrick County

Assessment Actions

Merrick County began a two year review on rural residential and the reappraisal will be put on next year. Drive by inspections along with taking new digital pictures were performed. This included acreages and farms along with any outbuildings. There are approximately 1,530 parcels in the rural area. A market analysis was conducted resulting in adjustments to the following valuation groups. Land values increased in Valuation Group 6, 8 and 12. Valuation Group 4 had 23% increase to improvements. Valuation Group 7 had 16% increase on land value and improvements. All other properties had routine maintenance. All pick-up work was completed for residential properties.

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 were completed.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. A review of sales verification and qualification indicates that the usability rate is comparable to the state average for the residential property class. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The valuation groups were reviewed and the county has 12 Valuation Groups with differing economic influences for the residential property class. Lot value studies are determined using vacant lot sales ranging from 2016 to 2018.

The inspection and review consists of a reappraisal, with a physical inspection of all parcels within each Valuation Group; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated, as are cost and depreciation tables. The Merrick County Assessor uses costing index tables and depreciation tables that are relatively current ranging between 2016 through 2018. The Merrick County Assessor does have a written valuation methodology in place.

2020 Residential Correlation for Merrick County

Description of Analysis

Residential parcels are analyzed utilizing 12 valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Acreages
2	Central City Lakes
3	Central City
4	Chapman, Clarks
5	Central City River
6	Clarks Lakes
7	Grand Island Subdivisions
8	Palmer, Silver Creek
9	Silver Creel Lakes
10	Shoups
11	Archer
12	Silver Creek

For the residential property class, a review of Merrick County's statistical profile includes 235 qualified sales, representing all valuation groups with the exception of Shoups and Archer. All three measures of central tendency for the residential class of properties are within the acceptable range and with a variance of three points provide support of a level of value within the acceptable range. The qualitative statistics provide support of the assessment actions of the county. Both the number of sales and the movement of the median ratios demonstrate an increasing market. The reported assessment actions affected the sales file and the abstract similarly.

2020 Residential Correlation for Merrick County

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	OOD	PRD
1	29	91.62	96.29	90.16	22.94	106.80
2	2	101.62	101.62	102.31	03.02	99.33
3	131	94.79	96.26	93.13	14.82	103.36
4	24	97.09	98.17	93.34	22.93	105.17
5	5	98.80	99.60	100.25	09.86	99.35
6	10	93.51	94.43	93.53	12.51	100.96
7	6	90.39	91.88	91.66	05.97	100.24
8	15	92.96	95.42	94.64	10.05	100.82
9	2	87.40	87.40	85.97	03.94	101.66
12	11	97.52	93.85	91.03	24.19	103.10
<u>ALL</u>	235	93.81	96.15	92.94	16.50	103.45

Level of Value

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

2020 Commercial Correlation for Merrick County

Assessment Actions

Merrick County contracted with Tax Valuation Inc. to physically inspect all commercial properties. The county did a complete appraisal update of commercial and industrial properties. All properties were physically inspected to verify current listings and new digital photos were taken. The county assessor also completed all pick-up and permit work for the commercial class of properties.

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 sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. A review of sales verification and qualification indicates that the usability is comparable to the state average for the commercial property class. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county currently uses one valuation group for the commercial class of property. The county's inspection and review cycle for all real property was discussed with the county assessor. The county assessor is up-to-date with the six-year inspection and review cycle. The county's contract appraiser reviews the properties while the staff enters all the information into the county's Computer-Assisted Mass Appraisal (CAMA) system. Vacant lot sales are used to determine assessed values. All costing tables have been updated to 2019.

Description of Analysis

All commercial parcels throughout the county are analyzed utilizing one valuation group. The entire commercial class of property was reappraised for 2020. There are not a sufficient number of sales to measure the overall class of property. Only the median is within the acceptable range, the mean and the weighted mean are both out of the range. The ratios range from 43% to 232%, all of these factors suggest that the median is not a precise estimate of the level of value. The sales date substrata reflect few sales by year, but supports that commercial values are trending upward in the county, supporting that commercial properties have not been over assessed.

Review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) indicates an overall percentage increase to commercial and industrial property, excluding growth of 17%, which correlates to the reappraisal that was implemented for 2020.

2020 Commercial Correlation for Merrick County

Equalization and Quality of Assessment

Based on the statistical sample of the commercial class it is considered too small to be statistically reliable. Review of the assessment practices conclude the assessments are uniform and equalized. The quality of assessment for the commercial class of Merrick County complies with generally accepted techniques.

Level of Value

Based on analysis of all available information. The Merrick County Assessor has achieved the statutory level of 100% for the commercial class property.

2020 Agricultural Correlation for Merrick County

Assessment Actions

A market analysis was conducted for the current assessment year. Assessed values were reduced for irrigated and grassland subclasses of agricultural land. The irrigated land decreased 11%, dryland remained flat and grassland was decreased by 6%. These overall changes were achieved by various adjustments to the Land Capability Groups (LCG) due to the new LCG conversion. The county assessor completed the permit and pick-up work for the agricultural improvements.

Assessment Practice Review

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

A review of sales verification and qualification indicates that sales usability is comparable to the state average for the agricultural property class. All non-qualified sales have documentation for disqualification reason. Based on the analysis it is determined no apparent bias exists. The county assessor has determined that there is one agricultural market area and currently there is no evidence that would indicate the need for any additional market areas. The county does recognize a special value influence and has eight applications on file. These parcels are valued the same as agricultural parcels. Agricultural intensive use areas in the county are identified.

Land use is conducted using aerial imagery, certification from Farm Services Agency (FSA) and maps. Information from the Natural Resources District (NRD), as well as physical inspections, and questionnaires. The home site acres are at \$27,000 and building sites are at \$5,500 an acre.

Agricultural improvements are priced according to the Marshall & Swift manual. The county assessor uses 2016 depreciation table and 2016 costing index table in conjunction with the six-year inspection and review cycle. These tables are updated during the inspection and review cycle. Agricultural homes and rural residential sites are valued similarly based on market analysis; acreage sales are used to value farm homes.

Description of Analysis

The agricultural sample consists of 47 sales. All three measures of central tendency are within the acceptable range, and are within two points of each other. The measures demonstrate support of a level of value within the acceptable range.

A review of the 80% Majority Land Use (MLU) statistics also demonstrates that the irrigated land in the county has been valued appropriately. There are limited number of grassland sales and no dryland sales. The 2020 County Abstract of Assessment for the Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) reflects the decreases reported by the county assessor. The review of the date of sale profile indicates that the

2020 Agricultural Correlation for Merrick County

agricultural market is steadily declining over the 3-year study period, also supporting the county assessor's actions.

Study Yrs						
01-OCT-16 To 30-SEP-17	10	69.09	61.54	64.32	19.81	95.68
01-OCT-17 To 30-SEP-18	15	70.90	71.17	71.88	25.73	99.01
01-OCT-18 To 30-SEP-19	22	76.01	76.20	74.25	22.39	102.63

An analysis of the agricultural land sales in Merrick County determined the statistics with the county are reliable. The sample reflects the current market conditions. Review of the land values in the neighboring counties which have similar characteristics to Merrick County also supports that the values of agricultural land have decreased.

Equalization and Quality of Assessment

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	27	74.78	78.79	76.79	17.53	102.60
1	27	74.78	78.79	76.79	17.53	102.60
<u>Grass</u>						
County	10	71.50	64.14	71.22	22.28	90.06
1	10	71.50	64.14	71.22	22.28	90.06
<u>ALL</u>	47	73.25	71.48	71.81	23.11	99.54

Level of Value

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

2020 Opinions of the Property Tax Administrator for Merrick County

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

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

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Merrick County

Residential Real Property - Current

Number of Sales	235	Median	93.81
Total Sales Price	\$30,487,986	Mean	96.15
Total Adj. Sales Price	\$30,487,986	Wgt. Mean	92.94
Total Assessed Value	\$28,334,110	Average Assessed Value of the Base	\$93,175
Avg. Adj. Sales Price	\$129,736	Avg. Assessed Value	\$120,571

Confidence Interval - Current

95% Median C.I	91.62 to 96.46
95% Wgt. Mean C.I	90.50 to 95.37
95% Mean C.I	93.35 to 98.95
% of Value of the Class of all Real Property Value in the County	24.71
% of Records Sold in the Study Period	5.78
% of Value Sold in the Study Period	7.47

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	255	94	93.95
2018	228	96	95.63
2017	190	97	97.23
2016	178	95	94.61

2020 Commission Summary for Merrick County

Commercial Real Property - Current

Number of Sales	22	Median	96.65
Total Sales Price	\$2,634,273	Mean	102.77
Total Adj. Sales Price	\$2,634,273	Wgt. Mean	111.26
Total Assessed Value	\$2,930,995	Average Assessed Value of the Base	\$283,535
Avg. Adj. Sales Price	\$119,740	Avg. Assessed Value	\$133,227

Confidence Interval - Current

95% Median C.I	93.41 to 102.87
95% Wgt. Mean C.I	69.32 to 153.21
95% Mean C.I	87.72 to 117.82
% of Value of the Class of all Real Property Value in the County	7.48
% of Records Sold in the Study Period	5.43
% of Value Sold in the Study Period	2.55

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	17	100	90.54
2018	12	100	95.71
2017	15	100	93.31
2016	8	100	99.27

**61 Merrick
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 : 235
 Total Sales Price : 30,487,986
 Total Adj. Sales Price : 30,487,986
 Total Assessed Value : 28,334,110
 Avg. Adj. Sales Price : 129,736
 Avg. Assessed Value : 120,571

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 96
 COD : 16.50
 PRD : 103.45

COV : 22.76
 STD : 21.88
 Avg. Abs. Dev : 15.48
 MAX Sales Ratio : 198.96
 MIN Sales Ratio : 52.82

95% Median C.I. : 91.62 to 96.46
 95% Wgt. Mean C.I. : 90.50 to 95.37
 95% Mean C.I. : 93.35 to 98.95

