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DEPARTMENT OF REVENUE

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

NANCE 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 Nance 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 Nance 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: Megan Zoucha, Nance 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.

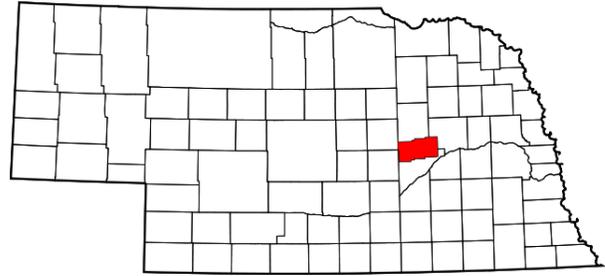
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

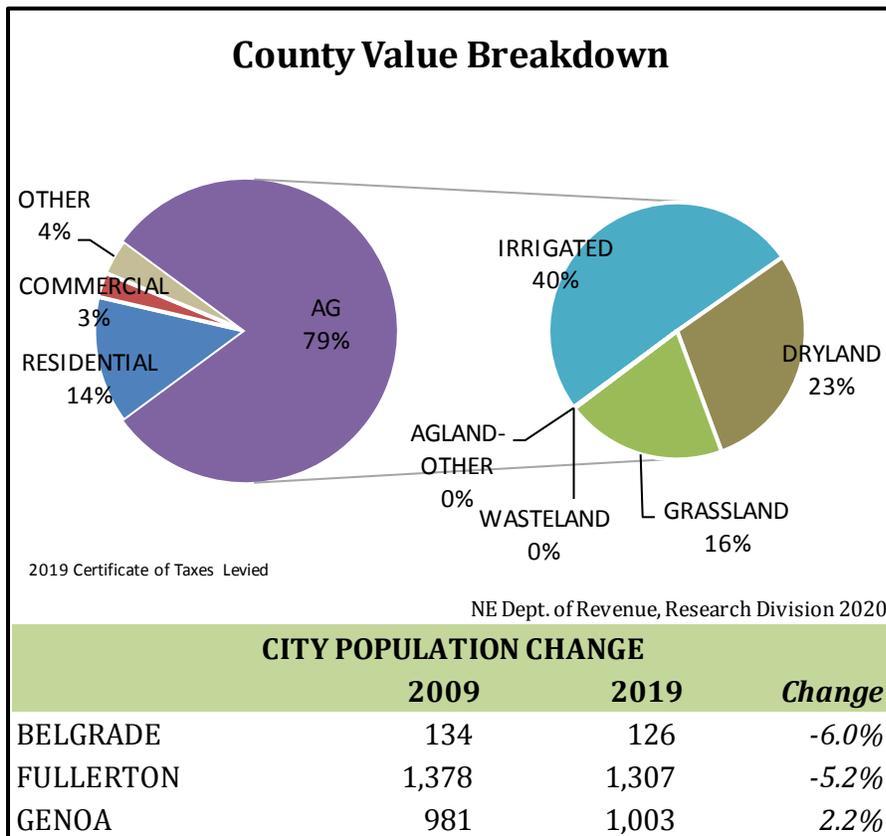
With a total area of 442 square miles, Nance County had 3,532 residents, per the Census Bureau Quick Facts for 2018, a 5% population decline from the 2010 U.S. Census. Reports indicated that 76% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$81,435 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



There is no commercial hub in Nance County; rather, the commercial properties are evenly disbursed around the county. According to information available from the U.S. Census Bureau,

there were 101 employer establishments with total employment of 496.

Agricultural land is the single largest contributor to the valuation base of the county by an overwhelming majority. A mix of grass and irrigated land makes up the majority of the land in the county. Nance County is included in both the Lower Loup and Central Platte Natural Resources Districts (NRD).



2020 Residential Correlation for Nance County

Assessment Actions

For the 2020 assessment year, the Nance County Assessor physically inspected Belgrade residential properties as part of their six-year inspection and review plan. New photos were taken. New costing and depreciation was updated. All pick-up work was completed on all residential property in the county.

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.

Reviewing the sales verification and qualification indicates that the usability is comparable to the state averages 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 four valuation groups with differing economic influences for the residential property class.

The review of the six-year inspection and review cycle is current and up to date. Vacant lot studies are completed when the reappraisal is done for each valuation group.

Nance County is currently using 2014 for its costing index tables while using 2013 depreciation tables. The county does not use the depreciation schedule in the Computer-Assisted Mass Appraisal (CAMA) system. Depreciation tables are developed based on local market information. The Nance County Assessor is in the process of writing a valuation methodology for the county.

Description of Analysis

Residential parcels are analyze utilizing four valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Fullerton
2	Belgrade
3	Genoa and Suburban Genoa
4	Rural

2020 Residential Correlation for Nance County

The statistical profile for the residential class indicates 72 qualified sales representing all the valuation groups. All valuation groups with an adequate sample of sales are within the acceptable level of value. All three measures of central tendency for the residential class of property are within the acceptable range and with a variance of six points provide support of a level of value within the acceptable range.

A review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) affirms the assessment action.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. Although two valuation groups have an insufficient number of sales for measurement, the areas are subject to the same appraisal techniques as the acceptable valuations groups with sufficient sales. The quality of assessment of the residential class of property complies with the generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	36	99.07	98.39	93.02	11.65	105.77
2	2	103.23	103.23	63.21	48.03	163.31
3	29	96.66	93.57	92.56	10.29	101.09
4	5	101.62	92.35	83.56	15.73	110.52
____ALL____	72	98.27	96.16	91.76	12.65	104.80

Level of Value

Based on analysis of all available information, the level of value for the residential property in Nance County is 98%.

2020 Commercial Correlation for Nance County

Assessment Actions

For 2020 assessment year, Nance County performed a statistical analysis for commercial properties and determined no adjustments were necessary. All pick-up work was completed on all commercial property in the county.

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 the usability is rate is lower than the state average for the commercial property class. All non-qualified sales have documentation for disqualification reason, review of the non-qualified sales roster revealed no apparent bias exists.

The county has four valuation groups based on the geographic characteristics within the county. These define distinct areas within the county. Nance County is on schedule with the six-year inspection and review cycle for the commercial class of property with the inspection and review completed in 2018. Due to the lack of vacant lot sales, lot studies are dated 2010 and the assessor will be updating them as valuation groups are reappraised. Cost tables and depreciation tables dated 2017 and 2018.

Description of Analysis

Nance County has four valuation groups for the commercial class, which are defined by towns within the county, as shown below.

Valuation Group	Description
1	Fullerton
2	Belgrade
3	Genoa
4	Rural

The commercial statistical profile shows nine qualified sales involving five different occupancy codes. The median is within the acceptable range with a low COD; however, the COD is impacted by the low usability rate and should not provide confidence in the median of a small sample. All

2020 Commercial Correlation for Nance County

commercial parcels are valued using the cost approach. The county completed a reappraisal of the commercial class in 2018. The commercial class indicated approximately a 2% increase in the base values according to the 2020 County Abstract of Assessment for Real Property, Form 45, Compared to the 2019 Certificate of Taxes Levied Report (CTL), which supports the assessment actions, that only routine maintenance was performed.

Equalization and Quality of Assessment

Based on the assessment practice review, the commercial class of property adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	98.82	100.21	94.32	15.91	106.24
2	1	99.66	99.66	99.66	00.00	100.00
3	4	100.62	97.66	95.23	08.17	102.55
<u> ALL </u>	<u> 9 </u>	99.66	99.01	95.97	10.68	103.17

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Nance County has achieved the statutory level of value of 100%.

2020 Agricultural Correlation for Nance County

Assessment Actions

A market analysis was conducted for the current assessment year. Assessed values were reduced for the irrigated, dryland and grassland classes of agricultural land. All three classes were decreased 2%. 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 land and 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 the sales usability is comparable to the state average for the agricultural property class; however, review of the sales file indicates good documentation indicating several of the transactions are family or highway right-of-way which lowers the usability rate. Based on the analysis it is determined no apparent bias exists.

The county assessor has determined that there are two agricultural market areas and currently there is no evidence that would indicate the need for any additional market areas. The county assessor does not recognize a special value influence and has not received any applications. The county assessor is in the process of identifying agricultural intensive use areas.

A land use review was conducted using 2020 aerial imagery, certification from Farm Services Agency (FSA) maps, the Lower Loup and Central Platte's NRDs and if necessary, property inspection. The home site acres are valued at \$12,000 and building sites are valued at \$3,000 an acre.

The depreciation tables were last updated in 2013 and 2014 costing is used in conjunction with the six-year inspection and review cycle. The county assessor does not have a written valuation methodology on file for the completion of the assessment actions and explanation of the process.

Description of Analysis

The county is split into two market areas. Market Area 1 includes the area south of the Loup River and an area in the Northwest portion of the county. The topography tend to have steep hills with valleys and gullies. Based on the information from the County Abstract of Assessment, Form 45, the land use is defined as 24% irrigated land, 24% dryland, and 49% grassland. Market Area 2 contains the Twin Loups Reclamation District and an area in the Northeast portion of the county. The topography tends to be mostly flat with few gradual hills. Based on the information displayed in the abstract, Market Area 2 is 36% irrigated land, 32% dryland, and 28% grassland. A review of the market area descriptions was done with the county assessor and no change was necessary.

2020 Agricultural Correlation for Nance County

The sample of sales from within Nance County is small with 20 qualified sales, but reflects the current market conditions in the surrounding counties, as the market is generally flat or slightly decreasing. The COD at 18% supports that ratios are tightly clustered around the median. When either the low or high ratio outliers are removed, the median remains stable, supporting that it is reliable Sample. Based on the review of all information, the agricultural land statistics are determined to be reliable.

Equalization and Quality of Assessment

Agricultural improvements and rural residential acreages have all been valued the same with the same depreciation and costing. The rural acreages indicate measures within an acceptable level of value and would reflect that the agricultural improvements are also equalized.

