

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

PHELPS 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 Phelps 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 Phelps 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: Melodie Marvin, Phelps County Assessor

Table of Contents

2020 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

are reviewed to ensure taxpayers are served with such transparency.

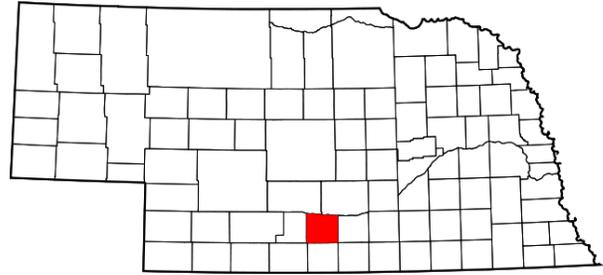
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

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

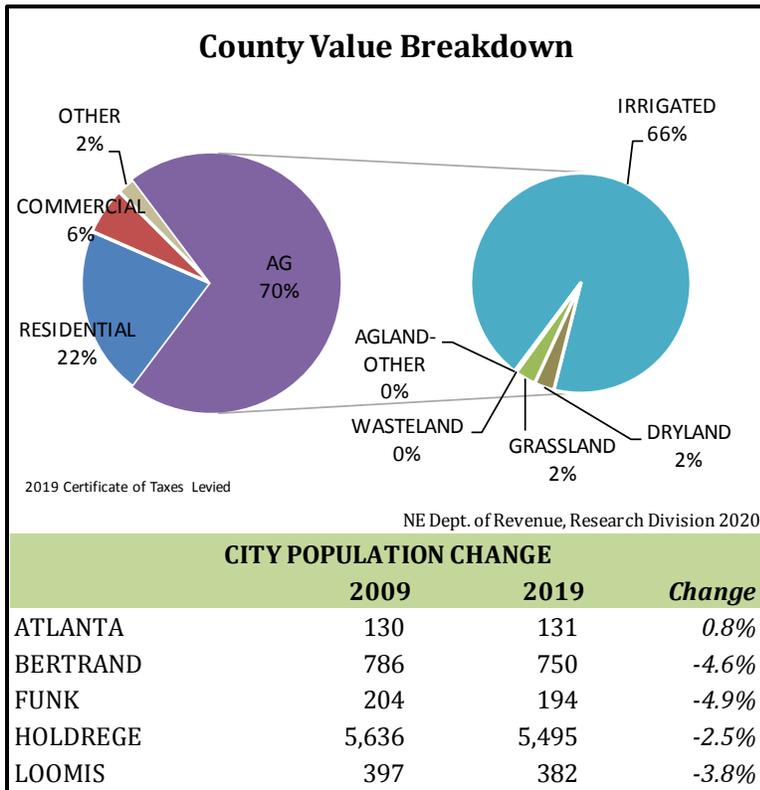
**Further information may be found in Exhibit 94*

County Overview

With a total area of 540 square miles, Phelps County had 8,996 residents, per the Census Bureau Quick Facts for 2018, reflecting a 2% decrease from the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$117,862 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Phelps County are located in and around Holdrege, the county seat. Information from the U.S. Census Bureau shows there were 330 employer establishments with total employment of 3,913.



Agricultural land makes up the majority of the county's valuation base and irrigated land makes up the majority of the land in the county. Phelps County is included in the Tri Basin Natural Resources Districts (NRD).

2020 Residential Correlation for Phelps County

Assessment Actions

For the residential class, the county assessor and staff continued the physical inspection of Holdrege, completing the rest of neighborhood 3 and started neighborhood 2. The county assessor conducted a market analysis and decreased the economic factors to bring the locations up to market value. In Holdrege, the approximate increases to the improvements were as follows: Neighborhood 1 was 13%, Neighborhood 2, 6%; Neighborhood 3, 12%; and Neighborhood 4, 9%. Outside of Holdrege, the approximate increases to the improvements were as follows: Rural Residential, 13%; Loomis, 7-11%; Bertrand, 5%; Funk, 14%; and Atlanta, 3%.

For the remainder of the class, pick-up work was completed in a timely manner.