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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	27	99.28	98.62	95.90	17.29	102.84	59.79	182.46	85.34 to 106.87	131,119	125,739	
01-JAN-18 To 31-MAR-18	25	101.12	102.59	97.26	13.71	105.48	56.08	167.75	93.14 to 106.69	120,120	116,823	
01-APR-18 To 30-JUN-18	41	96.42	97.37	95.53	14.26	101.93	59.95	142.04	91.28 to 103.73	133,760	127,776	
01-JUL-18 To 30-SEP-18	28	97.39	98.45	96.16	13.25	102.38	67.28	129.94	88.40 to 107.60	120,064	115,456	
01-OCT-18 To 31-DEC-18	29	92.96	98.32	96.01	17.24	102.41	63.37	155.02	88.74 to 106.68	119,052	114,301	
01-JAN-19 To 31-MAR-19	20	92.25	94.12	96.08	14.09	97.96	56.62	144.63	82.89 to 95.71	106,220	102,058	
01-APR-19 To 30-JUN-19	26	88.96	96.59	85.43	21.77	113.06	57.08	198.96	81.78 to 95.64	131,175	112,068	
01-JUL-19 To 30-SEP-19	39	89.38	86.49	86.35	16.07	100.16	52.82	115.62	76.69 to 96.46	156,702	135,317	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	121	99.28	98.98	96.09	14.56	103.01	56.08	182.46	93.59 to 101.27	127,183	122,207	
01-OCT-18 To 30-SEP-19	114	91.24	93.14	89.72	17.28	103.81	52.82	198.96	88.39 to 93.81	132,446	118,834	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	123	98.55	98.90	96.11	14.54	102.90	56.08	167.75	93.51 to 100.57	124,402	119,568	
<u>ALL</u>	235	93.81	96.15	92.94	16.50	103.45	52.82	198.96	91.62 to 96.46	129,736	120,571	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	29	91.62	96.29	90.16	22.94	106.80	57.08	182.46	76.69 to 107.11	186,238	167,917	
2	2	101.62	101.62	102.31	03.02	99.33	98.55	104.69	N/A	93,750	95,920	
3	131	94.79	96.26	93.13	14.82	103.36	59.24	198.96	91.45 to 97.05	113,037	105,266	
4	24	97.09	98.17	93.34	22.93	105.17	56.08	167.75	83.77 to 114.18	69,721	65,079	
5	5	98.80	99.60	100.25	09.86	99.35	80.54	115.66	N/A	322,300	323,105	
6	10	93.51	94.43	93.53	12.51	100.96	52.82	126.63	83.79 to 113.55	299,644	280,253	
7	6	90.39	91.88	91.66	05.97	100.24	84.96	101.27	84.96 to 101.27	183,966	168,615	
8	15	92.96	95.42	94.64	10.05	100.82	82.61	124.41	84.53 to 106.03	91,267	86,370	
9	2	87.40	87.40	85.97	03.94	101.66	83.96	90.84	N/A	218,500	187,853	
12	11	97.52	93.85	91.03	24.19	103.10	56.62	145.63	66.14 to 129.94	81,886	74,540	
<u>ALL</u>	235	93.81	96.15	92.94	16.50	103.45	52.82	198.96	91.62 to 96.46	129,736	120,571	

**61 Merrick
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 : 235
 Total Sales Price : 30,487,986
 Total Adj. Sales Price : 30,487,986
 Total Assessed Value : 28,334,110
 Avg. Adj. Sales Price : 129,736
 Avg. Assessed Value : 120,571

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 96
 COD : 16.50
 PRD : 103.45

COV : 22.76
 STD : 21.88
 Avg. Abs. Dev : 15.48
 MAX Sales Ratio : 198.96
 MIN Sales Ratio : 52.82

95% Median C.I. : 91.62 to 96.46
 95% Wgt. Mean C.I. : 90.50 to 95.37
 95% Mean C.I. : 93.35 to 98.95

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	235	93.81	96.15	92.94	16.50	103.45	52.82	198.96	91.62 to 96.46	129,736	120,571
06											
07											
<u>ALL</u>	235	93.81	96.15	92.94	16.50	103.45	52.82	198.96	91.62 to 96.46	129,736	120,571

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	167.75	167.75	167.75	00.00	100.00	167.75	167.75	N/A	10,000	16,775
Less Than 30,000	6	104.85	119.30	112.89	22.58	105.68	91.45	167.75	91.45 to 167.75	21,750	24,554
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	235	93.81	96.15	92.94	16.50	103.45	52.82	198.96	91.62 to 96.46	129,736	120,571
Greater Than 14,999	234	93.70	95.84	92.91	16.25	103.15	52.82	198.96	91.62 to 96.42	130,248	121,014
Greater Than 29,999	229	93.59	95.54	92.85	16.22	102.90	52.82	198.96	91.53 to 96.42	132,565	123,086
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	167.75	167.75	167.75	00.00	100.00	167.75	167.75	N/A	10,000	16,775
15,000 TO 29,999	5	103.55	109.61	108.34	15.04	101.17	91.45	155.02	N/A	24,100	26,110
30,000 TO 59,999	43	101.45	105.88	105.53	21.31	100.33	56.08	198.96	92.82 to 116.33	44,019	46,452
60,000 TO 99,999	52	98.58	100.20	99.77	15.31	100.43	56.62	182.46	91.83 to 105.03	76,317	76,141
100,000 TO 149,999	63	91.62	91.46	91.29	13.98	100.19	59.24	142.34	88.40 to 95.71	125,199	114,292
150,000 TO 249,999	42	88.32	87.88	88.63	13.04	99.15	59.79	126.63	81.81 to 92.66	182,719	161,941
250,000 TO 499,999	29	93.81	91.80	92.09	11.86	99.69	52.82	115.66	89.38 to 99.28	308,084	283,727
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	235	93.81	96.15	92.94	16.50	103.45	52.82	198.96	91.62 to 96.46	129,736	120,571

61 Merrick
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 : 22
Total Sales Price : 2,634,273
Total Adj. Sales Price : 2,634,273
Total Assessed Value : 2,930,995
Avg. Adj. Sales Price : 119,740
Avg. Assessed Value : 133,227

MEDIAN : 97
WGT. MEAN : 111
MEAN : 103
COD : 16.50
PRD : 92.37

COV : 33.02
STD : 33.93
Avg. Abs. Dev : 15.95
MAX Sales Ratio : 232.20
MIN Sales Ratio : 42.96

95% Median C.I. : 93.41 to 102.87
95% Wgt. Mean C.I. : 69.32 to 153.21
95% Mean C.I. : 87.72 to 117.82

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	1	103.49	103.49	103.49	00.00	100.00	103.49	103.49	N/A	240,000	248,380	
01-JAN-17 To 31-MAR-17												
01-APR-17 To 30-JUN-17	1	97.24	97.24	97.24	00.00	100.00	97.24	97.24	N/A	640,000	622,325	
01-JUL-17 To 30-SEP-17	1	98.91	98.91	98.91	00.00	100.00	98.91	98.91	N/A	50,000	49,455	
01-OCT-17 To 31-DEC-17	1	100.75	100.75	100.75	00.00	100.00	100.75	100.75	N/A	10,000	10,075	
01-JAN-18 To 31-MAR-18	2	81.13	81.13	84.58	13.83	95.92	69.91	92.35	N/A	65,000	54,978	
01-APR-18 To 30-JUN-18	4	103.74	106.04	103.43	06.67	102.52	95.48	121.19	N/A	22,875	23,659	
01-JUL-18 To 30-SEP-18	1	94.13	94.13	94.13	00.00	100.00	94.13	94.13	N/A	40,000	37,650	
01-OCT-18 To 31-DEC-18	4	92.31	81.74	68.11	16.41	120.01	42.96	99.36	N/A	163,444	111,318	
01-JAN-19 To 31-MAR-19	2	118.36	118.36	129.59	20.34	91.33	94.28	142.44	N/A	93,730	121,468	
01-APR-19 To 30-JUN-19	1	102.87	102.87	102.87	00.00	100.00	102.87	102.87	N/A	45,000	46,290	
01-JUL-19 To 30-SEP-19	4	94.73	128.39	187.37	37.73	68.52	91.88	232.20	N/A	136,635	256,006	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	3	98.91	99.88	98.94	02.10	100.95	97.24	103.49	N/A	310,000	306,720	
01-OCT-17 To 30-SEP-18	8	98.12	97.66	92.93	09.88	105.09	69.91	121.19	69.91 to 121.19	33,938	31,539	
01-OCT-18 To 30-SEP-19	11	94.41	107.28	122.74	25.05	87.40	42.96	232.20	90.21 to 142.44	130,252	159,865	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	3	98.91	98.97	97.41	01.18	101.60	97.24	100.75	N/A	233,333	227,285	
01-JAN-18 To 31-DEC-18	11	94.41	91.59	75.12	12.90	121.92	42.96	121.19	69.91 to 104.73	83,207	62,501	
<u>ALL</u>	22	96.65	102.77	111.26	16.50	92.37	42.96	232.20	93.41 to 102.87	119,740	133,227	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	22	96.65	102.77	111.26	16.50	92.37	42.96	232.20	93.41 to 102.87	119,740	133,227	
<u>ALL</u>	22	96.65	102.77	111.26	16.50	92.37	42.96	232.20	93.41 to 102.87	119,740	133,227	

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	22	96.65	102.77	111.26	16.50	92.37	42.96	232.20	93.41 to 102.87	119,740	133,227	
04												
<u>ALL</u>	22	96.65	102.77	111.26	16.50	92.37	42.96	232.20	93.41 to 102.87	119,740	133,227	

61 Merrick
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 : 22
Total Sales Price : 2,634,273
Total Adj. Sales Price : 2,634,273
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WGT. MEAN : 111
MEAN : 103
COD : 16.50
PRD : 92.37

COV : 33.02
STD : 33.93
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MAX Sales Ratio : 232.20
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95% Median C.I. : 93.41 to 102.87
95% Wgt. Mean C.I. : 69.32 to 153.21
95% Mean C.I. : 87.72 to 117.82