Based on the review of the statistics, along with all other information available, the assessment practices suggest that assessments within the county are valued within the acceptable parameters and therefore considered equalized. The quality of assessment for the agricultural class of property adheres to the generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	2	110.05	110.05	112.80	33.21	97.56
1	1	146.60	146.60	146.60	00.00	100.00
2	1	73.50	73.50	73.50	00.00	100.00
<u> Dry </u>						
County	9	73.59	73.48	72.94	07.60	100.74
1	4	77.63	78.07	77.13	07.34	101.22
2	5	73.14	69.81	67.65	05.81	103.19
<u> Grass </u>						
County	4	68.81	72.86	71.39	21.51	102.06
1	4	68.81	72.86	71.39	21.51	102.06
<u> ALL </u>	20	73.47	76.55	73.03	18.47	104.82

Level of Value

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

2020 Opinions of the Property Tax Administrator for Nance 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	98	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 Nance County

Residential Real Property - Current

Number of Sales	72	Median	98.27
Total Sales Price	\$6,568,950	Mean	96.16
Total Adj. Sales Price	\$6,568,950	Wgt. Mean	91.76
Total Assessed Value	\$6,027,925	Average Assessed Value of the Base	\$63,896
Avg. Adj. Sales Price	\$91,235	Avg. Assessed Value	\$83,721

Confidence Interval - Current

95% Median C.I	96.66 to 99.75
95% Wgt. Mean C.I	87.51 to 96.02
95% Mean C.I	91.87 to 100.45
% of Value of the Class of all Real Property Value in the County	11.40
% of Records Sold in the Study Period	4.04
% of Value Sold in the Study Period	5.30

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	64	100	99.40
2018	66	95	94.81
2017	79	97	96.50
2016	88	99	99.15

2020 Commission Summary for Nance County

Commercial Real Property - Current

Number of Sales	9	Median	99.66
Total Sales Price	\$471,900	Mean	99.01
Total Adj. Sales Price	\$471,900	Wgt. Mean	95.97
Total Assessed Value	\$452,865	Average Assessed Value of the Base	\$126,810
Avg. Adj. Sales Price	\$52,433	Avg. Assessed Value	\$50,318

Confidence Interval - Current

95% Median C.I	79.75 to 109.65
95% Wgt. Mean C.I	87.09 to 104.84
95% Mean C.I	86.05 to 111.97
% of Value of the Class of all Real Property Value in the County	2.73
% of Records Sold in the Study Period	4.19
% of Value Sold in the Study Period	1.66

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	9	100	98.43
2018	14	100	98.79
2017	16	100	94.07
2016	17	100	89.62

63 Nance
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 : 72
Total Sales Price : 6,568,950
Total Adj. Sales Price : 6,568,950
Total Assessed Value : 6,027,925
Avg. Adj. Sales Price : 91,235
Avg. Assessed Value : 83,721

MEDIAN : 98
WGT. MEAN : 92
MEAN : 96
COD : 12.65
PRD : 104.80

COV : 19.33
STD : 18.59
Avg. Abs. Dev : 12.43
MAX Sales Ratio : 152.81
MIN Sales Ratio : 53.65

95% Median C.I. : 96.66 to 99.75
95% Wgt. Mean C.I. : 87.51 to 96.02
95% Mean C.I. : 91.87 to 100.45

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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	9	100.24	105.00	102.86	06.77	102.08	97.11	123.12	97.91 to 122.97	79,161	81,425
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	12	99.09	98.05	95.83	06.68	102.32	75.81	112.85	96.13 to 106.16	76,325	73,140
01-JUL-18 To 30-SEP-18	9	99.64	101.06	101.87	04.78	99.20	92.66	122.55	96.28 to 103.56	122,722	125,016
01-OCT-18 To 31-DEC-18	12	99.23	96.74	97.62	09.40	99.10	53.65	127.11	90.49 to 101.79	79,721	77,826
01-JAN-19 To 31-MAR-19	10	88.38	89.43	82.46	14.96	108.45	64.31	132.46	69.97 to 101.62	89,540	73,837
01-APR-19 To 30-JUN-19	9	92.01	92.78	84.91	19.65	109.27	61.53	152.81	73.98 to 108.52	100,400	85,246
01-JUL-19 To 30-SEP-19	11	87.73	91.14	78.93	24.20	115.47	55.37	148.04	64.54 to 126.09	98,223	77,525
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	30	99.52	101.04	100.10	06.18	100.94	75.81	123.12	97.91 to 101.88	91,095	91,189
01-OCT-18 To 30-SEP-19	42	93.45	92.68	85.82	17.69	107.99	53.65	152.81	87.10 to 99.72	91,336	78,387
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	33	99.40	98.39	98.65	07.15	99.74	53.65	127.11	97.41 to 100.30	90,214	88,992
<u>ALL</u>	72	98.27	96.16	91.76	12.65	104.80	53.65	152.81	96.66 to 99.75	91,235	83,721

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	36	99.07	98.39	93.02	11.65	105.77	61.53	148.04	97.06 to 100.30	81,682	75,979
2	2	103.23	103.23	63.21	48.03	163.31	53.65	152.81	N/A	16,600	10,493
3	29	96.66	93.57	92.56	10.29	101.09	55.37	122.97	87.73 to 99.64	102,459	94,840
4	5	101.62	92.35	83.56	15.73	110.52	64.31	112.85	N/A	124,780	104,265
<u>ALL</u>	72	98.27	96.16	91.76	12.65	104.80	53.65	152.81	96.66 to 99.75	91,235	83,721

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	72	98.27	96.16	91.76	12.65	104.80	53.65	152.81	96.66 to 99.75	91,235	83,721
06											
07											
<u>ALL</u>	72	98.27	96.16	91.76	12.65	104.80	53.65	152.81	96.66 to 99.75	91,235	83,721

63 Nance
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 : 72
 Total Sales Price : 6,568,950
 Total Adj. Sales Price : 6,568,950
 Total Assessed Value : 6,027,925
 Avg. Adj. Sales Price : 91,235
 Avg. Assessed Value : 83,721

MEDIAN : 98
 WGT. MEAN : 92
 MEAN : 96
 COD : 12.65
 PRD : 104.80

COV : 19.33
 STD : 18.59
 Avg. Abs. Dev : 12.43
 MAX Sales Ratio : 152.81
 MIN Sales Ratio : 53.65

95% Median C.I. : 96.66 to 99.75
 95% Wgt. Mean C.I. : 87.51 to 96.02
 95% Mean C.I. : 91.87 to 100.45

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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	1	152.81	152.81	152.81	00.00	100.00	152.81	152.81	N/A	3,200	4,890	
Less Than 15,000	3	148.04	127.83	110.58	15.80	115.60	82.63	152.81	N/A	6,850	7,575	
Less Than 30,000	8	117.50	117.37	111.95	19.35	104.84	82.63	152.81	82.63 to 152.81	15,756	17,639	
___Ranges Excl. Low \$___												
Greater Than 4,999	71	98.24	95.37	91.73	12.05	103.97	53.65	148.04	96.28 to 99.75	92,475	84,831	
Greater Than 14,999	69	98.24	94.79	91.70	11.43	103.37	53.65	132.46	96.28 to 99.75	94,904	87,032	
Greater Than 29,999	64	98.06	93.51	91.37	10.99	102.34	53.65	126.09	96.13 to 99.64	100,670	91,981	
___Incremental Ranges___												
0 TO 4,999	1	152.81	152.81	152.81	00.00	100.00	152.81	152.81	N/A	3,200	4,890	
5,000 TO 14,999	2	115.34	115.34	102.80	28.36	112.20	82.63	148.04	N/A	8,675	8,918	
15,000 TO 29,999	5	107.88	111.09	112.21	13.26	99.00	87.73	132.46	N/A	21,100	23,677	
30,000 TO 59,999	16	98.43	96.64	96.53	11.04	100.11	53.65	126.09	92.66 to 101.97	44,413	42,872	
60,000 TO 99,999	24	98.06	95.46	94.90	08.61	100.59	61.53	123.12	89.74 to 100.75	75,321	71,476	
100,000 TO 149,999	9	98.72	95.25	94.63	12.47	100.66	55.37	122.55	79.81 to 107.18	118,144	111,805	
150,000 TO 249,999	14	92.41	85.60	86.13	14.98	99.38	64.31	101.99	64.99 to 99.87	186,521	160,654	
250,000 TO 499,999	1	92.01	92.01	92.01	00.00	100.00	92.01	92.01	N/A	250,000	230,025	
500,000 TO 999,999												
1,000,000 +												
___ALL___	72	98.27	96.16	91.76	12.65	104.80	53.65	152.81	96.66 to 99.75	91,235	83,721	

63 Nance
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 : 9
Total Sales Price : 471,900
Total Adj. Sales Price : 471,900
Total Assessed Value : 452,865
Avg. Adj. Sales Price : 52,433
Avg. Assessed Value : 50,318

MEDIAN : 100
WGT. MEAN : 96
MEAN : 99
COD : 10.68
PRD : 103.17

COV : 17.03
STD : 16.86
Avg. Abs. Dev : 10.64
MAX Sales Ratio : 131.27
MIN Sales Ratio : 71.93

95% Median C.I. : 79.75 to 109.65
95% Wgt. Mean C.I. : 87.09 to 104.84
95% Mean C.I. : 86.05 to 111.97

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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	1	102.10	102.10	102.10	00.00	100.00	102.10	102.10	N/A	20,000	20,420	
01-JAN-17 To 31-MAR-17	2	90.17	90.17	91.97	11.56	98.04	79.75	100.58	N/A	66,500	61,158	
01-APR-17 To 30-JUN-17	1	97.05	97.05	97.05	00.00	100.00	97.05	97.05	N/A	65,000	63,085	
01-JUL-17 To 30-SEP-17												
01-OCT-17 To 31-DEC-17	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	47,900	34,455	
01-JAN-18 To 31-MAR-18	1	99.66	99.66	99.66	00.00	100.00	99.66	99.66	N/A	120,000	119,590	
01-APR-18 To 30-JUN-18												
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18												
01-JAN-19 To 31-MAR-19												
01-APR-19 To 30-JUN-19	2	115.21	115.21	106.83	13.95	107.84	99.14	131.27	N/A	23,000	24,570	
01-JUL-19 To 30-SEP-19	1	109.65	109.65	109.65	00.00	100.00	109.65	109.65	N/A	40,000	43,860	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	4	98.82	94.87	94.41	06.55	100.49	79.75	102.10	N/A	54,500	51,455	
01-OCT-17 To 30-SEP-18	2	85.80	85.80	91.75	16.17	93.51	71.93	99.66	N/A	83,950	77,023	
01-OCT-18 To 30-SEP-19	3	109.65	113.35	108.14	09.77	104.82	99.14	131.27	N/A	28,667	31,000	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	4	88.40	87.33	89.41	13.00	97.67	71.93	100.58	N/A	61,475	54,964	
01-JAN-18 To 31-DEC-18	1	99.66	99.66	99.66	00.00	100.00	99.66	99.66	N/A	120,000	119,590	
<u>ALL</u>	9	99.66	99.01	95.97	10.68	103.17	71.93	131.27	79.75 to 109.65	52,433	50,318	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	4	98.82	100.21	94.32	15.91	106.24	71.93	131.27	N/A	50,475	47,609	
2	1	99.66	99.66	99.66	00.00	100.00	99.66	99.66	N/A	120,000	119,590	
3	4	100.62	97.66	95.23	08.17	102.55	79.75	109.65	N/A	37,500	35,710	
<u>ALL</u>	9	99.66	99.01	95.97	10.68	103.17	71.93	131.27	79.75 to 109.65	52,433	50,318	