Assessment Practice Review

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

Sales verification and qualification processes were also reviewed. For the residential class, all sales are verified with a written sales questionnaire. If information regarding the transaction is still unclear, the assessor will attempt to follow up with a phone call. The practice of the county is that all sales are considered qualified unless the county assessor is able to verify that the sales was not at an arm's-length. This has caused the usability rate to be higher than what is typical. An additional trimming analysis was conducted. The result of this test showed that the median did not fluctuate, however, the quality statistics did improve. This indicates that the practices of the county are not harmful to the statistics used for measurement purposes.

Valuation groups were also examined to ensure that economic factors were adequately identified within the county. For the residential class, Phelps County is structured into four separate valuation groups. Valuation Group 1 is represented by the City of Holdrege. Holdrege is the county seat and has a strong residential market. Valuation Group 2 and 3 are comprised of the smaller villages within the county. They are divided based on their proximity to Holdrege and amenities available. The final group is composed of the rural residential parcels outside of the city limits. The structure created by the county results in an adequate stratification of the economic forces that affect market value for the residential class of property.

Review of the six-year inspection and review cycle is another important part of the assessment practice review. For the residential class, review work is conducted in house and is typically completed in a four-year cycle. Onsite inspections are completed with an attempt at an interior inspection or interview with the property owner. Review of the property record cards confirm that the county is in compliance with the requirements of the six-year inspection and review cycle.

2020 Residential Correlation for Phelps County

The final part of the practice review is the evaluation of the appraisal tables and documentation of valuation processes. This includes the costing, depreciation models, lot values and a written valuation methodology. For costing, the county updates costing at the same time for all residential parcels. The depreciation model is created using the City of Holdrege with additional economic depreciation applied to the smaller villages. Lot values in the residential class was updated for the 2019 assessment year. The county maintains an abbreviated valuation methodology in house and supporting documentation is readily available upon request. This review shows that the county is current with all aspects that affect value and remains transparent with the work that they do.

Description of Analysis

For the residential class, Phelps County has identified four separate valuation groups based on unique economic influences that would affect value.

Valuation Group	Description
1	Holdrege
2	Bertrand, Loomis
3	Atlanta, Funk
4	Rural Residential

Review of the overall statistical sample show two of the three measures of central tendency are within the acceptable range, the median and weighted mean. The mean is high but is affected by outliers, the sample includes 12 sales with a ratio of 200% or higher that is affecting the mean and PRD. The overall qualitative statistics are above the acceptable guidelines provided by IAAO. There are 29 low dollar sales under thirty thousand that have an effect on these statistics. Hypothetically, if removed the median would still be within the range and the qualitative statistics would improve, moving closer to the acceptable range.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	1	184.59	184.59	184.59	00.00	100.00
Less Than	15,000	10	166.67	207.70	198.22	45.95	104.78
Less Than	30,000	29	147.04	169.68	156.00	41.53	108.77
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	296	93.44	103.51	93.83	28.47	110.32
Greater Than	14,999	287	92.24	100.16	93.57	25.75	107.04
Greater Than	29,999	268	91.75	96.65	92.89	22.45	104.05

When stratified further into valuation groups, all valuation groups have medians within the acceptable range. However, the dispersion is wide for all four valuation groups. Additional analysis to the stability of the median was conducted. For Valuation Groups 1 and 2 the median stayed generally stable. On the other hand, the removal of one sale on either side of the array moved the median from 82-95% for Valuation Group 3 while the median moved from 88-98%

2020 Residential Correlation for Phelps County

with the removal of one sale in Valuation Group 4. This test indicates that the median is a reliable level of value for Valuation Group 1 and 2 but not for Valuation Group 3 and 4.

Further analysis of the historical valuation changes over the past decade to the villages show a 3-5% annual increase. When compared valuation changes of similar villages in surrounding counties, these changes appear to follow the general residential market trends for the villages including Valuation Group 3. Review of valuation changes to the rural properties over the prior four years using the Abstract Schedule XI- Residential Assessor Location Detail reveal the rural properties have changed approximately 5% annually, supporting that the rural properties have also kept pace with the market.

Review of the 2020 County Abstract of Assessment of Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) show the residential population increased approximately 5% while the sales increased at approximately 6%. The movement of both the population and sales at a similar rate indicate that values have been uniformly and equitably applied for the residential class.