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	2	96.32	96.32	95.91	04.61	100.43	91.88	100.75	N/A	11,000	10,550	
Less Than 30,000	5	102.75	104.26	105.17	06.48	99.13	91.88	121.19	N/A	15,200	15,986	
___Ranges Excl. Low \$___												
Greater Than 4,999	22	96.65	102.77	111.26	16.50	92.37	42.96	232.20	93.41 to 102.87	119,740	133,227	
Greater Than 14,999	20	96.65	103.42	111.39	17.69	92.84	42.96	232.20	94.13 to 102.87	130,614	145,495	
Greater Than 29,999	17	95.48	102.34	111.44	18.54	91.83	42.96	232.20	92.35 to 102.87	150,487	167,710	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	2	96.32	96.32	95.91	04.61	100.43	91.88	100.75	N/A	11,000	10,550	
15,000 TO 29,999	3	104.73	109.56	108.94	05.87	100.57	102.75	121.19	N/A	18,000	19,610	
30,000 TO 59,999	9	94.41	92.92	92.80	05.27	100.13	69.91	102.87	90.21 to 98.91	43,889	40,729	
60,000 TO 99,999	1	92.35	92.35	92.35	00.00	100.00	92.35	92.35	N/A	85,000	78,495	
100,000 TO 149,999	2	117.93	117.93	118.14	20.79	99.82	93.41	142.44	N/A	136,230	160,948	
150,000 TO 249,999	2	101.43	101.43	101.58	02.04	99.85	99.36	103.49	N/A	223,138	226,673	
250,000 TO 499,999	2	137.58	137.58	140.15	68.77	98.17	42.96	232.20	N/A	359,769	504,220	
500,000 TO 999,999	1	97.24	97.24	97.24	00.00	100.00	97.24	97.24	N/A	640,000	622,325	
1,000,000 +												
___ALL___	22	96.65	102.77	111.26	16.50	92.37	42.96	232.20	93.41 to 102.87	119,740	133,227	

61 Merrick
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 : 22
Total Sales Price : 2,634,273
Total Adj. Sales Price : 2,634,273
Total Assessed Value : 2,930,995
Avg. Adj. Sales Price : 119,740
Avg. Assessed Value : 133,227

MEDIAN : 97
WGT. MEAN : 111
MEAN : 103
COD : 16.50
PRD : 92.37

COV : 33.02
STD : 33.93
Avg. Abs. Dev : 15.95
MAX Sales Ratio : 232.20
MIN Sales Ratio : 42.96

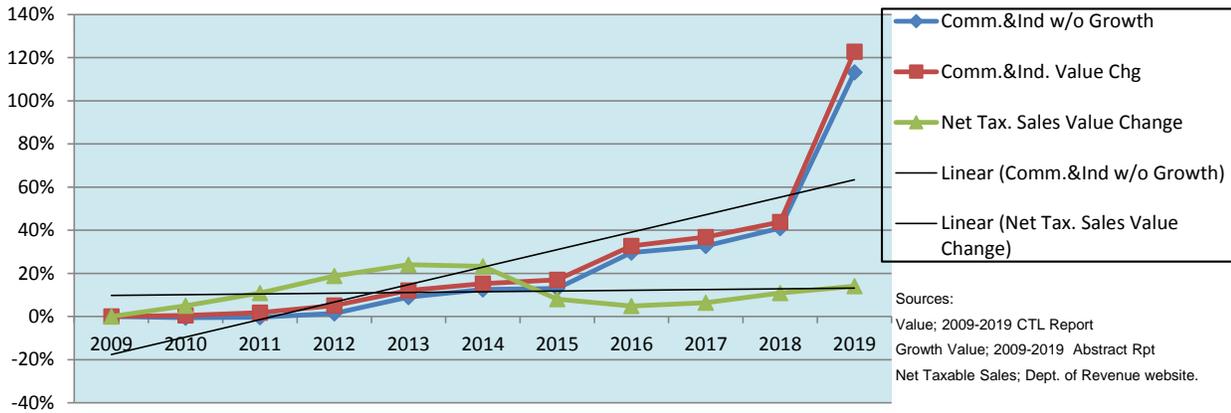
95% Median C.I. : 93.41 to 102.87
95% Wgt. Mean C.I. : 69.32 to 153.21
95% Mean C.I. : 87.72 to 117.82

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
330	1	232.20	232.20	232.20	00.00	100.00	232.20	232.20	N/A	369,538	858,085
336	1	96.05	96.05	96.05	00.00	100.00	96.05	96.05	N/A	30,000	28,815
340	2	98.44	98.44	96.80	04.38	101.69	94.13	102.75	N/A	29,000	28,073
342	1	94.28	94.28	94.28	00.00	100.00	94.28	94.28	N/A	50,000	47,140
344	2	92.12	92.12	92.29	00.26	99.82	91.88	92.35	N/A	48,500	44,760
350	2	97.47	97.47	94.36	07.45	103.30	90.21	104.73	N/A	35,000	33,025
352	3	99.36	100.03	99.02	02.09	101.02	97.24	103.49	N/A	362,092	358,557
353	1	95.48	95.48	95.48	00.00	100.00	95.48	95.48	N/A	37,500	35,805
386	2	68.69	68.69	49.11	37.46	139.87	42.96	94.41	N/A	198,750	97,600
406	4	110.97	108.57	123.15	20.94	88.16	69.91	142.44	N/A	52,115	64,180
494	1	98.91	98.91	98.91	00.00	100.00	98.91	98.91	N/A	50,000	49,455
528	1	93.41	93.41	93.41	00.00	100.00	93.41	93.41	N/A	135,000	126,100
999	1	102.87	102.87	102.87	00.00	100.00	102.87	102.87	N/A	45,000	46,290
<u>ALL</u>	<u>22</u>	96.65	102.77	111.26	16.50	92.37	42.96	232.20	93.41 to 102.87	119,740	133,227

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	\$ 42,545,850	\$ 1,016,445		\$ 41,529,405	--	\$ 36,694,689	--
2009	\$ 44,146,415	\$ 1,113,070	2.52%	\$ 43,033,345	--	\$ 36,048,867	--
2010	\$ 44,333,825	\$ 441,880	1.00%	\$ 43,891,945	-0.58%	\$ 37,822,385	4.92%
2011	\$ 44,933,465	\$ 915,530	2.04%	\$ 44,017,935	-0.71%	\$ 39,962,182	5.66%
2012	\$ 46,370,960	\$ 1,597,345	3.44%	\$ 44,773,615	-0.36%	\$ 42,798,696	7.10%
2013	\$ 49,487,925	\$ 1,359,195	2.75%	\$ 48,128,730	3.79%	\$ 44,706,715	4.46%
2014	\$ 50,857,120	\$ 1,165,085	2.29%	\$ 49,692,035	0.41%	\$ 44,452,055	-0.57%
2015	\$ 51,652,140	\$ 1,757,700	3.40%	\$ 49,894,440	-1.89%	\$ 38,935,045	-12.41%
2016	\$ 58,589,905	\$ 1,353,430	2.31%	\$ 57,236,475	10.81%	\$ 37,795,568	-2.93%
2017	\$ 60,415,063	\$ 1,810,945	3.00%	\$ 58,604,118	0.02%	\$ 38,370,068	1.52%
2018	\$ 63,487,733	\$ 1,244,415	1.96%	\$ 62,243,318	3.03%	\$ 39,976,988	4.19%
2019	\$ 98,347,300	\$ 4,251,715	4.32%	\$ 94,095,585	48.21%	\$ 41,119,404	2.86%
Ann %chg	8.34%			Average	6.27%	1.32%	1.48%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.58%	0.42%	4.92%
2011	-0.29%	1.78%	10.86%
2012	1.42%	5.04%	18.72%
2013	9.02%	12.10%	24.02%
2014	12.56%	15.20%	23.31%
2015	13.02%	17.00%	8.01%
2016	29.65%	32.72%	4.85%
2017	32.75%	36.85%	6.44%
2018	40.99%	43.81%	10.90%
2019	113.14%	122.78%	14.07%

County Number	61
County Name	Merrick

61 Merrick
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 : 47
 Total Sales Price : 26,784,635
 Total Adj. Sales Price : 26,784,635
 Total Assessed Value : 19,234,481
 Avg. Adj. Sales Price : 569,886
 Avg. Assessed Value : 409,244

MEDIAN : 73
 WGT. MEAN : 72
 MEAN : 71
 COD : 23.11
 PRD : 99.54

COV : 33.63
 STD : 24.04
 Avg. Abs. Dev : 16.93
 MAX Sales Ratio : 121.28
 MIN Sales Ratio : 00.00

95% Median C.I. : 65.84 to 78.13
 95% Wgt. Mean C.I. : 65.42 to 78.20
 95% Mean C.I. : 64.61 to 78.35

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	5	51.73	54.33	52.88	32.59	102.74	17.52	78.86	N/A	347,691	183,868
01-JAN-17 To 31-MAR-17	2	69.09	69.09	70.56	04.70	97.92	65.84	72.34	N/A	907,975	640,663
01-APR-17 To 30-JUN-17	2	64.95	64.95	68.32	17.14	95.07	53.82	76.07	N/A	291,640	199,243
01-JUL-17 To 30-SEP-17	1	75.62	75.62	75.62	00.00	100.00	75.62	75.62	N/A	550,000	415,905
01-OCT-17 To 31-DEC-17	5	69.74	79.15	74.51	19.89	106.23	64.03	114.69	N/A	590,315	439,841
01-JAN-18 To 31-MAR-18	4	84.70	82.03	77.72	16.82	105.55	57.44	101.30	N/A	466,192	362,310
01-APR-18 To 30-JUN-18	4	69.97	68.20	68.42	21.70	99.68	40.45	92.43	N/A	640,739	438,363
01-JUL-18 To 30-SEP-18	2	35.45	35.45	53.87	100.00	65.81	00.00	70.90	N/A	270,813	145,896
01-OCT-18 To 31-DEC-18	11	78.93	75.81	72.26	20.88	104.91	18.37	121.28	54.48 to 95.16	707,585	511,271
01-JAN-19 To 31-MAR-19	5	64.59	67.32	66.62	23.98	101.05	34.31	99.96	N/A	630,240	419,867
01-APR-19 To 30-JUN-19	3	107.28	92.48	93.95	16.01	98.44	59.31	110.85	N/A	669,066	628,613
01-JUL-19 To 30-SEP-19	3	76.86	76.15	74.27	06.60	102.53	68.19	83.40	N/A	411,400	305,528
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	10	69.09	61.54	64.32	19.81	95.68	17.52	78.86	50.30 to 76.07	468,768	301,506
01-OCT-17 To 30-SEP-18	15	70.90	71.17	71.88	25.73	99.01	00.00	114.69	64.03 to 91.26	528,062	379,579
01-OCT-18 To 30-SEP-19	22	76.01	76.20	74.25	22.39	102.63	18.37	121.28	64.59 to 86.11	644,365	478,443
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	10	71.04	73.94	72.79	14.64	101.58	53.82	114.69	64.03 to 82.98	590,080	429,492
01-JAN-18 To 31-DEC-18	21	75.15	71.70	71.50	24.70	100.28	00.00	121.28	65.60 to 86.11	607,275	434,212
<u>ALL</u>	47	73.25	71.48	71.81	23.11	99.54	00.00	121.28	65.84 to 78.13	569,886	409,244