63 Nance
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 : 9
Total Sales Price : 471,900
Total Adj. Sales Price : 471,900
Total Assessed Value : 452,865
Avg. Adj. Sales Price : 52,433
Avg. Assessed Value : 50,318

MEDIAN : 100
WGT. MEAN : 96
MEAN : 99
COD : 10.68
PRD : 103.17

COV : 17.03
STD : 16.86
Avg. Abs. Dev : 10.64
MAX Sales Ratio : 131.27
MIN Sales Ratio : 71.93

95% Median C.I. : 79.75 to 109.65
95% Wgt. Mean C.I. : 87.09 to 104.84
95% Mean C.I. : 86.05 to 111.97

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	9	99.66	99.01	95.97	10.68	103.17	71.93	131.27	79.75 to 109.65	52,433	50,318
04											
<u>ALL</u>	9	99.66	99.01	95.97	10.68	103.17	71.93	131.27	79.75 to 109.65	52,433	50,318

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	131.27	131.27	131.27	00.00	100.00	131.27	131.27	N/A	11,000	14,440
Less Than 30,000	2	116.69	116.69	112.45	12.50	103.77	102.10	131.27	N/A	15,500	17,430
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	99.66	99.01	95.97	10.68	103.17	71.93	131.27	79.75 to 109.65	52,433	50,318
Greater Than 14,999	8	99.40	94.98	95.12	08.07	99.85	71.93	109.65	71.93 to 109.65	57,613	54,803
Greater Than 29,999	7	99.14	93.97	94.81	08.82	99.11	71.93	109.65	71.93 to 109.65	62,986	59,715
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	131.27	131.27	131.27	00.00	100.00	131.27	131.27	N/A	11,000	14,440
15,000 TO 29,999	1	102.10	102.10	102.10	00.00	100.00	102.10	102.10	N/A	20,000	20,420
30,000 TO 59,999	4	89.45	90.12	88.18	15.96	102.20	71.93	109.65	N/A	44,475	39,219
60,000 TO 99,999	2	98.82	98.82	98.98	01.79	99.84	97.05	100.58	N/A	71,500	70,770
100,000 TO 149,999	1	99.66	99.66	99.66	00.00	100.00	99.66	99.66	N/A	120,000	119,590
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	9	99.66	99.01	95.97	10.68	103.17	71.93	131.27	79.75 to 109.65	52,433	50,318

63 Nance
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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Number of Sales : 9
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Avg. Assessed Value : 50,318

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WGT. MEAN : 96
MEAN : 99
COD : 10.68
PRD : 103.17

COV : 17.03
STD : 16.86
Avg. Abs. Dev : 10.64
MAX Sales Ratio : 131.27
MIN Sales Ratio : 71.93

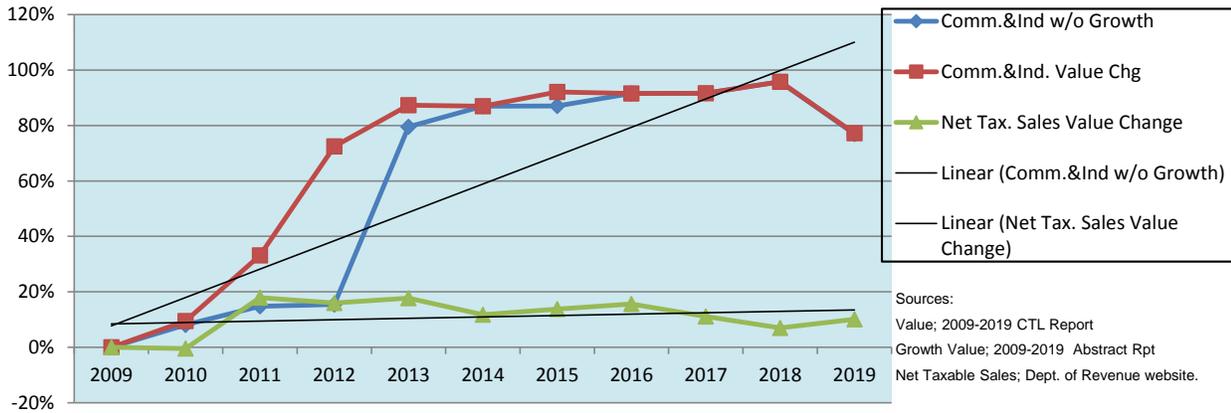
95% Median C.I. : 79.75 to 109.65
95% Wgt. Mean C.I. : 87.09 to 104.84
95% Mean C.I. : 86.05 to 111.97

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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
344	1	102.10	102.10	102.10	00.00	100.00	102.10	102.10	N/A	20,000	20,420
350	2	85.54	85.54	83.42	15.91	102.54	71.93	99.14	N/A	41,450	34,578
406	2	114.16	114.16	102.01	14.99	111.91	97.05	131.27	N/A	38,000	38,763
442	2	94.70	94.70	92.34	15.79	102.56	79.75	109.65	N/A	47,500	43,860
470	2	100.12	100.12	100.02	00.46	100.10	99.66	100.58	N/A	99,000	99,023
<u>ALL</u>	9	99.66	99.01	95.97	10.68	103.17	71.93	131.27	79.75 to 109.65	52,433	50,318

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	\$ 13,676,503	\$ 2,484,308		\$ 11,192,195	--	\$ 14,798,017	--
2009	\$ 15,118,878	\$ 797,875	5.28%	\$ 14,321,003	--	\$ 14,951,088	--
2010	\$ 16,545,035	\$ 200,000	1.21%	\$ 16,345,035	8.11%	\$ 14,882,395	-0.46%
2011	\$ 20,126,965	\$ 2,770,970	13.77%	\$ 17,355,995	4.90%	\$ 17,629,232	18.46%
2012	\$ 26,067,375	\$ 8,609,865	33.03%	\$ 17,457,510	-13.26%	\$ 17,339,101	-1.65%
2013	\$ 28,319,865	\$ 1,176,135	4.15%	\$ 27,143,730	4.13%	\$ 17,598,929	1.50%
2014	\$ 28,262,120	\$ -	0.00%	\$ 28,262,120	-0.20%	\$ 16,706,008	-5.07%
2015	\$ 29,043,470	\$ 769,060	2.65%	\$ 28,274,410	0.04%	\$ 17,014,459	1.85%
2016	\$ 28,962,520	\$ -	0.00%	\$ 28,962,520	-0.28%	\$ 17,280,867	1.57%
2017	\$ 28,972,340	\$ -	0.00%	\$ 28,972,340	0.03%	\$ 16,613,699	-3.86%
2018	\$ 29,597,840	\$ -	0.00%	\$ 29,597,840	2.16%	\$ 15,997,934	-3.71%
2019	\$ 26,794,695	\$ 45,635	0.17%	\$ 26,749,060	-9.62%	\$ 16,462,797	2.91%
Ann %chg	5.89%			Average	-0.40%	0.97%	1.15%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	8.11%	9.43%	-0.46%
2011	14.80%	33.12%	17.91%
2012	15.47%	72.42%	15.97%
2013	79.54%	87.31%	17.71%
2014	86.93%	86.93%	11.74%
2015	87.01%	92.10%	13.80%
2016	91.57%	91.57%	15.58%
2017	91.63%	91.63%	11.12%
2018	95.77%	95.77%	7.00%
2019	76.92%	77.23%	10.11%

County Number	63
County Name	Nance

63 Nance
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 : 20
Total Sales Price : 13,225,185
Total Adj. Sales Price : 13,225,185
Total Assessed Value : 9,658,810
Avg. Adj. Sales Price : 661,259
Avg. Assessed Value : 482,941

MEDIAN : 73
WGT. MEAN : 73
MEAN : 77
COD : 18.47
PRD : 104.82

COV : 28.37
STD : 21.72
Avg. Abs. Dev : 13.57
MAX Sales Ratio : 146.60
MIN Sales Ratio : 44.59

95% Median C.I. : 64.37 to 78.74
95% Wgt. Mean C.I. : 62.96 to 83.10
95% Mean C.I. : 66.38 to 86.72

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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											
01-JAN-17 To 31-MAR-17	2	72.08	72.08	71.05	09.25	101.45	65.41	78.74	N/A	538,800	382,833
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	4	65.43	64.08	65.02	10.36	98.55	51.96	73.50	N/A	692,027	449,925
01-APR-18 To 30-JUN-18	2	87.66	87.66	83.11	16.22	105.47	73.44	101.88	N/A	682,000	566,830
01-JUL-18 To 30-SEP-18	3	73.59	73.90	73.90	00.83	100.00	73.14	74.98	N/A	370,745	273,970
01-OCT-18 To 31-DEC-18	4	70.44	67.72	63.40	18.80	106.81	44.59	85.39	N/A	792,186	502,215
01-JAN-19 To 31-MAR-19	3	88.80	84.72	79.29	13.90	106.85	64.17	101.19	N/A	754,867	598,507
01-APR-19 To 30-JUN-19	2	104.26	104.26	90.72	40.61	114.93	61.92	146.60	N/A	734,950	666,748
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	2	72.08	72.08	71.05	09.25	101.45	65.41	78.74	N/A	538,800	382,833
01-OCT-17 To 30-SEP-18	9	73.44	72.59	71.61	10.28	101.37	51.96	101.88	62.64 to 74.98	582,705	417,252
01-OCT-18 To 30-SEP-19	9	76.51	81.50	74.43	27.15	109.50	44.59	146.60	61.92 to 101.19	767,027	570,875
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	2	72.08	72.08	71.05	09.25	101.45	65.41	78.74	N/A	538,800	382,833
01-JAN-18 To 31-DEC-18	13	73.44	71.09	68.51	12.66	103.77	44.59	101.88	62.64 to 76.51	647,160	443,395
<u>ALL</u>	20	73.47	76.55	73.03	18.47	104.82	44.59	146.60	64.37 to 78.74	661,259	482,941

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	11	73.44	78.12	73.56	24.66	106.20	44.59	146.60	51.96 to 101.88	761,350	560,043
2	9	73.50	74.64	72.13	10.88	103.48	61.92	101.19	62.64 to 85.39	538,926	388,704
<u>ALL</u>	20	73.47	76.55	73.03	18.47	104.82	44.59	146.60	64.37 to 78.74	661,259	482,941

63 Nance
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

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Avg. Assessed Value : 482,941

MEDIAN : 73
WGT. MEAN : 73
MEAN : 77
COD : 18.47
PRD : 104.82

COV : 28.37
STD : 21.72
Avg. Abs. Dev : 13.57
MAX Sales Ratio : 146.60
MIN Sales Ratio : 44.59

95% Median C.I. : 64.37 to 78.74
95% Wgt. Mean C.I. : 62.96 to 83.10
95% Mean C.I. : 66.38 to 86.72