Equalization and Quality of Assessment

Although the median is not reliable for Valuation Group 3 and 4, further analysis indicates that these groups have appreciated with the market. Additionally, the same appraisal processes are used for Valuation Group 3 and 4 as Valuation Group 1 and 2. It is believed that Valuation Group 3 and 4 have achieved an acceptable level of assessment. Based on all relevant information, the quality of assessment of the residential class of real property in Phelps County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	234	93.31	103.19	93.86	27.01	109.94
2	38	94.05	103.45	91.81	31.90	112.68
3	11	94.23	107.35	96.61	41.19	111.12
4	14	93.00	111.63	95.74	38.40	116.60
____ALL____	297	93.52	103.78	93.84	28.67	110.59

Level of Value

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

2020 Commercial Correlation for Phelps County

Assessment Actions

For the commercial class of real property, routine maintenance was completed timely.

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.

Sales qualification and verification processes are also evaluated. The county applies the same practices to all three-property classes. It is the practice to leave all sales qualified unless the county can verify that the sale is not an arm's-length transaction. This practice can cause the county to use more sales than is typical, which is shown in the review of the usability percentages for the commercial class. Additional analysis was conducted by completing a trimmed analysis for the commercial class. Results of the analysis show that the median did not move and qualitative statistics improved; and the higher usability was deemed not harmful to the measurement process. Review of the disqualified sales show that the county has adequately described the reasoning for exclusion. It is believed that the county has generally provided all arm's length transaction for measurement.

Additionally, valuation groups are analyzed to ensure that economic factors are adequately stratified. For the commercial class, the valuation groups mimic those of the residential class. Valuation Group 1 is the City of Holdrege. Holdrege is the county seat and has an active business district. Valuation Group 2 is comprised of the smaller towns of Bertrand and Loomis, these villages have some commercial activity however, the market is more sporadic than Holdrege. Valuation Group 3 consists of the small villages of Funk and Atlanta, neither village has a viable commercial market. The final group, Valuation Group 4 encompasses commercial parcels outside the city limits. These commercial parcels are largely agricultural in nature and differ from commercial within the villages.

Compliance with the six-year inspection and review was also completed. For the 2019 assessment year, the county completed a two-year reappraisal. The county assessor hired a contract appraisal firm to complete the physical inspection and reappraisal. The county complies with the six-year inspection and review cycle.

Final portion of the review includes inspection of the county's appraisal tables. The county updated the costing, depreciation and land values during the reappraisal for the 2019 assessment year.

2020 Commercial Correlation for Phelps County

Description of Analysis

Phelps County recognizes four separate valuation groups for the commercial class. The majority of the commercial sales occur in Valuation Group 1, Holdrege.

Valuation Group	Description
1	Holdrege
2	Bertrand, Loomis
3	Atlanta, Funk
4	Rural Residential

Review of the statistical sample show that the median and weighted mean are within the acceptable range. The mean is above the range but can be heavily influenced by outliers. Additionally, the qualitative statistics are slightly above the parameters recommended by IAAO.

Analysis of the sales by valuation group reveal that only Valuation Group 1 has an adequate number of sales for independent measurement. Valuation Group 1 is the Town of Holdrege, which represents the most stable commercial market of the county. Review of the statistics show that only the median is within the acceptable range for Valuation Group 1, however, the COD and PRD indicate that the assessed values have been equitably applied within this group. Valuation Group 2 represents the two larger villages of Loomis and Bertrand, generally the commercial market is softer than Holdrege but more stable than the smaller villages. Although the median is within the acceptable range, the qualitative statistics indicate a wide range of dispersion across the sales, with the ratios varying from 34%-183%.

Further analysis of the valuation changes over the past decade for the commercial class was conducted. The smaller villages of Valuation Group 3 increased at approximately 1-2% annually, while the larger villages of Valuation Group 2 increased at 2-4% and Holdrege increased 6%. When compared to similar communities based on size and economics, it appears that the villages have appreciated at a market rate.

The 2020 Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) show that the general commercial population increased at approximately less than 1% while the sample changed 2%, supporting the reported assessment actions of routine maintenance.