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	47	73.25	71.48	71.81	23.11	99.54	00.00	121.28	65.84 to 78.13	569,886	409,244
<u>ALL</u>	47	73.25	71.48	71.81	23.11	99.54	00.00	121.28	65.84 to 78.13	569,886	409,244

61 Merrick
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 : 47
 Total Sales Price : 26,784,635
 Total Adj. Sales Price : 26,784,635
 Total Assessed Value : 19,234,481
 Avg. Adj. Sales Price : 569,886
 Avg. Assessed Value : 409,244

MEDIAN : 73
 WGT. MEAN : 72
 MEAN : 71
 COD : 23.11
 PRD : 99.54

COV : 33.63
 STD : 24.04
 Avg. Abs. Dev : 16.93
 MAX Sales Ratio : 121.28
 MIN Sales Ratio : 00.00

95% Median C.I. : 65.84 to 78.13
 95% Wgt. Mean C.I. : 65.42 to 78.20
 95% Mean C.I. : 64.61 to 78.35

Printed:3/20/2020 6:14:30PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	16	72.66	75.02	73.31	15.99	102.33	51.73	110.85	64.03 to 83.40	599,686	439,609
1	16	72.66	75.02	73.31	15.99	102.33	51.73	110.85	64.03 to 83.40	599,686	439,609
Grass											
County	8	68.12	61.84	70.98	27.92	87.12	00.00	92.43	00.00 to 92.43	345,416	245,161
1	8	68.12	61.84	70.98	27.92	87.12	00.00	92.43	00.00 to 92.43	345,416	245,161
ALL	47	73.25	71.48	71.81	23.11	99.54	00.00	121.28	65.84 to 78.13	569,886	409,244

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	27	74.78	78.79	76.79	17.53	102.60	51.73	121.28	65.84 to 83.40	672,654	516,501
1	27	74.78	78.79	76.79	17.53	102.60	51.73	121.28	65.84 to 83.40	672,654	516,501
Grass											
County	10	71.50	64.14	71.22	22.28	90.06	00.00	92.43	53.82 to 78.93	327,012	232,896
1	10	71.50	64.14	71.22	22.28	90.06	00.00	92.43	53.82 to 78.93	327,012	232,896
ALL	47	73.25	71.48	71.81	23.11	99.54	00.00	121.28	65.84 to 78.13	569,886	409,244

61 Merrick County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Merrick	1	4800	4500	4200	4000	3900	3700	3550	3150	4147
Hall	1	5498	5280	4000	3986	3868	3864	3651	3615	4771
Howard	7100	4850	4850	4400	4200	3800	3700	3500	3500	4064
Nance	1	4948	4893	4886	4876	4870	4893	4800	4796	4877
Hamilton	1	6095	5923	5791	5599	n/a	5300	5100	5100	5899
Polk	1	6408	5807	5460	5081	4674	4633	4440	3814	5899

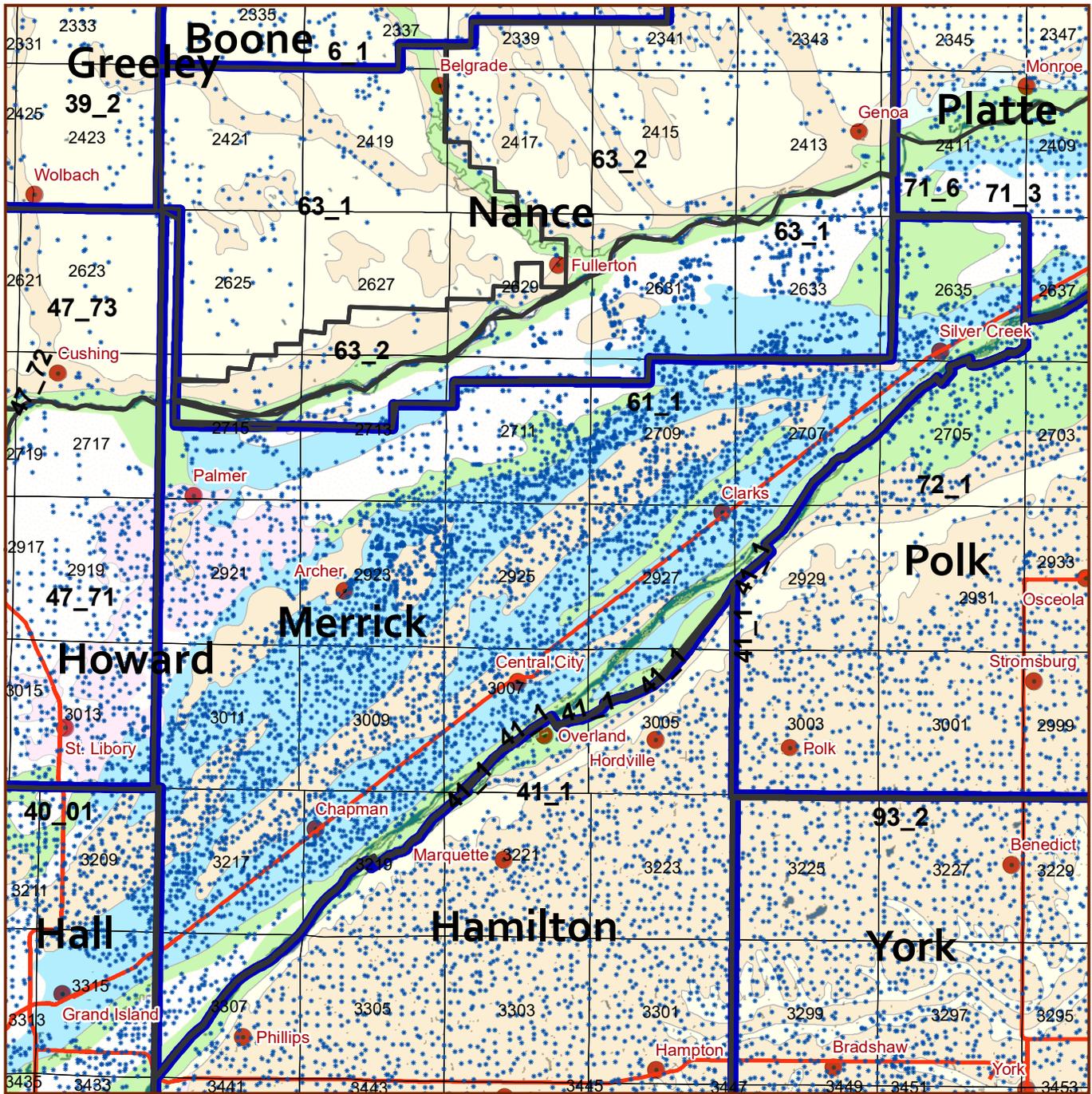
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Merrick	1	2800	2575	2400	2300	2175	2075	1900	1840	2286
Hall	1	2719	2738	2328	2328	2052	2052	1888	1888	2392
Howard	7100	2500	2500	2400	2400	2300	2200	2100	2000	2273
Nance	1	2549	2550	2494	2493	2487	2470	2425	2375	2482
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	4834
Polk	1	5048	4770	3681	3681	3287	3196	3100	3100	4441

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Merrick	1	1514	1460	1479	1427	1409	1350	1345	1200	1478
Hall	1	1411	1408	1346	1349	1274	1275	1275	1275	1377
Howard	7100	1275	1175	1175	1175	1150	1150	1150	n/a	1194
Nance	1	1451	1450	1441	1425	1402	1388	1385	1350	1426
Hamilton	1	1750	1700	1650	1600	1550	1500	n/a	1300	1698
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	2197

County	Mkt	CRP	TIMBER	WASTE
Merrick	1	1220	500	547
Hall	1	n/a	n/a	107
Howard	7100	1187	n/a	750
Nance	1	1603	1300	278
Hamilton	1	n/a	n/a	900
Polk	1	1150	1150	40

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.

MERRICK COUNTY



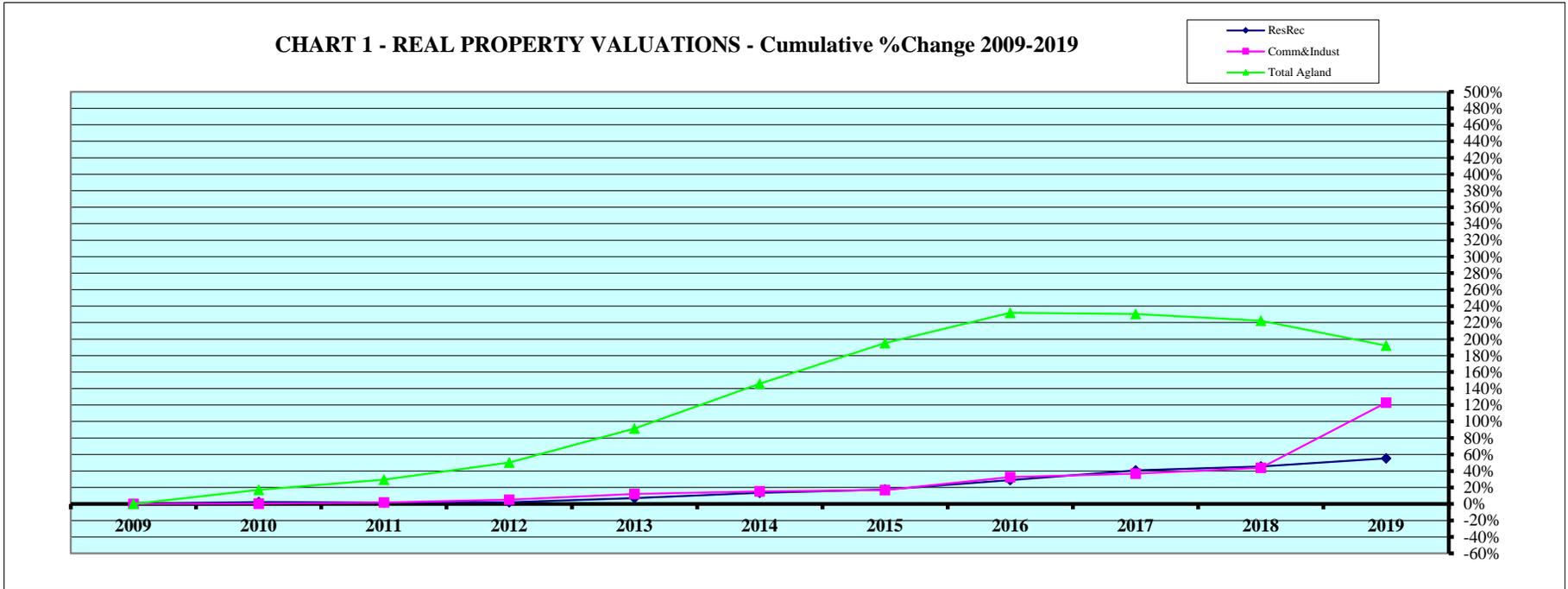
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	221,528,144	--	--	--	44,146,415	--	--	--	354,107,750	--	--	--
2010	226,383,394	4,855,250	2.19%	2.19%	44,333,825	187,410	0.42%	0.42%	414,757,500	60,649,750	17.13%	17.13%
2011	225,124,646	-1,258,748	-0.56%	1.62%	44,933,465	599,640	1.35%	1.78%	458,848,745	44,091,245	10.63%	29.58%
2012	226,090,760	966,114	0.43%	2.06%	46,370,960	1,437,495	3.20%	5.04%	531,868,345	73,019,600	15.91%	50.20%
2013	237,026,700	10,935,940	4.84%	7.00%	49,487,925	3,116,965	6.72%	12.10%	677,692,960	145,824,615	27.42%	91.38%
2014	251,523,128	14,496,428	6.12%	13.54%	50,857,120	1,369,195	2.77%	15.20%	870,523,275	192,830,315	28.45%	145.84%
2015	259,910,310	8,387,182	3.33%	17.33%	51,652,140	795,020	1.56%	17.00%	1,044,896,100	174,372,825	20.03%	195.08%
2016	285,469,352	25,559,042	9.83%	28.86%	58,589,905	6,937,765	13.43%	32.72%	1,175,522,950	130,626,850	12.50%	231.97%
2017	311,605,236	26,135,884	9.16%	40.66%	60,415,063	1,825,158	3.12%	36.85%	1,170,079,960	-5,442,990	-0.46%	230.43%
2018	322,542,521	10,937,285	3.51%	45.60%	63,487,733	3,072,670	5.09%	43.81%	1,141,343,215	-28,736,745	-2.46%	222.32%
2019	344,058,760	21,516,239	6.67%	55.31%	98,347,300	34,859,567	54.91%	122.78%	1,034,571,710	-106,771,505	-9.35%	192.16%