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	110.05	110.05	112.80	33.21	97.56	73.50	146.60	N/A	465,000	524,513
1	1	146.60	146.60	146.60	00.00	100.00	146.60	146.60	N/A	500,000	732,975
2	1	73.50	73.50	73.50	00.00	100.00	73.50	73.50	N/A	430,000	316,050
_____Dry_____											
County	7	73.14	72.29	71.70	08.16	100.82	61.92	88.80	61.92 to 88.80	679,765	487,418
1	2	78.51	78.51	77.04	13.11	101.91	68.22	88.80	N/A	1,027,311	791,445
2	5	73.14	69.81	67.65	05.81	103.19	61.92	74.98	N/A	540,747	365,807
_____Grass_____											
County	2	62.70	62.70	66.45	17.13	94.36	51.96	73.44	N/A	667,243	443,360
1	2	62.70	62.70	66.45	17.13	94.36	51.96	73.44	N/A	667,243	443,360
_____ALL_____	20	73.47	76.55	73.03	18.47	104.82	44.59	146.60	64.37 to 78.74	661,259	482,941

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	110.05	110.05	112.80	33.21	97.56	73.50	146.60	N/A	465,000	524,513
1	1	146.60	146.60	146.60	00.00	100.00	146.60	146.60	N/A	500,000	732,975
2	1	73.50	73.50	73.50	00.00	100.00	73.50	73.50	N/A	430,000	316,050
_____Dry_____											
County	9	73.59	73.48	72.94	07.60	100.74	61.92	88.80	65.41 to 78.74	679,373	495,508
1	4	77.63	78.07	77.13	07.34	101.22	68.22	88.80	N/A	852,655	657,635
2	5	73.14	69.81	67.65	05.81	103.19	61.92	74.98	N/A	540,747	365,807
_____Grass_____											
County	4	68.81	72.86	71.39	21.51	102.06	51.96	101.88	N/A	710,872	507,500
1	4	68.81	72.86	71.39	21.51	102.06	51.96	101.88	N/A	710,872	507,500
_____ALL_____	20	73.47	76.55	73.03	18.47	104.82	44.59	146.60	64.37 to 78.74	661,259	482,941

63 Nance County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	4948	4893	4886	4876	4870	4893	4800	4796	4877
Platte	3	6398	6100	5563	5194	4900	4461	4100	3650	5255
Merrick	1	4800	4500	4200	4000	3900	3700	3550	3150	4147
Howard	7300	4850	4850	4400	4200	3800	3700	3500	3500	4397
Boone	1	5410	5400	5410	5399	4847	5170	5175	5174	5274
Nance	2	5300	5300	5300	5250	5250	5250	5200	5200	5265
Platte	6	9088	8500	7772	7500	6900	6498	6000	5400	7271
Boone	1	5410	5400	5410	5399	4847	5170	5175	5174	5274
Greeley	2	5090	4700	4490	4375	4260	4230	4210	3743	4337

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	2549	2550	2494	2493	2487	2470	2425	2375	2482
Platte	3	5200	5050	4779	4700	4363	3978	3301	2800	4191
Merrick	1	2800	2575	2400	2300	2175	2075	1900	1840	2286
Howard	7300	2500	2500	2400	2400	2300	2200	2100	2000	2282
Boone	1	4860	4824	4760	4398	3937	4760	4757	4755	4770
Nance	2	3975	3950	3925	3925	3875	3850	3800	3800	3896
Platte	6	6493	6100	5559	5499	5100	4599	3800	2900	5219
Boone	1	4860	4824	4760	4398	3937	4760	4757	4755	4770
Greeley	2	n/a	2355	2265	2265	2175	2085	1950	1813	2101

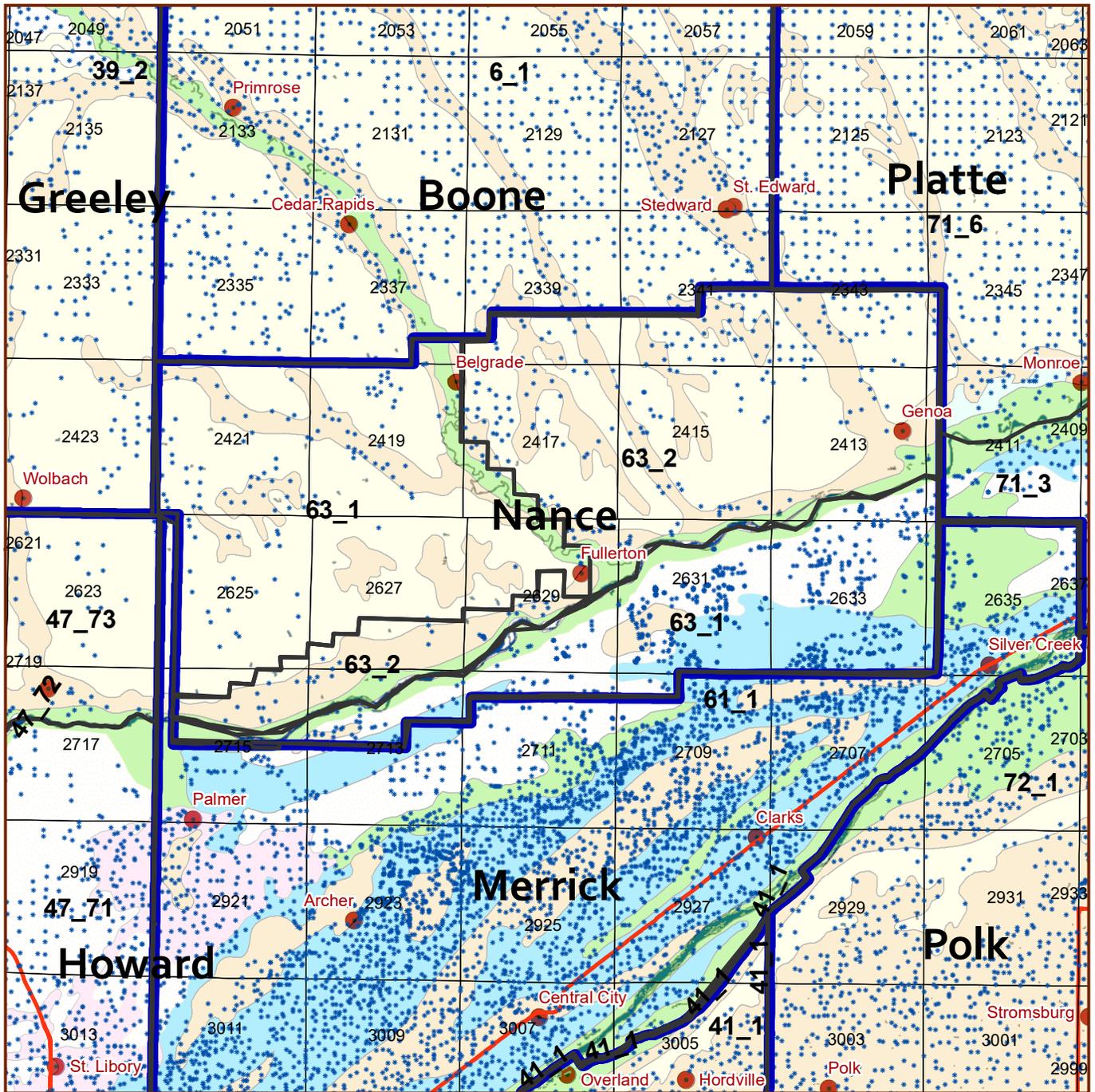
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	1451	1450	1441	1425	1402	1388	1385	1350	1426
Platte	3	1393	1326	1300	706	1200	1124	1098	1037	1282
Merrick	1	1514	1460	1479	1427	1409	1350	1345	1200	1478
Howard	7300	1275	1175	1175	1175	1150	1150	1150	n/a	1173
Boone	1	1553	1546	1527	1555	1166	1468	n/a	n/a	1545
Nance	2	1726	1702	1676	1650	1651	1575	n/a	1575	1682
Platte	6	1587	1575	1507	1512	n/a	1241	n/a	1309	1554
Boone	1	1553	1546	1527	1555	1166	1468	n/a	n/a	1545
Greeley	2	1310	1295	1280	1275	1242	1258	n/a	627	1269

County	Mkt Area	CRP	TIMBER	WASTE
Nance	1	1603	1300	278
Platte	3	1301	974	100
Merrick	1	1220	500	547
Howard	7300	1162	n/a	776
Boone	1	2114	616	487
Nance	2	0	0	276
Platte	6	1583	1358	100
Boone	1	2114	616	487
Greeley	2	1301	n/a	201

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.