Equalization and Quality of Assessment

Although Valuation Groups 2, 3, and 4 are statistically unreliable for measurement, the same appraisal processes are used for all four valuation groups, therefore it is believed that Valuation Groups 2, 3, and 4 have achieved an acceptable level of value along with Valuation Group 1. The

2020 Commercial Correlation for Phelps County

quality of assessment of the commercial class of real property in Phelps County complies with generally accepted mass appraisal techniques.

VALUATION GROUP					
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD
1	32	97.59	102.25	101.07	11.35
2	11	93.96	96.41	74.43	36.98
3	2	212.12	212.12	262.44	59.30
4	2	98.78	98.78	98.97	02.12
____ALL____	47	97.55	105.41	100.29	21.72

Level of Value

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

2020 Agricultural Correlation for Phelps County

Assessment Actions

For the agricultural class, the county assessor's staff physically inspected agricultural improvements in the townships of Prairie, Rock Falls, Industry, and Lake. Agricultural land was physically inspected for the townships Garfield, Westmark, Center and Anderson.

Additionally, the county assessor completed the Land Capability Group (LCG) conversion timely, and then conducted a market study of agricultural land. As a result, all three subclasses, irrigated land, dryland and grassland were decreased 2%.

Assessment Practice Review

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

The frequency of the six-year inspection and review cycle was discussed. For the agricultural class, homes are reviewed at the same time as rural residential homes. Outbuildings and land use are also physically inspected on different cycles. The use of multiple cycles for the rural allows the county assessor to discover changes like new construction more frequently. In addition to the physical inspection of the land, aerial imagery is inspected for changes to the land use. Phelps County complies with the six-year physical inspection and review cycle.

Market areas were also evaluated to ensure that geographical and topographical differences that affect market value is adequately stratified. The Phelps County Assessor recognizes two separate market areas. Market Area 1 is the largest market area encompassing most of the county. The soils here are highly productive and the topography makes the land ideal for cropping. The majority of the makeup of Market Area 1 is irrigated land. Market Area 2 is in the southwest portion of the county. This area is much more rugged and more similar to the canyon-like terrain found in Gosper County Market Area 4 and Furnas County. Market Area 2 is more suited for rangeland than cropping.

Currency of the appraisal tables for agricultural homes and outbuildings are also reviewed. Agricultural homes are valued using the same appraisal tables as the rural residential parcels. Outbuildings are costed and valued using a straight-line depreciation table based on the age and condition of the improvement. Costing, depreciation models, and lot tables are compliant with the six-year inspection and review cycle.

Description of Analysis

Review of the statistical sampling show that all three measures of central tendency are within the acceptable range and closely correlate with one another. This along with the low qualitative

2020 Agricultural Correlation for Phelps County

statistics indicate a stabilization of the agricultural market. When broke down by market area, only Market Area 1 has an adequate sampling of sales. Which is typical since Market Area 2 is only a small portion of the county. Historically the county has moved values in Market Area 2 in a similar fashion to Market Area 1 while also attempting to equalize with the surrounding counties of like comparability. When stratified further into 80% Majority Land Use (MLU), only the irrigated subclass contains any sales. For the 80% MLU irrigated subclass, all three measures of central tendency are within the range overall and within Market Area 1.

With no MLU sales for the dryland and grassland subclasses, comparability with similar surrounding counties are reviewed. Market Area 1 is most comparable to Buffalo, Kearney, Gosper Market Area 1 and Harlan Market Area 1. Market Area 2 is comparable to Harlan Market Area 2, Furnas, Gosper Market Area 4 and Franklin Market Area 2. When dryland and grassland values are compared to the surrounding counties, the results support that intra-county equalization has occurred and that values set for dryland and grassland have achieved an acceptable level of value.

Equalization and Quality of Assessment

Although dryland and grassland subclasses are not represented in the statistical sample, comparison with similar counties indicate that along with the irrigated subclass, dryland and grassland are equalized and have obtained an acceptable level of value. Based on the review of the assessment practices and the statistical analysis, agricultural land and improvements are believed to be equalized. The quality of assessment of the agricultural class of property in Phelps County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	49	69.67	70.96	69.02	10.31	102.81
1	47	69.67	71.23	69.23	10.42	102.89
2	2	64.57	64.57	63.93	08.38	101.00
____ALL____	51	69.98	71.08	69.14	10.09	102.81

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Phelps County is 70%.