Rate Annual %chg: Residential & Recreational **4.50%**

Commercial & Industrial **8.34%**

Agricultural Land **11.32%**

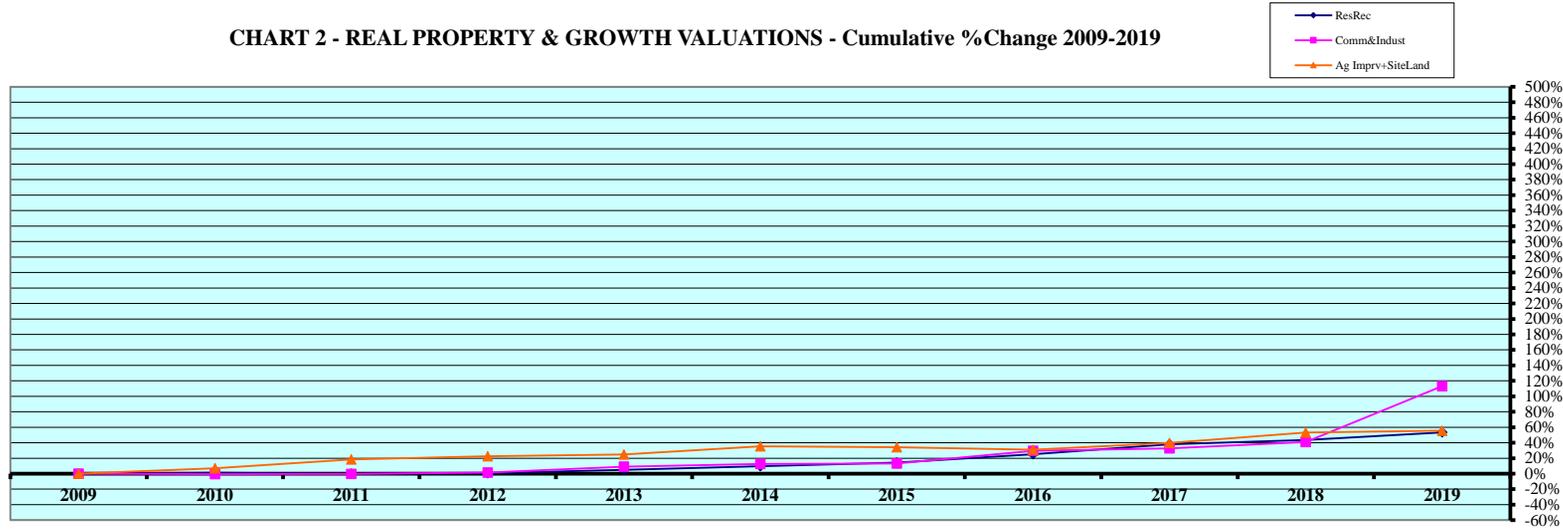
Cnty# **61**
County **MERRICK**

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	221,528,144	4,132,165	1.87%	217,395,979	--	--	44,146,415	1,113,070	2.52%	43,033,345	--	--		
2010	226,383,394	2,554,115	1.13%	223,829,279	1.04%	1.04%	44,333,825	441,880	1.00%	43,891,945	-0.58%	-0.58%		
2011	225,124,646	3,817,220	1.70%	221,307,426	-2.24%	-0.10%	44,933,465	915,530	2.04%	44,017,935	-0.71%	-0.29%		
2012	226,090,760	3,044,711	1.35%	223,046,049	-0.92%	0.69%	46,370,960	1,597,345	3.44%	44,773,615	-0.36%	1.42%		
2013	237,026,700	4,339,865	1.83%	232,686,835	2.92%	5.04%	49,487,925	1,359,195	2.75%	48,128,730	3.79%	9.02%		
2014	251,523,128	8,331,960	3.31%	243,191,168	2.60%	9.78%	50,857,120	1,165,085	2.29%	49,692,035	0.41%	12.56%		
2015	259,910,310	6,396,170	2.46%	253,514,140	0.79%	14.44%	51,652,140	1,757,700	3.40%	49,894,440	-1.89%	13.02%		
2016	285,469,352	8,083,063	2.83%	277,386,289	6.72%	25.21%	58,589,905	1,353,430	2.31%	57,236,475	10.81%	29.65%		
2017	311,605,236	5,763,590	1.85%	305,841,646	7.14%	38.06%	60,415,063	1,810,945	3.00%	58,604,118	0.02%	32.75%		
2018	322,542,521	4,713,366	1.46%	317,829,155	2.00%	43.47%	63,487,733	1,244,415	1.96%	62,243,318	3.03%	40.99%		
2019	344,058,760	4,351,118	1.26%	339,707,642	5.32%	53.35%	98,347,300	4,251,715	4.32%	94,095,585	48.21%	113.14%		
Rate Ann%chg	4.50%						8.34%						C & I w/o growth	6.27%

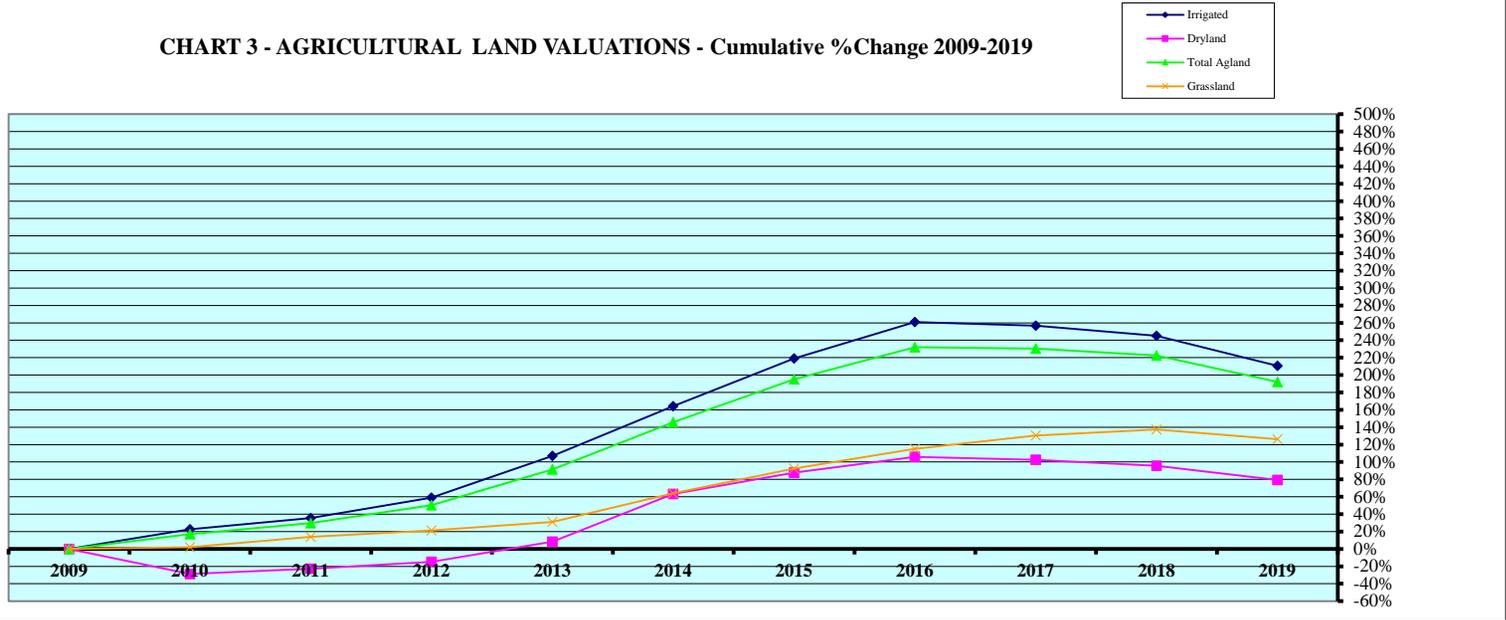
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2009	40,234,645	22,967,520	63,202,165	1,916,045	--	--
2010	43,774,645	24,701,676	68,476,321	795,400	7.09%	7.09%
2011	51,183,080	25,246,545	76,429,625	1,616,785	9.25%	18.37%
2012	52,931,560	26,141,960	79,073,520	1,618,300	1.34%	22.55%
2013	53,834,465	27,851,845	81,686,310	2,816,934	-0.26%	24.79%
2014	57,150,555	29,849,026	86,999,581	1,428,740	4.76%	35.39%
2015	57,543,160	31,858,474	89,401,634	4,666,025	-2.60%	34.07%
2016	53,165,615	36,060,930	89,226,545	6,357,960	-7.31%	31.12%
2017	53,609,445	39,992,435	93,601,880	5,269,810	-1.00%	39.76%
2018	56,444,740	42,239,385	98,684,125	1,897,315	3.40%	53.14%
2019	56,946,690	42,981,965	99,928,655	1,576,825	-0.34%	55.61%
Rate Ann%chg	3.53%	6.47%	4.69%	Ag Imprv+Site w/o growth		1.43%