NANCE COUNTY



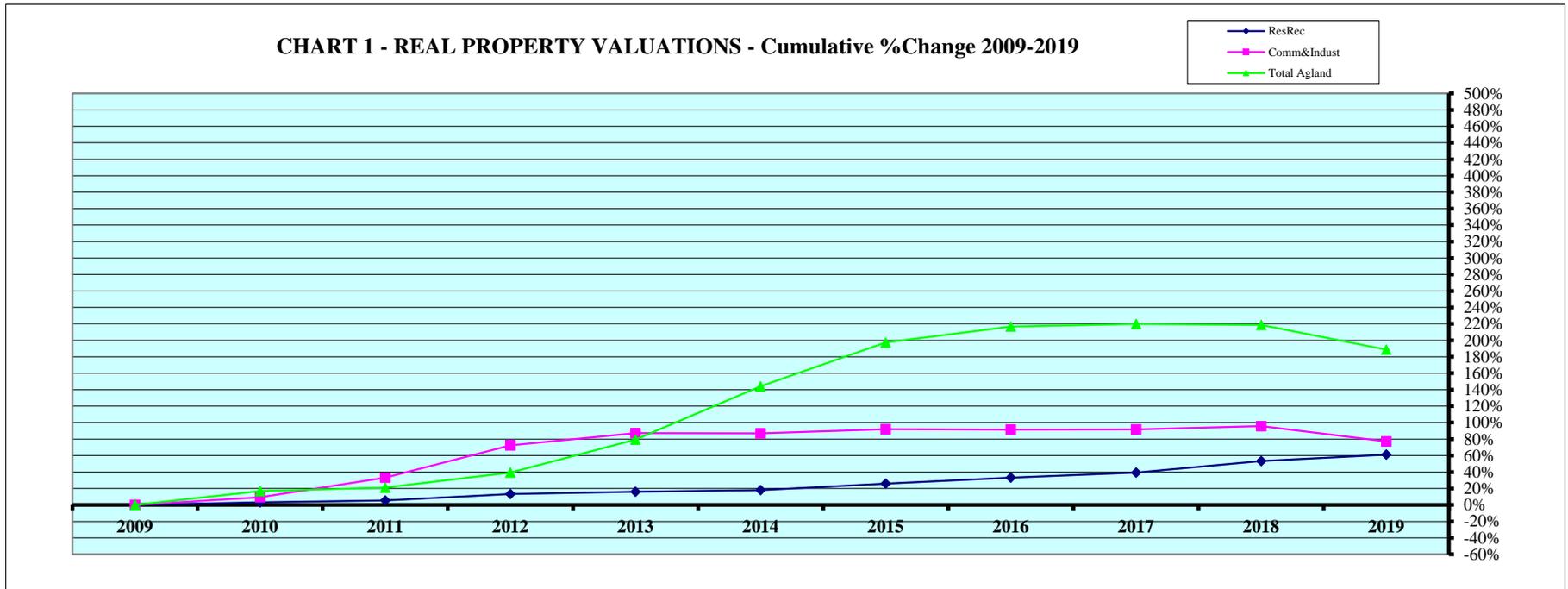
Legend

- 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	68,833,297	--	--	--	15,118,878	--	--	--	280,500,618	--	--	--
2010	71,025,240	2,191,943	3.18%	3.18%	16,545,035	1,426,157	9.43%	9.43%	327,563,098	47,062,480	16.78%	16.78%
2011	72,477,185	1,451,945	2.04%	5.29%	20,126,965	3,581,930	21.65%	33.12%	339,508,288	11,945,190	3.65%	21.04%
2012	77,902,031	5,424,846	7.48%	13.17%	26,067,375	5,940,410	29.51%	72.42%	390,753,683	51,245,395	15.09%	39.31%
2013	79,875,061	1,973,030	2.53%	16.04%	28,319,865	2,252,490	8.64%	87.31%	502,842,238	112,088,555	28.69%	79.27%
2014	81,143,600	1,268,539	1.59%	17.88%	28,262,120	-57,745	-0.20%	86.93%	684,631,188	181,788,950	36.15%	144.07%
2015	86,595,530	5,451,930	6.72%	25.80%	29,043,470	781,350	2.76%	92.10%	834,214,078	149,582,890	21.85%	197.40%
2016	91,570,013	4,974,483	5.74%	33.03%	28,962,520	-80,950	-0.28%	91.57%	888,572,173	54,358,095	6.52%	216.78%
2017	95,858,338	4,288,325	4.68%	39.26%	28,972,340	9,820	0.03%	91.63%	897,230,318	8,658,145	0.97%	219.87%
2018	105,477,630	9,619,292	10.03%	53.24%	29,597,840	625,500	2.16%	95.77%	894,164,028	-3,066,290	-0.34%	218.77%
2019	110,861,305	5,383,675	5.10%	61.06%	26,794,695	-2,803,145	-9.47%	77.23%	809,882,148	-84,281,880	-9.43%	188.73%

Rate Annual %chg: Residential & Recreational **4.88%** Commercial & Industrial **5.89%** Agricultural Land **11.19%**

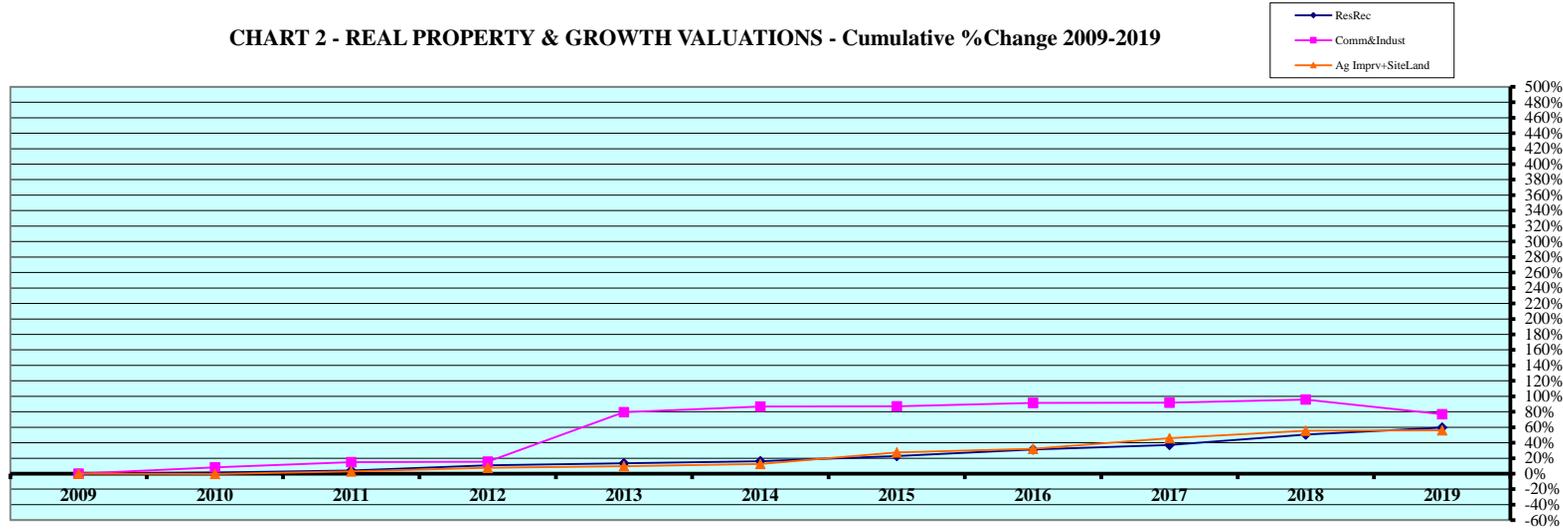
Cnty# **63**
County **NANCE**

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	68,833,297	1,112,355	1.62%	67,720,942	--	--	15,118,878	797,875	5.28%	14,321,003	--	--		
2010	71,025,240	1,181,305	1.66%	69,843,935	1.47%	1.47%	16,545,035	200,000	1.21%	16,345,035	8.11%	8.11%		
2011	72,477,185	816,290	1.13%	71,660,895	0.89%	4.11%	20,126,965	2,770,970	13.77%	17,355,995	4.90%	14.80%		
2012	77,902,031	1,593,182	2.05%	76,308,849	5.29%	10.86%	26,067,375	8,609,865	33.03%	17,457,510	-13.26%	15.47%		
2013	79,875,061	1,700,500	2.13%	78,174,561	0.35%	13.57%	28,319,865	1,176,135	4.15%	27,143,730	4.13%	79.54%		
2014	81,143,600	1,261,780	1.55%	79,881,820	0.01%	16.05%	28,262,120	0	0.00%	28,262,120	-0.20%	86.93%		
2015	86,595,530	2,148,710	2.48%	84,446,820	4.07%	22.68%	29,043,470	769,060	2.65%	28,274,410	0.04%	87.01%		
2016	91,570,013	1,205,339	1.32%	90,364,674	4.35%	31.28%	28,962,520	0	0.00%	28,962,520	-0.28%	91.57%		
2017	95,858,338	1,380,775	1.44%	94,477,563	3.18%	37.26%	28,972,340	0	0.00%	28,972,340	0.03%	91.63%		
2018	105,477,630	1,813,205	1.72%	103,664,425	8.14%	50.60%	29,597,840	0	0.00%	29,597,840	2.16%	95.77%		
2019	110,861,305	1,038,145	0.94%	109,823,160	4.12%	59.55%	26,794,695	45,635	0.17%	26,749,060	-9.62%	76.92%		
Rate Ann%chg	4.88%						5.89%						C & I w/o growth	-0.40%

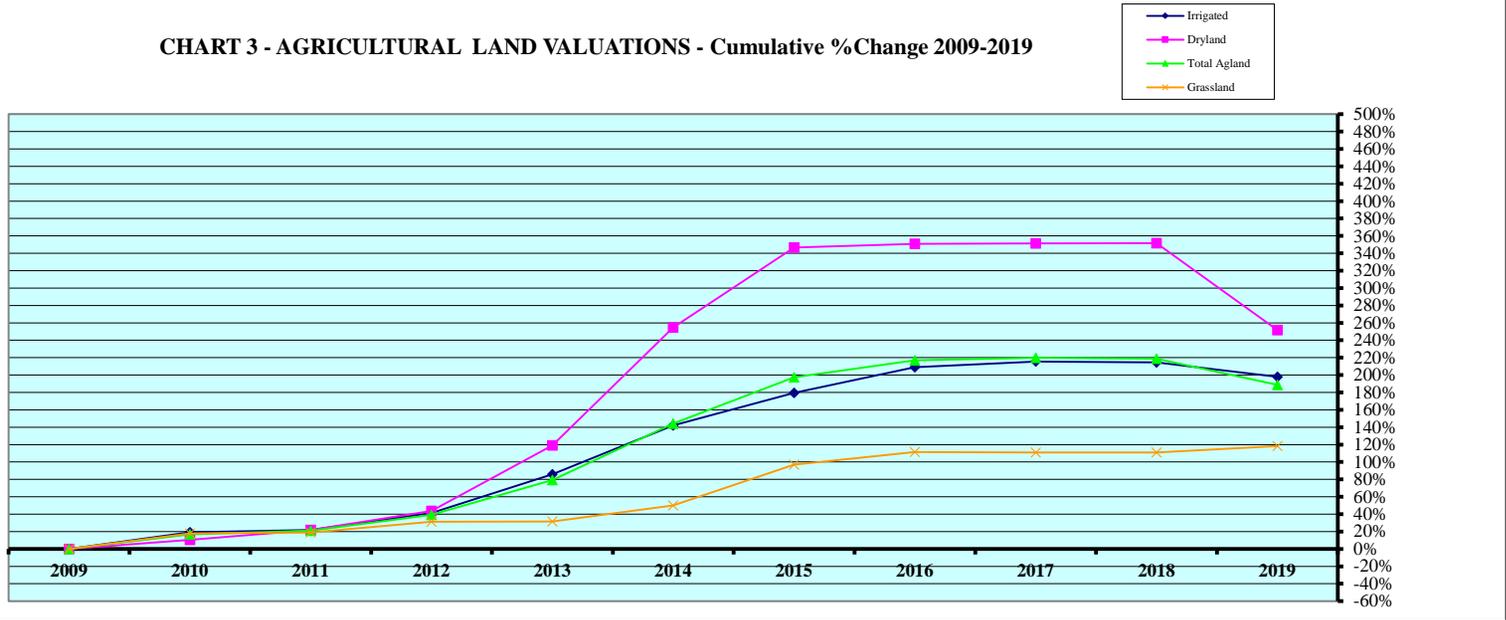
Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2009	19,049,505	24,013,877	43,063,382	987,338	2.29%	42,076,044	--	--
2010	19,792,205	24,635,028	44,427,233	1,527,960	3.44%	42,899,273	-0.38%	-0.38%
2011	20,043,870	25,813,021	45,856,891	1,577,430	3.44%	44,279,461	-0.33%	2.82%
2012	20,493,352	27,033,706	47,527,058	1,228,140	2.58%	46,298,918	0.96%	7.51%
2013	21,068,015	27,614,101	48,682,116	1,504,390	3.09%	47,177,726	-0.74%	9.55%
2014	22,181,800	28,029,530	50,211,330	1,771,545	3.53%	48,439,785	-0.50%	12.48%
2015	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	9.34%	27.49%
2016	26,522,860	33,070,287	59,593,147	2,740,335	4.60%	56,852,812	-0.84%	32.02%
2017	28,606,720	36,794,700	65,401,420	2,588,254	3.96%	62,813,166	5.40%	45.86%
2018	28,884,415	39,302,840	68,187,255	1,215,130	1.78%	66,972,125	2.40%	55.52%
2019	28,798,400	39,276,915	68,075,315	878,005	1.29%	67,197,310	-1.45%	56.04%
Rate Ann%chg	4.22%	5.04%	4.69%	Ag Imprv+Site w/o growth			1.39%	