2020 Opinions of the Property Tax Administrator for Phelps County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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 Phelps County

Residential Real Property - Current

Number of Sales	297	Median	93.52
Total Sales Price	\$34,335,295	Mean	103.78
Total Adj. Sales Price	\$34,335,295	Wgt. Mean	93.84
Total Assessed Value	\$32,221,191	Average Assessed Value of the Base	\$95,186
Avg. Adj. Sales Price	\$115,607	Avg. Assessed Value	\$108,489

Confidence Interval - Current

95% Median C.I	90.96 to 96.46
95% Wgt. Mean C.I	91.07 to 96.61
95% Mean C.I	98.62 to 108.94
% of Value of the Class of all Real Property Value in the County	17.27
% of Records Sold in the Study Period	7.87
% of Value Sold in the Study Period	8.97

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	301	93	93.26
2018	311	93	93.20
2017	322	95	94.92
2016	301	94	93.62

2020 Commission Summary for Phelps County

Commercial Real Property - Current

Number of Sales	47	Median	97.55
Total Sales Price	\$4,290,183	Mean	105.41
Total Adj. Sales Price	\$4,290,183	Wgt. Mean	100.29
Total Assessed Value	\$4,302,778	Average Assessed Value of the Base	\$211,420
Avg. Adj. Sales Price	\$91,280	Avg. Assessed Value	\$91,548

Confidence Interval - Current

95% Median C.I	95.64 to 100.61
95% Wgt. Mean C.I	92.81 to 107.78
95% Mean C.I	92.67 to 118.15
% of Value of the Class of all Real Property Value in the County	6.12
% of Records Sold in the Study Period	7.81
% of Value Sold in the Study Period	3.38

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	45	98	97.82
2018	46	95	94.87
2017	33	94	94.19
2016	38	95	95.46

69 Phelps
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 : 297
 Total Sales Price : 34,335,295
 Total Adj. Sales Price : 34,335,295
 Total Assessed Value : 32,221,191
 Avg. Adj. Sales Price : 115,607
 Avg. Assessed Value : 108,489

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 104
 COD : 28.67
 PRD : 110.59

COV : 43.75
 STD : 45.40
 Avg. Abs. Dev : 26.81
 MAX Sales Ratio : 389.40
 MIN Sales Ratio : 35.88

95% Median C.I. : 90.96 to 96.46
 95% Wgt. Mean C.I. : 91.07 to 96.61
 95% Mean C.I. : 98.62 to 108.94

Printed:3/30/2020 4:13:03PM

DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	36	95.65	99.86	94.09	19.07	106.13	51.18	184.59	91.10 to 107.69	110,410	103,886	
01-JAN-18 To 31-MAR-18	31	95.56	104.11	97.35	27.45	106.94	58.74	278.87	87.70 to 111.48	124,178	120,891	
01-APR-18 To 30-JUN-18	38	94.23	105.05	97.29	25.87	107.98	44.38	250.55	88.52 to 105.59	133,411	129,800	
01-JUL-18 To 30-SEP-18	54	89.83	99.13	91.37	27.49	108.49	52.50	269.78	83.53 to 97.93	133,363	121,859	
01-OCT-18 To 31-DEC-18	27	98.15	111.83	93.23	37.08	119.95	46.44	308.36	81.55 to 122.54	77,720	72,460	
01-JAN-19 To 31-MAR-19	20	87.35	92.48	89.08	29.15	103.82	35.88	220.66	71.43 to 104.56	85,640	76,289	
01-APR-19 To 30-JUN-19	45	87.06	108.34	89.83	38.58	120.61	53.82	389.40	80.78 to 96.98	109,940	98,764	
01-JUL-19 To 30-SEP-19	46	95.65	106.75	96.59	26.24	110.52	44.18	312.82	90.33 to 108.02	119,159	115,094	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	159	94.52	101.68	94.55	24.93	107.54	44.38	278.87	90.96 to 97.76	126,387	119,498	
01-OCT-18 To 30-SEP-19	138	92.02	106.19	92.84	33.13	114.38	35.88	389.40	87.61 to 98.69	103,187	95,804	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	150	94.66	103.95	94.50	28.69	110.00	44.38	308.36	89.40 to 97.93	121,461	114,779	
<u>ALL</u>	297	93.52	103.78	93.84	28.67	110.59	35.88	389.40	90.96 to 96.46	115,607	108,489	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	234	93.31	103.19	93.86	27.01	109.94	35.88	389.40	90.33 to 96.81	115,378	108,290	
2	38	94.05	103.45	91.81	31.90	112.68	44.85	278.87	86.99 to 105.62	100,650	92,407	
3	11	94.23	107.35	96.61	41.19	111.12	61.69	222.74	63.12 to 156.90	75,018	72,479	
4	14	93.00	111.63	95.74	38.40	116.60	62.03	312.82	71.34 to 105.59	191,921	183,754	
<u>ALL</u>	297	93.52	103.78	93.84	28.67	110.59	35.88	389.40	90.96 to 96.46	115,607	108,489	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	297	93.52	103.78	93.84	28.67	110.59	35.88	389.40	90.96 to 96.46	115,607	108,489	
06												
07												
<u>ALL</u>	297	93.52	103.78	93.84	28.67	110.59	35.88	389.40	90.96 to 96.46	115,607	108,489	