(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# 61
County MERRICK

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	282,925,145	--	--	--	20,361,330	--	--	--	47,097,170	--	--	--
2010	346,951,250	64,026,105	22.63%	22.63%	14,504,450	-5,856,880	-28.76%	-28.76%	48,014,325	917,155	1.95%	1.95%
2011	383,691,385	36,740,135	10.59%	35.62%	15,710,270	1,205,820	8.31%	-22.84%	53,620,830	5,606,505	11.68%	13.85%
2012	449,471,560	65,780,175	17.14%	58.87%	17,349,120	1,638,850	10.43%	-14.79%	57,076,620	3,455,790	6.44%	21.19%
2013	585,738,230	136,266,670	30.32%	107.03%	22,039,185	4,690,065	27.03%	8.24%	61,667,900	4,591,280	8.04%	30.94%
2014	747,241,200	161,502,970	27.57%	164.11%	33,213,685	11,174,500	50.70%	63.12%	77,283,550	15,615,650	25.32%	64.09%
2015	902,660,135	155,418,935	20.80%	219.05%	38,214,595	5,000,910	15.06%	87.68%	90,653,370	13,369,820	17.30%	92.48%
2016	1,021,023,020	118,362,885	13.11%	260.88%	41,918,875	3,704,280	9.69%	105.87%	101,333,375	10,680,005	11.78%	115.16%
2017	1,009,100,920	-11,922,100	-1.17%	256.67%	41,212,640	-706,235	-1.68%	102.41%	108,549,345	7,215,970	7.12%	130.48%
2018	976,569,410	-32,531,510	-3.22%	245.17%	39,847,950	-1,364,690	-3.31%	95.70%	111,793,400	3,244,055	2.99%	137.37%
2019	878,458,930	-98,110,480	-10.05%	210.49%	36,496,795	-3,351,155	-8.41%	79.25%	106,484,725	-5,308,675	-4.75%	126.10%

Rate Ann.%chg: Irrigated **12.00%** Dryland **6.01%** Grassland **8.50%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	0	--	--	--	3,724,105	--	--	--	354,107,750	--	--	--
2010	0	0			5,287,475	1,563,370	41.98%	41.98%	414,757,500	60,649,750	17.13%	17.13%
2011	0	0			5,826,260	538,785	10.19%	56.45%	458,848,745	44,091,245	10.63%	29.58%
2012	0	0			7,971,045	2,144,785	36.81%	114.04%	531,868,345	73,019,600	15.91%	50.20%
2013	0	0			8,247,645	276,600	3.47%	121.47%	677,692,960	145,824,615	27.42%	91.38%
2014	0	0			12,784,840	4,537,195	55.01%	243.30%	870,523,275	192,830,315	28.45%	145.84%
2015	45,175	45,175			13,322,825	537,985	4.21%	257.75%	1,044,896,100	174,372,825	20.03%	195.08%
2016	39,450	-5,725	-12.67%		11,208,230	-2,114,595	-15.87%	200.96%	1,175,522,950	130,626,850	12.50%	231.97%
2017	39,145	-305	-0.77%		11,177,910	-30,320	-0.27%	200.15%	1,170,079,960	-5,442,990	-0.46%	230.43%
2018	66,720	27,575	70.44%		13,065,735	1,887,825	16.89%	250.84%	1,141,343,215	-28,736,745	-2.46%	222.32%
2019	76,700	9,980	14.96%		13,054,560	-11,175	-0.09%	250.54%	1,034,571,710	-106,771,505	-9.35%	192.16%

Cnty# **61**
County **MERRICK**

Rate Ann.%chg: Total Agric Land **11.32%**

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	282,804,930	172,234	1,642			20,450,535	26,115	783			47,023,420	77,363	608		
2010	348,217,130	186,148	1,871	13.93%	13.93%	14,568,065	17,968	811	3.53%	3.53%	47,503,940	72,261	657	8.15%	8.15%
2011	383,599,305	185,505	2,068	10.54%	25.94%	15,548,200	17,770	875	7.92%	11.73%	53,180,745	72,575	733	11.47%	20.56%
2012	448,506,345	185,227	2,421	17.10%	47.47%	17,377,110	17,964	967	10.56%	23.53%	56,916,200	73,446	775	5.76%	27.49%
2013	586,015,500	186,929	3,135	29.47%	90.93%	22,051,610	17,539	1,257	29.98%	60.56%	61,691,435	72,558	850	9.72%	39.88%
2014	745,756,805	187,861	3,970	26.63%	141.76%	33,724,165	16,916	1,994	58.56%	154.58%	77,497,975	68,787	1,127	32.51%	85.36%
2015	903,310,330	188,270	4,798	20.86%	192.20%	38,183,405	16,197	2,357	18.25%	201.03%	90,556,205	69,096	1,311	16.33%	115.62%
2016	1,021,137,745	188,247	5,424	13.06%	230.36%	41,913,390	16,153	2,595	10.07%	231.35%	101,349,730	69,068	1,467	11.96%	141.42%
2017	1,009,786,065	188,419	5,359	-1.20%	226.39%	41,351,000	15,937	2,595	-0.01%	231.32%	108,552,075	69,016	1,573	7.19%	158.77%
2018	976,518,485	188,253	5,187	-3.21%	215.91%	39,852,395	15,981	2,494	-3.88%	218.45%	111,820,140	68,939	1,622	3.13%	166.85%
2019	879,481,765	188,256	4,672	-9.94%	184.52%	36,589,450	15,974	2,290	-8.15%	192.49%	106,572,350	68,787	1,549	-4.48%	154.89%

Rate Annual %chg Average Value/Acre: 11.02%

11.33%

9.81%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	0	0				2,530,330	8,220	308			352,809,215	283,932	1,243		
2010	0	0				4,559,775	9,772	467	51.59%	51.59%	414,848,910	286,149	1,450	16.67%	16.67%
2011	0	0				4,719,155	10,097	467	0.17%	51.85%	457,047,405	285,947	1,598	10.25%	28.63%
2012	0	0				6,589,465	11,382	579	23.86%	88.08%	529,389,120	288,019	1,838	14.99%	47.92%
2013	0	0				6,749,730	11,637	580	0.19%	88.43%	676,508,275	288,663	2,344	27.51%	88.61%
2014	0	0				10,893,030	18,534	588	1.33%	90.94%	867,871,975	292,098	2,971	26.78%	139.11%
2015	0	0				10,822,930	18,407	588	0.04%	91.02%	1,042,872,870	291,970	3,572	20.22%	187.45%
2016	39,450	132	300			11,207,050	18,837	595	1.19%	93.29%	1,175,647,365	292,436	4,020	12.55%	223.53%
2017	39,145	131	300	-0.01%		11,165,995	18,767	595	0.00%	93.29%	1,170,894,280	292,270	4,006	-0.35%	222.41%
2018	41,610	139	300	0.00%		12,926,640	18,777	688	15.71%	123.65%	1,141,159,270	292,088	3,907	-2.48%	214.42%
2019	76,700	256	300	0.01%		13,054,880	18,933	690	0.16%	124.01%	1,035,775,145	292,207	3,545	-9.27%	185.27%

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MERRICK

Rate Annual %chg Average Value/Acre: 11.05%

(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 : 7,398	Value : 1,534,410,317	Growth 9,064,120	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	199	1,839,575	14	222,090	759	19,885,980	972	21,947,645	
02. Res Improve Land	1,863	22,364,210	150	3,026,390	876	35,106,255	2,889	60,496,855	
03. Res Improvements	1,878	132,491,645	155	13,014,075	1,045	150,133,940	3,078	295,639,660	
04. Res Total	2,077	156,695,430	169	16,262,555	1,804	205,126,175	4,050	378,084,160	6,382,205
% of Res Total	51.28	41.44	4.17	4.30	44.54	54.25	54.74	24.64	70.41
05. Com UnImp Land	43	673,221	1	44,865	14	612,820	58	1,330,906	
06. Com Improve Land	276	5,169,935	2	136,910	32	2,459,125	310	7,765,970	
07. Com Improvements	288	42,840,981	2	1,242,330	53	27,546,505	343	71,629,816	
08. Com Total	331	48,684,137	3	1,424,105	67	30,618,450	401	80,726,692	57,520
% of Com Total	82.54	60.31	0.75	1.76	16.71	37.93	5.42	5.26	0.63
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	260,310	0	0	0	0	3	260,310	
11. Ind Improvements	4	33,844,710	0	0	0	0	4	33,844,710	
12. Ind Total	4	34,105,020	0	0	0	0	4	34,105,020	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.05	2.22	0.00
13. Rec UnImp Land	0	0	0	0	16	493,995	16	493,995	
14. Rec Improve Land	0	0	0	0	3	427,610	3	427,610	
15. Rec Improvements	0	0	0	0	3	125,150	3	125,150	
16. Rec Total	0	0	0	0	19	1,046,755	19	1,046,755	44,335
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.26	0.07	0.49
Res & Rec Total	2,077	156,695,430	169	16,262,555	1,823	206,172,930	4,069	379,130,915	6,426,540
% of Res & Rec Total	51.04	41.33	4.15	4.29	44.80	54.38	55.00	24.71	70.90
Com & Ind Total	335	82,789,157	3	1,424,105	67	30,618,450	405	114,831,712	57,520
% of Com & Ind Total	82.72	72.10	0.74	1.24	16.54	26.66	5.47	7.48	0.63
17. Taxable Total	2,412	239,484,587	172	17,686,660	1,890	236,791,380	4,474	493,962,627	6,484,060
% of Taxable Total	53.91	48.48	3.84	3.58	42.24	47.94	60.48	32.19	71.54