(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# 63
County NANCE

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	136,943,300	--	--	--	67,062,730	--	--	--	75,357,770	--	--	--
2010	163,274,135	26,330,835	19.23%	19.23%	74,110,515	7,047,785	10.51%	10.51%	88,878,680	13,520,910	17.94%	17.94%
2011	166,700,105	3,425,970	2.10%	21.73%	81,593,040	7,482,525	10.10%	21.67%	89,606,645	727,965	0.82%	18.91%
2012	193,360,830	26,660,725	15.99%	41.20%	96,392,725	14,799,685	18.14%	43.74%	98,879,215	9,272,570	10.35%	31.21%
2013	254,596,520	61,235,690	31.67%	85.91%	146,981,335	50,588,610	52.48%	119.17%	99,049,530	170,315	0.17%	31.44%
2014	331,592,020	76,995,500	30.24%	142.14%	237,817,450	90,836,115	61.80%	254.62%	112,949,520	13,899,990	14.03%	49.88%
2015	382,644,960	51,052,940	15.40%	179.42%	299,466,895	61,649,445	25.92%	346.55%	148,477,545	35,528,025	31.45%	97.03%
2016	423,083,425	40,438,465	10.57%	208.95%	302,417,935	2,951,040	0.99%	350.95%	159,422,505	10,944,960	7.37%	111.55%
2017	431,992,335	8,908,910	2.11%	215.45%	302,708,290	290,355	0.10%	351.38%	158,884,215	-538,290	-0.34%	110.84%
2018	430,848,470	-1,143,865	-0.26%	214.62%	302,879,330	171,040	0.06%	351.64%	158,980,620	96,405	0.06%	110.97%
2019	408,094,070	-22,754,400	-5.28%	198.00%	235,862,080	-67,017,250	-22.13%	251.70%	164,486,440	5,505,820	3.46%	118.27%

Rate Ann.%chg: Irrigated **11.54%** Dryland **13.40%** Grassland **8.12%**

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	750,933	--	--	--	385,885	--	--	--	280,500,618	--	--	--
2010	891,183	140,250	18.68%	18.68%	408,585	22,700	5.88%	5.88%	327,563,098	47,062,480	16.78%	16.78%
2011	368,160	-523,023	-58.69%	-50.97%	1,240,338	831,753	203.57%	221.43%	339,508,288	11,945,190	3.65%	21.04%
2012	415,395	47,235	12.83%	-44.68%	1,705,518	465,180	37.50%	341.98%	390,753,683	51,245,395	15.09%	39.31%
2013	404,700	-10,695	-2.57%	-46.11%	1,810,153	104,635	6.14%	369.09%	502,842,238	112,088,555	28.69%	79.27%
2014	400,185	-4,515	-1.12%	-46.71%	1,872,013	61,860	3.42%	385.12%	684,631,188	181,788,950	36.15%	144.07%
2015	428,995	28,810	7.20%	-42.87%	3,195,683	1,323,670	70.71%	728.14%	834,214,078	149,582,890	21.85%	197.40%
2016	222,975	-206,020	-48.02%	-70.31%	3,425,333	229,650	7.19%	787.66%	888,572,173	54,358,095	6.52%	216.78%
2017	216,360	-6,615	-2.97%	-71.19%	3,429,118	3,785	0.11%	788.64%	897,230,318	8,658,145	0.97%	219.87%
2018	231,720	15,360	7.10%	-69.14%	1,223,888	-2,205,230	-64.31%	217.16%	894,164,028	-3,066,290	-0.34%	218.77%
2019	261,040	29,320	12.65%	-65.24%	1,178,518	-45,370	-3.71%	205.41%	809,882,148	-84,281,880	-9.43%	188.73%

Cnty# **63**
County **NANCE**

Rate Ann.%chg: Total Agric Land **11.19%**

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	136,792,500	76,288	1,793			67,172,075	69,749	963			75,433,150	117,770	641		
2010	163,349,985	76,447	2,137	19.17%	19.17%	73,963,935	69,441	1,065	10.60%	10.60%	88,986,420	117,892	755	17.84%	17.84%
2011	166,696,560	76,409	2,182	2.10%	21.67%	81,500,735	69,487	1,173	10.12%	21.79%	89,764,090	117,565	764	1.15%	19.21%
2012	193,796,775	77,455	2,502	14.69%	39.54%	96,289,600	69,832	1,379	17.56%	43.18%	98,940,425	115,858	854	11.85%	33.33%
2013	254,747,445	77,675	3,280	31.08%	82.90%	147,032,385	70,486	2,086	51.28%	116.60%	99,005,190	114,680	863	1.09%	34.79%
2014	332,067,000	77,844	4,266	30.07%	137.90%	237,575,680	70,655	3,362	61.20%	249.15%	112,906,420	114,338	987	14.38%	54.17%
2015	382,951,920	77,446	4,945	15.92%	175.76%	299,347,455	72,301	4,140	23.13%	329.91%	148,578,745	112,622	1,319	33.60%	105.97%
2016	423,522,325	77,893	5,437	9.96%	203.23%	303,494,035	73,074	4,153	0.31%	331.26%	158,989,705	111,912	1,421	7.69%	121.80%
2017	432,184,145	78,163	5,529	1.69%	208.36%	302,671,485	72,738	4,161	0.19%	332.07%	158,836,630	111,881	1,420	-0.07%	121.65%
2018	431,115,135	77,960	5,530	0.01%	208.40%	302,650,255	72,697	4,163	0.05%	332.29%	159,087,760	112,042	1,420	0.01%	121.68%
2019	412,716,670	78,251	5,274	-4.62%	194.14%	236,836,160	72,215	3,280	-21.22%	240.54%	166,252,935	112,214	1,482	4.34%	131.31%

Rate Annual %chg Average Value/Acre: 11.39% 13.04% 8.75%

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	732,393	2,864	256			302,520	712	425			280,432,638	267,382	1,049		
2010	872,403	2,701	323	26.31%	26.31%	408,585	908	450	5.88%	5.88%	327,581,328	267,389	1,225	16.81%	16.81%
2011	384,935	1,447	266	-17.65%	4.01%	1,199,743	1,811	663	47.23%	55.89%	339,546,063	266,718	1,273	3.91%	21.38%
2012	414,850	1,389	299	12.25%	16.76%	1,564,303	2,102	744	12.35%	75.14%	391,005,953	266,636	1,466	15.19%	39.82%
2013	403,450	1,358	297	-0.54%	16.13%	1,788,763	2,519	710	-4.61%	67.06%	502,977,233	266,719	1,886	28.60%	79.80%
2014	404,235	1,361	297	0.01%	16.14%	1,808,268	2,534	714	0.51%	67.91%	684,761,603	266,731	2,567	36.14%	144.78%
2015	406,345	1,369	297	-0.07%	16.06%	3,168,523	2,886	1,098	53.85%	158.33%	834,452,988	266,625	3,130	21.91%	198.40%
2016	218,670	1,046	209	-29.58%	-18.27%	3,425,333	3,208	1,068	-2.76%	151.21%	889,650,068	267,133	3,330	6.41%	217.54%
2017	214,475	1,085	198	-5.42%	-22.70%	3,429,118	3,211	1,068	0.04%	151.31%	897,335,853	267,077	3,360	0.89%	220.35%
2018	231,720	1,144	203	2.46%	-20.80%	1,223,888	1,373	891	-16.53%	109.76%	894,308,758	265,216	3,372	0.36%	221.51%
2019	232,220	1,146	203	0.07%	-20.75%	1,223,083	1,372	892	0.00%	109.77%	817,261,068	265,198	3,082	-8.61%	193.83%

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NANCE

Rate Annual %chg Average Value/Acre: 11.38%

(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 : 4,377	Value : 997,686,415	Growth 2,667,950	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	151	500,450	89	1,090,320	184	3,027,095	424	4,617,865	
02. Res Improve Land	1,060	4,760,855	62	744,000	175	2,112,960	1,297	7,617,815	
03. Res Improvements	1,062	69,125,950	74	8,612,355	183	22,070,495	1,319	99,808,800	
04. Res Total	1,213	74,387,255	163	10,446,675	367	27,210,550	1,743	112,044,480	895,135
% of Res Total	69.59	66.39	9.35	9.32	21.06	24.29	39.82	11.23	33.55
05. Com UnImp Land	23	202,930	3	37,055	3	64,045	29	304,030	
06. Com Improve Land	154	475,710	14	343,390	0	0	168	819,100	
07. Com Improvements	164	14,638,750	15	4,860,405	4	18,280	183	19,517,435	
08. Com Total	187	15,317,390	18	5,240,850	7	82,325	212	20,640,565	115,780
% of Com Total	88.21	74.21	8.49	25.39	3.30	0.40	4.84	2.07	4.34
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	51,630	0	0	2	916,575	3	968,205	
11. Ind Improvements	0	0	0	0	3	5,655,340	3	5,655,340	
12. Ind Total	0	51,630	0	0	3	6,571,915	3	6,623,545	0
% of Ind Total	0.00	0.78	0.00	0.00	100.00	99.22	0.07	0.66	0.00
13. Rec UnImp Land	0	0	6	289,170	10	295,110	16	584,280	
14. Rec Improve Land	0	0	2	73,920	9	344,320	11	418,240	
15. Rec Improvements	0	0	2	23,605	19	664,110	21	687,715	
16. Rec Total	0	0	8	386,695	29	1,303,540	37	1,690,235	0
% of Rec Total	0.00	0.00	21.62	22.88	78.38	77.12	0.85	0.17	0.00
Res & Rec Total	1,213	74,387,255	171	10,833,370	396	28,514,090	1,780	113,734,715	895,135
% of Res & Rec Total	68.15	65.40	9.61	9.53	22.25	25.07	40.67	11.40	33.55
Com & Ind Total	187	15,369,020	18	5,240,850	10	6,654,240	215	27,264,110	115,780
% of Com & Ind Total	86.98	56.37	8.37	19.22	4.65	24.41	4.91	2.73	4.34
17. Taxable Total	1,400	89,756,275	189	16,074,220	406	35,168,330	1,995	140,998,825	1,010,915
% of Taxable Total	70.18	63.66	9.47	11.40	20.35	24.94	45.58	14.13	37.89

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	703,090	0	0	0
19. Commercial	2	20,265	853,205	0	0	0
20. Industrial	1	51,630	4,115,965	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	2	27,820	703,090
19. Commercial	0	0	0	2	20,265	853,205
20. Industrial	0	0	0	1	51,630	4,115,965
21. Other	0	0	0	0	0	0
22. Total Sch II				5	99,715	5,672,260

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	153	13	304	470

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	95,135	36	6,417,010	1,731	561,567,570	1,771	568,079,715
28. Ag-Improved Land	3	300,920	24	4,888,760	538	226,544,495	565	231,734,175
29. Ag Improvements	3	195,520	26	3,694,605	582	52,983,575	611	56,873,700

30. Ag Total					2,382	856,687,590
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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	3	3.00	36,000	
32. HomeSite Improv Land	1	2.00	24,000	13	13.00	156,000	
33. HomeSite Improvements	1	0.00	125,435	13	0.00	1,801,040	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,500	2	2.02	6,060	
36. FarmSite Improv Land	2	2.86	8,580	22	41.58	124,740	
37. FarmSite Improvements	3	0.00	70,085	26	0.00	1,893,565	
38. FarmSite Total							
39. Road & Ditches	2	3.09	0	29	49.04	0	
40. Other- Non Ag Use	0	0.00	0	1	9.21	11,050	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	15	14.97	179,640	18	17.97	215,640	
32. HomeSite Improv Land	296	303.26	3,639,120	310	318.26	3,819,120	
33. HomeSite Improvements	305	0.00	21,965,255	319	0.00	23,891,730	534,085
34. HomeSite Total				337	336.23	27,926,490	
35. FarmSite UnImp Land	24	54.73	164,190	27	57.25	171,750	
36. FarmSite Improv Land	472	781.44	2,344,320	496	825.88	2,477,640	
37. FarmSite Improvements	551	0.00	31,018,320	580	0.00	32,981,970	1,122,950
38. FarmSite Total				607	883.13	35,631,360	
39. Road & Ditches	1,730	4,322.71	0	1,761	4,374.84	0	
40. Other- Non Ag Use	23	1,828.39	2,194,060	24	1,837.60	2,205,110	
41. Total Section VI				944	7,431.80	65,762,960	1,657,035

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,123.70	1,810,515	9	1,123.70	1,810,515

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6,398.38	17.22%	31,661,350	17.47%	4,948.34
46. 1A	8,092.08	21.78%	39,593,390	21.85%	4,892.86
47. 2A1	6,536.26	17.59%	31,934,940	17.62%	4,885.81
48. 2A	4,852.38	13.06%	23,660,630	13.06%	4,876.09
49. 3A1	1,357.76	3.65%	6,611,865	3.65%	4,869.69
50. 3A	1,625.03	4.37%	7,952,070	4.39%	4,893.49
51. 4A1	4,492.64	12.09%	21,564,675	11.90%	4,800.00
52. 4A	3,804.59	10.24%	18,248,360	10.07%	4,796.41
53. Total	37,159.12	100.00%	181,227,280	100.00%	4,877.06
Dry					
54. 1D1	3,214.02	8.65%	8,192,185	8.89%	2,548.89
55. 1D	11,271.73	30.35%	28,737,750	31.17%	2,549.54
56. 2D1	5,238.76	14.11%	13,064,690	14.17%	2,493.85
57. 2D	1,853.54	4.99%	4,620,695	5.01%	2,492.90
58. 3D1	1,852.74	4.99%	4,607,540	5.00%	2,486.88
59. 3D	231.77	0.62%	572,510	0.62%	2,470.16
60. 4D1	7,864.75	21.18%	19,070,410	20.69%	2,424.80
61. 4D	5,607.89	15.10%	13,317,945	14.45%	2,374.86
62. Total	37,135.20	100.00%	92,183,725	100.00%	2,482.38
Grass					
63. 1G1	10,572.87	14.10%	15,313,750	14.36%	1,448.40
64. 1G	8,779.86	11.71%	12,566,525	11.79%	1,431.29
65. 2G1	21,739.94	29.00%	31,511,625	29.55%	1,449.48
66. 2G	20,115.19	26.83%	28,254,875	26.50%	1,404.65
67. 3G1	2,776.58	3.70%	3,886,850	3.65%	1,399.87
68. 3G	4,324.56	5.77%	6,059,750	5.68%	1,401.24
69. 4G1	202.42	0.27%	280,235	0.26%	1,384.42
70. 4G	6,462.37	8.62%	8,757,325	8.21%	1,355.13
71. Total	74,973.79	100.00%	106,630,935	100.00%	1,422.24
Irrigated Total					
	37,159.12	24.13%	181,227,280	47.45%	4,877.06
Dry Total					
	37,135.20	24.11%	92,183,725	24.14%	2,482.38
Grass Total					
	74,973.79	48.68%	106,630,935	27.92%	1,422.24
72. Waste	4,012.01	2.60%	1,116,945	0.29%	278.40
73. Other	739.76	0.48%	737,470	0.19%	996.90
74. Exempt	1,185.04	0.77%	0	0.00%	0.00
75. Market Area Total	154,019.88	100.00%	381,896,355	100.00%	2,479.53

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,632.72	35.84%	77,553,420	36.08%	5,300.00
46. 1A	6,645.60	16.28%	35,221,655	16.39%	5,300.00
47. 2A1	3,957.80	9.69%	20,976,375	9.76%	5,300.01
48. 2A	2,175.28	5.33%	11,420,430	5.31%	5,250.10
49. 3A1	209.53	0.51%	1,100,055	0.51%	5,250.11
50. 3A	124.47	0.30%	653,505	0.30%	5,250.30
51. 4A1	8,407.43	20.59%	43,718,665	20.34%	5,200.00
52. 4A	4,676.19	11.45%	24,316,165	11.31%	5,200.00
53. Total	40,829.02	100.00%	214,960,270	100.00%	5,264.89
Dry					
54. 1D1	8,290.78	23.07%	32,955,915	23.54%	3,975.01
55. 1D	6,962.01	19.37%	27,500,080	19.64%	3,950.02
56. 2D1	2,657.17	7.39%	10,429,415	7.45%	3,925.01
57. 2D	591.04	1.64%	2,319,880	1.66%	3,925.08
58. 3D1	388.17	1.08%	1,504,210	1.07%	3,875.13
59. 3D	10,141.80	28.22%	39,046,050	27.89%	3,850.01
60. 4D1	899.94	2.50%	3,419,760	2.44%	3,799.99
61. 4D	6,011.85	16.73%	22,845,030	16.32%	3,800.00
62. Total	35,942.76	100.00%	140,020,340	100.00%	3,895.65
Grass					
63. 1G1	8,660.15	27.73%	15,056,790	28.64%	1,738.63
64. 1G	3,154.91	10.10%	5,350,410	10.18%	1,695.90
65. 2G1	6,312.73	20.22%	10,634,285	20.23%	1,684.58
66. 2G	12,540.01	40.16%	20,638,465	39.26%	1,645.81
67. 3G1	26.85	0.09%	44,190	0.08%	1,645.81
68. 3G	145.76	0.47%	230,785	0.44%	1,583.32
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	387.38	1.24%	610,695	1.16%	1,576.48
71. Total	31,227.79	100.00%	52,565,620	100.00%	1,683.30
Irrigated Total					
Irrigated Total	40,829.02	36.49%	214,960,270	52.55%	5,264.89
Dry Total					
Dry Total	35,942.76	32.12%	140,020,340	34.23%	3,895.65
Grass Total					
Grass Total	31,227.79	27.91%	52,565,620	12.85%	1,683.30
72. Waste	3,534.50	3.16%	975,745	0.24%	276.06
73. Other	360.33	0.32%	506,300	0.12%	1,405.10
74. Exempt	2,258.23	2.02%	35,615	0.01%	15.77
75. Market Area Total	111,894.40	100.00%	409,028,275	100.00%	3,655.48

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	64.30	328,620	1,253.88	6,512,280	76,669.96	389,346,650	77,988.14	396,187,550
77. Dry Land	6.00	23,850	644.00	2,450,875	72,427.96	229,729,340	73,077.96	232,204,065
78. Grass	5.77	9,190	1,213.02	1,920,615	104,982.79	157,266,750	106,201.58	159,196,555
79. Waste	1.00	315	291.04	84,770	7,254.47	2,007,605	7,546.51	2,092,690
80. Other	0.00	0	3.45	3,380	1,096.64	1,240,390	1,100.09	1,243,770
81. Exempt	124.70	0	51.74	35,615	3,266.83	0	3,443.27	35,615
82. Total	77.07	361,975	3,405.39	10,971,920	262,431.82	779,590,735	265,914.28	790,924,630

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	77,988.14	29.33%	396,187,550	50.09%	5,080.10
Dry Land	73,077.96	27.48%	232,204,065	29.36%	3,177.48
Grass	106,201.58	39.94%	159,196,555	20.13%	1,499.00
Waste	7,546.51	2.84%	2,092,690	0.26%	277.31
Other	1,100.09	0.41%	1,243,770	0.16%	1,130.61
Exempt	3,443.27	1.29%	35,615	0.00%	10.34
Total	265,914.28	100.00%	790,924,630	100.00%	2,974.36

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 Belgrade	37	49,135	88	129,315	89	2,026,200	126	2,204,650	30,115
83.2 Fullerton	64	229,980	580	2,567,095	580	38,998,945	644	41,796,020	278,645
83.3 Genoa	52	225,530	392	2,064,445	393	28,100,805	445	30,390,780	153,480
83.4 Rural	287	4,697,500	248	3,275,200	278	31,370,565	565	39,343,265	432,895
84 Residential Total	440	5,202,145	1,308	8,036,055	1,340	100,496,515	1,780	113,734,715	895,135

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Belgrade	2	1,305	16	14,330	16	297,430	18	313,065	18,980
85.2	Fullerton	15	117,095	91	368,815	92	11,207,640	107	11,693,550	0
85.3	Genoa	6	84,530	48	144,195	57	3,143,355	63	3,372,080	0
85.4	Rural	6	101,100	16	1,259,965	21	10,524,350	27	11,885,415	96,800
86	Commercial Total	29	304,030	171	1,787,305	186	25,172,775	215	27,264,110	115,780