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	40	200,390	7,183,865	0	0	0
19. Commercial	6	542,720	7,827,460	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	40	200,390	7,183,865
19. Commercial	0	0	0	6	542,720	7,827,460
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				46	743,110	15,011,325

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	1	0	0	0	4	585	5	585	0
25. Total	1	0	0	0	4	585	5	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	227	2	652	881

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	224,350	0	0	2,079	631,184,545	2,084	631,408,895
28. Ag-Improved Land	2	33,860	0	0	779	326,574,745	781	326,608,605
29. Ag Improvements	2	11,930	0	0	833	82,417,675	835	82,429,605

30. Ag Total				2,919	1,040,447,105
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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	2	3.53	19,415	0	0.00	0	
37. FarmSite Improvements	2	0.00	11,930	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	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	18	56.49	1,525,230	18	56.49	1,525,230	
32. HomeSite Improv Land	459	497.72	13,438,440	459	497.72	13,438,440	
33. HomeSite Improvements	464	0.00	47,086,495	464	0.00	47,086,495	886,275
34. HomeSite Total				482	554.21	62,050,165	
35. FarmSite UnImp Land	22	46.96	258,280	22	46.96	258,280	
36. FarmSite Improv Land	714	2,331.84	12,823,330	716	2,335.37	12,842,745	
37. FarmSite Improvements	810	0.00	35,331,180	812	0.00	35,343,110	1,693,785
38. FarmSite Total				834	2,382.33	48,444,135	
39. Road & Ditches	2,329	5,356.44	0	2,329	5,356.44	0	
40. Other- Non Ag Use	31	3,060.16	1,852,540	31	3,060.16	1,852,540	
41. Total Section VI				1,316	11,353.14	112,346,840	2,580,060

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	2	255.79	182,005	2	255.79	182,005

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	8	249.19	778,740	8	249.19	778,740
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	20,665.31	11.01%	99,193,410	12.74%	4,800.00
46. 1A	17,907.00	9.54%	80,581,500	10.35%	4,500.00
47. 2A1	64,594.48	34.41%	271,296,650	34.85%	4,200.00
48. 2A	54,304.97	28.93%	217,219,750	27.90%	4,000.00
49. 3A1	6,920.83	3.69%	26,991,280	3.47%	3,900.01
50. 3A	11,200.37	5.97%	41,441,415	5.32%	3,700.00
51. 4A1	9,014.97	4.80%	32,003,220	4.11%	3,550.01
52. 4A	3,112.49	1.66%	9,804,405	1.26%	3,150.02
53. Total	187,720.42	100.00%	778,531,630	100.00%	4,147.29
Dry					
54. 1D1	333.85	2.09%	934,770	2.56%	2,799.97
55. 1D	2,930.09	18.34%	7,545,100	20.65%	2,575.04
56. 2D1	4,964.81	31.07%	11,915,520	32.62%	2,400.00
57. 2D	431.37	2.70%	992,170	2.72%	2,300.04
58. 3D1	4,448.13	27.84%	9,674,705	26.48%	2,175.01
59. 3D	568.26	3.56%	1,179,145	3.23%	2,075.01
60. 4D1	908.45	5.69%	1,726,065	4.72%	1,900.01
61. 4D	1,394.54	8.73%	2,565,980	7.02%	1,840.02
62. Total	15,979.50	100.00%	36,533,455	100.00%	2,286.27
Grass					
63. 1G1	38,505.82	56.28%	57,780,245	57.79%	1,500.56
64. 1G	2,951.65	4.31%	4,278,545	4.28%	1,449.54
65. 2G1	7,541.30	11.02%	11,026,570	11.03%	1,462.16
66. 2G	7,635.83	11.16%	10,487,675	10.49%	1,373.48
67. 3G1	9,751.79	14.25%	13,710,755	13.71%	1,405.97
68. 3G	188.53	0.28%	245,495	0.25%	1,302.15
69. 4G1	1,766.20	2.58%	2,373,105	2.37%	1,343.62
70. 4G	72.84	0.11%	87,415	0.09%	1,200.10
71. Total	68,413.96	100.00%	99,989,805	100.00%	1,461.54
Irrigated Total					
Irrigated Total	187,720.42	64.25%	778,531,630	83.88%	4,147.29
Dry Total					
Dry Total	15,979.50	5.47%	36,533,455	3.94%	2,286.27
Grass Total					
Grass Total	68,413.96	23.42%	99,989,805	10.77%	1,461.54
72. Waste	5,023.67	1.72%	2,749,480	0.30%	547.31
73. Other	15,030.68	5.14%	10,295,895	1.11%	684.99
74. Exempt	3,340.41	1.14%	0	0.00%	0.00
75. Market Area Total	292,168.23	100.00%	928,100,265	100.00%	3,176.60

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	53.58	217,065	0.00	0	187,666.84	778,314,565	187,720.42	778,531,630
77. Dry Land	5.51	13,350	0.00	0	15,973.99	36,520,105	15,979.50	36,533,455
78. Grass	4.19	6,200	0.00	0	68,409.77	99,983,605	68,413.96	99,989,805
79. Waste	0.00	0	0.00	0	5,023.67	2,749,480	5,023.67	2,749,480
80. Other	5.80	2,180	0.00	0	15,024.88	10,293,715	15,030.68	10,295,895
81. Exempt	145.47	0	1.62	0	3,193.32	0	3,340.41	0
82. Total	69.08	238,795	0.00	0	292,099.15	927,861,470	292,168.23	928,100,265

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	187,720.42	64.25%	778,531,630	83.88%	4,147.29
Dry Land	15,979.50	5.47%	36,533,455	3.94%	2,286.27
Grass	68,413.96	23.42%	99,989,805	10.77%	1,461.54
Waste	5,023.67	1.72%	2,749,480	0.30%	547.31
Other	15,030.68	5.14%	10,295,895	1.11%	684.99
Exempt	3,340.41	1.14%	0	0.00%	0.00
Total	292,168.23	100.00%	928,100,265	100.00%	3,176.60

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 Acreage	684	15,156,320	625	16,410,665	665	85,941,355	1,349	117,508,340	2,099,810
83.2 Archer	6	39,535	24	69,840	24	1,022,280	30	1,131,655	0
83.3 Cc Lakes	5	28,485	10	852,260	70	9,466,480	75	10,347,225	37,815
83.4 Cc River	39	1,296,005	51	3,722,680	52	11,295,765	91	16,314,450	1,245,795
83.5 Central City	102	1,461,835	1,201	18,049,185	1,188	95,784,150	1,290	115,295,170	1,257,145
83.6 Chapman	22	118,810	109	705,060	135	7,268,940	157	8,092,810	237,460
83.7 Clarks	17	57,160	174	668,080	174	8,195,710	191	8,920,950	2,015
83.8 Clarks Lakes	14	718,110	121	11,856,790	126	30,900,120	140	43,475,020	498,905
83.9 Gi Subs	2	38,830	143	2,866,520	146	11,887,145	148	14,792,495	33,415
83.10 Palmer	45	95,710	194	1,799,195	196	12,748,090	241	14,642,995	198,940
83.11 Rural	38	3,311,320	36	1,026,000	72	9,643,460	110	13,980,780	685,015
83.12 Sc Lakes	1	13,460	19	1,730,700	19	2,664,210	20	4,408,370	6,520
83.13 Shoups	0	0	0	0	29	540,745	29	540,745	0
83.14 Silver Creek	13	106,060	185	1,167,490	185	8,406,360	198	9,679,910	123,705
84 Residential Total	988	22,441,640	2,892	60,924,465	3,081	295,764,810	4,069	379,130,915	6,426,540

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</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	Acreage	5	188,260	16	843,115	18	11,341,780	23	12,373,155	0
85.2	Archer	3	12,090	7	70,715	7	627,605	10	710,410	0
85.3	Cc Lakes	0	0	0	0	3	61,570	3	61,570	0
85.4	Central City	21	567,560	156	4,221,350	161	62,948,806	182	67,737,716	7,955
85.5	Chapman	3	15,890	13	283,585	15	2,975,770	18	3,275,245	0
85.6	Clarks	6	12,355	33	219,510	35	3,764,690	41	3,996,555	0
85.7	Clarks Lakes	0	0	0	0	1	10,725	1	10,725	0
85.8	Palmer	8	49,835	45	383,215	49	5,567,890	57	6,000,940	0
85.9	Rural	5	382,650	12	1,722,890	24	16,097,410	29	18,202,950	0
85.10	Silver Creek	7	102,266	31	281,900	34	2,078,280	41	2,462,446	49,565
86	Commercial Total	58	1,330,906	313	8,026,280	347	105,474,526	405	114,831,712	57,520

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	37,603.68	56.51%	56,937,765	57.89%	1,514.15
88. 1G	2,864.66	4.31%	4,182,415	4.25%	1,460.00
89. 2G1	7,328.50	11.01%	10,839,975	11.02%	1,479.15
90. 2G	7,112.78	10.69%	10,149,845	10.32%	1,426.99
91. 3G1	9,627.28	14.47%	13,567,260	13.79%	1,409.25
92. 3G	177.92	0.27%	240,190	0.24%	1,349.99
93. 4G1	1,753.10	2.63%	2,357,220	2.40%	1,344.60
94. 4G	72.84	0.11%	87,415	0.09%	1,200.10
95. Total	66,540.76	100.00%	98,362,085	100.00%	1,478.22
CRP					
96. 1C1	540.11	56.25%	661,465	56.48%	1,224.69
97. 1C	73.13	7.62%	89,200	7.62%	1,219.75
98. 2C1	109.02	11.35%	134,705	11.50%	1,235.60
99. 2C	109.01	11.35%	130,810	11.17%	1,199.98
100. 3C1	115.87	12.07%	139,175	11.88%	1,201.13
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	13.10	1.36%	15,885	1.36%	1,212.60
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	960.24	100.00%	1,171,240	100.00%	1,219.74
Timber					
105. 1T1	362.03	39.65%	181,015	39.65%	500.00
106. 1T	13.86	1.52%	6,930	1.52%	500.00
107. 2T1	103.78	11.37%	51,890	11.37%	500.00
108. 2T	414.04	45.35%	207,020	45.35%	500.00
109. 3T1	8.64	0.95%	4,320	0.95%	500.00
110. 3T	10.61	1.16%	5,305	1.16%	500.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	912.96	100.00%	456,480	100.00%	500.00
Grass Total					
	66,540.76	97.26%	98,362,085	98.37%	1,478.22
CRP Total					
	960.24	1.40%	1,171,240	1.17%	1,219.74
Timber Total					
	912.96	1.33%	456,480	0.46%	500.00
114. Market Area Total	68,413.96	100.00%	99,989,805	100.00%	1,461.54