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	9,453.88	14.72%	13,716,565	14.97%	1,450.89
88. 1G	7,511.79	11.69%	10,894,875	11.89%	1,450.37
89. 2G1	19,189.03	29.87%	27,649,875	30.18%	1,440.92
90. 2G	15,246.60	23.73%	21,733,725	23.72%	1,425.48
91. 3G1	2,713.33	4.22%	3,803,070	4.15%	1,401.62
92. 3G	3,712.52	5.78%	5,152,030	5.62%	1,387.74
93. 4G1	201.03	0.31%	278,430	0.30%	1,385.02
94. 4G	6,214.79	9.67%	8,389,975	9.16%	1,350.00
95. Total	64,242.97	100.00%	91,618,545	100.00%	1,426.13
CRP					
96. 1C1	445.48	12.71%	721,645	12.84%	1,619.93
97. 1C	76.90	2.19%	123,160	2.19%	1,601.56
98. 2C1	1,812.77	51.71%	2,902,140	51.64%	1,600.94
99. 2C	639.93	18.25%	1,023,895	18.22%	1,600.01
100. 3C1	5.21	0.15%	8,335	0.15%	1,599.81
101. 3C	373.61	10.66%	597,770	10.64%	1,599.98
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	151.67	4.33%	242,670	4.32%	1,599.99
104. Total	3,505.57	100.00%	5,619,615	100.00%	1,603.05
Timber					
105. 1T1	673.51	9.32%	875,540	9.32%	1,299.97
106. 1T	1,191.17	16.49%	1,548,490	16.49%	1,299.97
107. 2T1	738.14	10.22%	959,610	10.22%	1,300.04
108. 2T	4,228.66	58.53%	5,497,255	58.53%	1,300.00
109. 3T1	58.04	0.80%	75,445	0.80%	1,299.88
110. 3T	238.43	3.30%	309,950	3.30%	1,299.96
111. 4T1	1.39	0.02%	1,805	0.02%	1,298.56
112. 4T	95.91	1.33%	124,680	1.33%	1,299.97
113. Total	7,225.25	100.00%	9,392,775	100.00%	1,299.99
<hr/>					
Grass Total	64,242.97	85.69%	91,618,545	85.92%	1,426.13
CRP Total	3,505.57	4.68%	5,619,615	5.27%	1,603.05
Timber Total	7,225.25	9.64%	9,392,775	8.81%	1,299.99
<hr/>					
114. Market Area Total	74,973.79	100.00%	106,630,935	100.00%	1,422.24

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	7,008.49	29.51%	12,099,570	30.30%	1,726.42
88. 1G	2,099.37	8.84%	3,572,240	8.95%	1,701.58
89. 2G1	5,392.13	22.71%	9,038,055	22.63%	1,676.16
90. 2G	8,722.82	36.73%	14,396,560	36.05%	1,650.45
91. 3G1	24.35	0.10%	40,190	0.10%	1,650.51
92. 3G	134.76	0.57%	212,295	0.53%	1,575.36
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	364.64	1.54%	574,310	1.44%	1,575.01
95. Total	23,746.56	100.00%	39,933,220	100.00%	1,681.64
CRP					
96. 1C1	786.48	47.52%	1,572,985	47.51%	2,000.03
97. 1C	223.32	13.49%	446,640	13.49%	2,000.00
98. 2C1	307.70	18.59%	615,610	18.60%	2,000.68
99. 2C	335.34	20.26%	670,920	20.27%	2,000.72
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2.21	0.13%	4,420	0.13%	2,000.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,655.05	100.00%	3,310,575	100.00%	2,000.29
Timber					
105. 1T1	865.18	14.85%	1,384,235	14.85%	1,599.94
106. 1T	832.22	14.28%	1,331,530	14.28%	1,599.97
107. 2T1	612.90	10.52%	980,620	10.52%	1,599.97
108. 2T	3,481.85	59.76%	5,570,985	59.76%	1,600.01
109. 3T1	2.50	0.04%	4,000	0.04%	1,600.00
110. 3T	8.79	0.15%	14,070	0.15%	1,600.68
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	22.74	0.39%	36,385	0.39%	1,600.04
113. Total	5,826.18	100.00%	9,321,825	100.00%	1,599.99
<hr/>					
Grass Total	23,746.56	76.04%	39,933,220	75.97%	1,681.64
CRP Total	1,655.05	5.30%	3,310,575	6.30%	2,000.29
Timber Total	5,826.18	18.66%	9,321,825	17.73%	1,599.99
<hr/>					
114. Market Area Total	31,227.79	100.00%	52,565,620	100.00%	1,683.30

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

63 Nance

	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	108,870,915	112,044,480	3,173,565	2.91%	895,135	2.09%
02. Recreational	1,990,390	1,690,235	-300,155	-15.08%	0	-15.08%
03. Ag-Homesite Land, Ag-Res Dwelling	28,798,400	27,926,490	-871,910	-3.03%	534,085	-4.88%
04. Total Residential (sum lines 1-3)	139,659,705	141,661,205	2,001,500	1.43%	1,429,220	0.41%
05. Commercial	20,192,225	20,640,565	448,340	2.22%	115,780	1.65%
06. Industrial	6,602,470	6,623,545	21,075	0.32%	0	0.32%
07. Total Commercial (sum lines 5-6)	26,794,695	27,264,110	469,415	1.75%	115,780	1.32%
08. Ag-Farmsite Land, Outbuildings	37,086,120	35,631,360	-1,454,760	-3.92%	1,122,950	-6.95%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,190,795	2,205,110	14,315	0.65%		
11. Total Non-Agland (sum lines 8-10)	39,276,915	37,836,470	-1,440,445	-3.67%	1,122,950	-6.53%
12. Irrigated	408,094,070	396,187,550	-11,906,520	-2.92%		
13. Dryland	235,862,080	232,204,065	-3,658,015	-1.55%		
14. Grassland	164,486,440	159,196,555	-5,289,885	-3.22%		
15. Wasteland	261,040	2,092,690	1,831,650	701.67%		
16. Other Agland	1,178,518	1,243,770	65,252	5.54%		
17. Total Agricultural Land	809,882,148	790,924,630	-18,957,518	-2.34%		
18. Total Value of all Real Property (Locally Assessed)	1,015,613,463	997,686,415	-17,927,048	-1.77%	2,667,950	-2.03%

2020 Assessment Survey for Nance County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 (part-time)
3.	Other full-time employees:
	N/A
4.	Other part-time employees:
	0
5.	Number of shared employees:
	N/A
6.	Assessor's requested budget for current fiscal year:
	\$130,426.00
7.	Adopted budget, or granted budget if different from above:
	\$130,426.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$59,393.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	0, paid out of the county's general fund
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,125.00
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$10,144.31

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	County assessor and staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes nance.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks and assessor staff
8.	What type of aerial imagery is used in the cyclical review of properties?
	FSA flown imagery that is flown every two years
9.	When was the aerial imagery last updated?
	2019 Due to historic flood flown by Cornerstone Mapping.
10.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	County wide except the village of Belgrade

3.	What municipalities in the county are zoned?
	All except the village of Belgrade
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

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?
	N/A
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 Nance County

1.	Valuation data collection done by:												
	County assessor and staff												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - All residential properties not within the boundaries of a municipality or subdivision</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.	2	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.	3	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.	4	Rural - All residential properties not within the boundaries of a municipality or subdivision	AG	Ag Homes and Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
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4	Rural - All residential properties not within the boundaries of a municipality or subdivision												
AG	Ag Homes and Outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Cost and sales comparison approaches are used to estimate the market value of residential property in the county.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	Depreciation tables are developed based on local market information.												
5.	Are individual depreciation tables developed for each valuation group?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	Sales and size comparison of value in each town.												
7.	How are rural residential site values developed?												
	The sales are used and the cost to develop the vacant land as well as surrounding counties values for the first acre.												
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?

All lots are treated the same; no applications to combine lots have been received.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2013	2014	2018	2019
2	2013	2014	2013	2020
3	2013	2014	2018	2019
4	2013	2014	2013	2016/2017
AG	2013	2014	2013	2020

2020 Commercial Assessment Survey for Nance County

1.	Valuation data collection done by:																												
	County assessor and staff																												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	Cost approach less depreciation derived from market determines the market value of commercial properties.																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	On staff appraiser uses cost and sales comparison approaches; state sales file query.																												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																												
	Depreciation tables are developed based on local market information.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	Yes																												
6.	Describe the methodology used to determine the commercial lot values.																												
	Reviewing sales of commercial property.																												
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1	2018	2017	2010	2018																									
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3	2018	2017	2010	2018																									
4	2018	2017	2010	2018																									

2020 Agricultural Assessment Survey for Nance County

1.	Valuation data collection done by:										
	Assessor and staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
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3.	Describe the process used to determine and monitor market areas.										
	Common geographic characteristics, topography, and market characteristics are reviewed.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 521's for future reference.										
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?										
	New in 2020, market analysis is conducted using studied data from neighboring counties with similar characteristics.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										

	Questionnaires, buyer/seller interviews by phone or correspondence, and location. \$1200 per acre
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<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

Nance County
3 Year Plan of Assessment
2020-2022

Introduction

Pursuant to Neb. Laws 2005, LB 263, § 9, on or before June 15th each year the Assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31st, and to the Department of Property Assessment & Taxation on or before October 31st each year. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance 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 of quality of assessment practices required by law and the resources necessary to complete those actions.

Real Property Assessment Requirements

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

Assessment levels required for real property are as follows:

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

General Description of Real Property in Nance County

As reported on the 2019 County Abstract, Nance County has a total of 4,364 real property parcels. The residential parcel count (1,715) is approximately 39% of the total; the commercial parcel count (207) is approximately 5% of the total; the industrial parcel count (4) is approximately (0.10%) of the total; and the recreational parcel count (44) is approximately 1% of the total. Agriculture parcels (2,394) account for about 55% of the total. The total Nance county real estate valuations as reported on the 2019 Abstract of Assessment, excluding centrally assessed property, is \$1,023,794,203.

Budget

2018/2019 Assessor's Budget \$132,640

2018/2019 Appraisal Budget \$57,617

2019/2020 Assessor's Proposed Budget \$130,426

2019/2020 Appraisal Proposed Budget \$59,393

Staff/Training

The staff of the Nance County Assessor's Office consists of the Assessor and one full-time Deputy Assessor. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by Form 521 transfer statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, reports office inventory, compiles the annual inventory list and supervises all other duties with the assistance of the deputy assessor. The assessor and deputy manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy Assessor holds the assessor's certification and are required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and IAAO Course 300-Fundamentals of Mass Appraisal.

3-YEAR APPRAISAL PLAN

2020

Residential

Nance County will review Belgrade Village residential properties in the fall of 2019 to be completed for year 2020 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of Belgrade Village properties will take place. All other residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

All agricultural land use will be reviewed using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections in the fall of 2019 due to the March 2019 flood creating major land use changes along the rivers and creeks in Nance County. New aerial photography was taken post-flood and will be utilized to complete this review. The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance.

2021

Residential

Nance County will review Genoa City residential properties in the fall of 2020 to be completed for year 2021 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of Genoa City properties will take place. All other residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2022

Residential

Nance County will review Fullerton City residential properties in the fall of 2021 to be completed for year 2022 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of Fullerton City properties will take place. All other residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

Conclusion

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.

Megan Zoucha
Nance County Assessor