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

61 Merrick

	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	343,152,925	378,084,160	34,931,235	10.18%	6,382,205	8.32%
02. Recreational	905,835	1,046,755	140,920	15.56%	44,335	10.66%
03. Ag-Homesite Land, Ag-Res Dwelling	56,946,690	62,050,165	5,103,475	8.96%	886,275	7.41%
04. Total Residential (sum lines 1-3)	401,005,450	441,181,080	40,175,630	10.02%	7,312,815	8.20%
05. Commercial	65,931,875	80,726,692	14,794,817	22.44%	57,520	22.35%
06. Industrial	32,415,425	34,105,020	1,689,595	5.21%	0	5.21%
07. Total Commercial (sum lines 5-6)	98,347,300	114,831,712	16,484,412	16.76%	57,520	16.70%
08. Ag-Farmsite Land, Outbuildings	41,204,300	48,444,135	7,239,835	17.57%	1,693,785	13.46%
09. Minerals	585	585	0	0.00	0	0.00%
10. Non Ag Use Land	1,777,665	1,852,540	74,875	4.21%		
11. Total Non-Agland (sum lines 8-10)	42,982,550	50,297,260	7,314,710	17.02%	1,693,785	13.08%
12. Irrigated	878,458,930	778,531,630	-99,927,300	-11.38%		
13. Dryland	36,496,795	36,533,455	36,660	0.10%		
14. Grassland	106,484,725	99,989,805	-6,494,920	-6.10%		
15. Wasteland	76,700	2,749,480	2,672,780	3,484.72%		
16. Other Agland	13,054,560	10,295,895	-2,758,665	-21.13%		
17. Total Agricultural Land	1,034,571,710	928,100,265	-106,471,445	-10.29%		
18. Total Value of all Real Property (Locally Assessed)	1,576,907,010	1,534,410,317	-42,496,693	-2.69%	9,064,120	-3.27%

2020 Assessment Survey for Merrick County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
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:
	\$152,916
7.	Adopted budget, or granted budget if different from above:
	\$152,916
8.	Amount of the total assessor's budget set aside for appraisal work:
	Mileage \$1,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$56,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,000
11.	Amount of the assessor's budget set aside for education/workshops:
	930
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$24,894

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS/County Solutions
2.	CAMA software:
	MIPS/County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. https://merrick.gworks.com
7.	Who maintains the GIS software and maps?
	Assessor's Office
8.	What type of aerial imagery is used in the cyclical review of properties?
	FSA imagery (given to gWorks)
9.	When was the aerial imagery last updated?
	FSA 2018
10.	Personal Property software:
	MIPS/County Solutions

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?
	Central City, Chapman, Clarks, Palmer, and Silver Creek are all zoned.
4.	When was zoning implemented?
	1970's

D. Contracted Services

1.	Appraisal Services:
	None at this time.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS software support

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	Per State qualifications
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2020 Residential Assessment Survey for Merrick County

1.	Valuation data collection done by:																												
	Assessor Staff and Contract Appraiser																												
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>Acreages. Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Central City Lakes. Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Central City (2015 population - 2,886). The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Chapman (2013 population – 284) Clarks (2013 population – 358) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>CC River. Located along the Platte River in a new subdivision; new homes with year round living.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Clarks Lakes. Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Grand Island Subdivisions. All parcels in this area are generally newer than 1940.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Palmer (2013 population – 469) Silver Creek (2013 population – 360) Parcels in this area seem to be influenced by the strong community attitude.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Silver Creek Lakes. Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Shoups. Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Archer. Unincorporated village with a post office.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Silver Creek (2013 population – 360) Parcels in this area seem to be influenced by the strong community attitude.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Acreages. Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.	2	Central City Lakes. Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.	3	Central City (2015 population - 2,886). The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.	4	Chapman (2013 population – 284) Clarks (2013 population – 358) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.	5	CC River. Located along the Platte River in a new subdivision; new homes with year round living.	6	Clarks Lakes. Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.	7	Grand Island Subdivisions. All parcels in this area are generally newer than 1940.	8	Palmer (2013 population – 469) Silver Creek (2013 population – 360) Parcels in this area seem to be influenced by the strong community attitude.	9	Silver Creek Lakes. Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.	10	Shoups. Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.	11	Archer. Unincorporated village with a post office.	12	Silver Creek (2013 population – 360) Parcels in this area seem to be influenced by the strong community attitude.	AG	Agricultural outbuildings and improvements
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	Cost approach with market derived depreciation, and sales comparison approach are used to estimate the market value of residential properties in the county.																												
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																												
	Depreciation tables are developed using market derived information.																												

5.	Are individual depreciation tables developed for each valuation group?																																																																										
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6.	Describe the methodology used to determine the residential lot values?																																																																										
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	Values are determined by market value for acreage sites 20 acres or less.																																																																										
8.	Are there form 191 applications on file?																																																																										
	N/A																																																																										
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																																										
	This is hired out to an appraisal service. Each set of lots being held for resale are individually studies and compared to the market. The absorption rate is determined and used to calculate the value of hte property. These proeprties are reviewed annually for any necessary adjustments.																																																																										
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2020 Commercial Assessment Survey for Merrick County

1.	Valuation data collection done by:				
	Contract Appraiser – 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	All commercial parcels are grouped together for analysis of comparables. All commercial parcels in the county have the same general market characteristics.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	All three approaches are used and reconciled in the commercial valuation.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	This is handled by contract appraiser, Tax Valuation, Inc. and looks at outside sales.				
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				
5.	Are individual depreciation tables developed for each valuation grouping?				
	Yes (only one valuation grouping)				
6.	Describe the methodology used to determine the commercial lot values.				
	Vacant lot sales were used to determine assessed 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	2019	2019	2019	2019
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.				

2020 Agricultural Assessment Survey for Merrick County

1.	Valuation data collection done by:							
	County Assessor and Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	2019						
3.	Describe the process used to determine and monitor market areas.							
	The county reviews sale information annually and identifies common characteristics of the parcels. Similar parcels are grouped together based on how the market appears to recognize those parcels.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales analysis and personal use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	A market analysis was conducted on livestock feed yards to establish how many acres are identified by Department of Environmental Quality.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	WPR has had a static value due to lack of sales in this program area.							
	<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?							
	Eight							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
8c.	Describe the non-agricultural influences recognized within the county.							
	N/A							

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

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

Pursuant to Neb. Laws 2005, LB 263, 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 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. Each year, the assessor shall present the plan to the county board of equalization.

Assessment Actions Planned for Assessment Year 2020

Residential

The county plans to review the first half of rural improvements. This will include drive-by-inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1,530 parcels in the rural area. These properties will be valued for 2021. These properties will be valued using the cost approach and market derived depreciation. Pick-up will also be completed for residential properties.

Commercial

Commercial properties will be reviewed for this year. There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures. All commercial properties will physically inspected. All approaches of value will used to determine most appropriate value. New digital photos will be taken. The county will do a land study of the commercial properties. The Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Assessment Actions Planned for Assessment Year 2021

Residential

The county will finish the review of rural improvements. This will include drive by inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1,530 parcels in the rural area. These properties will be valued for 2021. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

Commercial properties will be reviewed for this year. There will be a statistical analysis done for commercial properties to determine if an assessment adjustment is necessary to comply with statistical measures. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using

GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Assessment Actions Planned for Assessment Year 2022

Residential

The county plans to complete the appraisal update of towns and villages to include Central City, Silver Creek, Clarks, Palmer, Chapman, and Archer. This will include drive by inspections along with taking new digital pictures. These properties will be valued for 2022 using the cost approach and market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

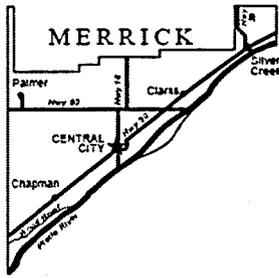
Conclusion:

In order to achieve assessment actions, \$152915.53 is requested to be budgeted for the office including wages for assessor staff along with GIS Mapping online and GIS maintenance. An additional \$56,500 is requested for contract appraisal services including \$4,000 for TERC review.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: _____

Date _____



MERRICK COUNTY ASSESSOR
PO BOX 27
1510 18TH STREET
CENTRAL CITY, NE 68826
308-946-2443

February 10, 2020

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, Ne 68509-8919

Re: Special Value for 2020

Merrick County submits this report pursuant to Title 350, Neb. Regulation 11-005.04.

I have reviewed the eight Special Valuation Applications on file in Merrick Count. These parcels meet all of the requirements for approval as a special valuation parcel. As such all were approved. Specific descriptions are as follows:

- Parcel # 1 Parcel Number: 1836.00
Legal: Nebr Conf Sem Sub Lots 4-11 Blk 61
This parcel contains 2.91 acres

- Parcel # 2 Parcel Number: 1836.02
Legal: Nebr Conf Sem Sub Lots 4-11 Blk 63 Lots 3-14 Blk 62
And closed abutting streets 5-13-6
This parcel contains 6.04 acres

- Parcel # 3 Parcel number: 1841.00
Legal: Nebr Conf Sem Sub Blks 89-90
This parcel contains 8.69 acres

- Parcel # 4 Parcel number: 5320.00
Legal: W1/2NE1/4NW1/4, 21-12-08
This parcel contains 19.63 acres

- Parcel # 5 Parcel: 5321.00
Legal: E1/2NE1/4NW1/4, 21-12-08
This parcel contains 19.97 acres

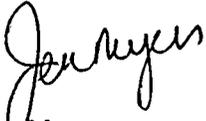
Parcel # 6 Parcel number: 5323.00
Legal: N1/4 of W1/2SE1/4NW1/4 & SW1/4NW1/4
This parcel contains 19.8 acres

Parcel #7 Parcel number: 5325.00
Legal S1/3 of W1/2SE1/4NW1/4 & S1/3 of SW1/4NW1/4 21-12-8
This parcel contains 20.07

Parcel #8 Parcel number: 5761.00
Legal: NE1/4 except Tax Lot 2
This parcel contains 160.03

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. At this time my opinion of the highest and best use of the property is the current use of agricultural land. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county.

Sincerely,



Jen Myers
Merrick County Assessor