69 Phelps
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 : 297
 Total Sales Price : 34,335,295
 Total Adj. Sales Price : 34,335,295
 Total Assessed Value : 32,221,191
 Avg. Adj. Sales Price : 115,607
 Avg. Assessed Value : 108,489

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 104
 COD : 28.67
 PRD : 110.59

COV : 43.75
 STD : 45.40
 Avg. Abs. Dev : 26.81
 MAX Sales Ratio : 389.40
 MIN Sales Ratio : 35.88

95% Median C.I. : 90.96 to 96.46
 95% Wgt. Mean C.I. : 91.07 to 96.61
 95% Mean C.I. : 98.62 to 108.94

Printed:3/30/2020 4:13:03PM

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	184.59	184.59	184.59	00.00	100.00	184.59	184.59	N/A	4,250	7,845
Less Than 15,000	10	166.67	207.70	198.22	45.95	104.78	102.70	389.40	124.00 to 308.36	8,805	17,454
Less Than 30,000	29	147.04	169.68	156.00	41.53	108.77	53.82	389.40	116.65 to 184.59	17,824	27,806
Ranges Excl. Low \$											
Greater Than 4,999	296	93.44	103.51	93.83	28.47	110.32	35.88	389.40	90.57 to 96.46	115,983	108,829
Greater Than 14,999	287	92.24	100.16	93.57	25.75	107.04	35.88	314.65	89.66 to 95.56	119,328	111,661
Greater Than 29,999	268	91.75	96.65	92.89	22.45	104.05	35.88	312.82	89.23 to 94.52	126,188	117,219
Incremental Ranges											
0 TO 4,999	1	184.59	184.59	184.59	00.00	100.00	184.59	184.59	N/A	4,250	7,845
5,000 TO 14,999	9	148.75	210.27	198.92	54.53	105.71	102.70	389.40	124.00 to 308.36	9,312	18,522
15,000 TO 29,999	19	143.95	149.66	147.33	36.51	101.58	53.82	314.65	101.61 to 171.14	22,571	33,254
30,000 TO 59,999	42	95.00	113.81	111.90	42.03	101.71	35.88	312.82	88.52 to 117.06	44,268	49,537
60,000 TO 99,999	86	96.51	101.56	101.29	23.46	100.27	51.18	222.74	89.40 to 107.22	78,305	79,313
100,000 TO 149,999	59	83.09	85.66	86.13	18.58	99.45	46.44	136.99	79.99 to 91.24	126,438	108,905
150,000 TO 249,999	57	91.74	90.08	90.61	11.25	99.42	62.03	133.16	88.24 to 94.57	181,077	164,070
250,000 TO 499,999	22	95.54	93.03	93.02	11.93	100.01	59.30	120.30	83.46 to 100.09	287,805	267,714
500,000 TO 999,999	2	76.00	76.00	76.11	04.91	99.86	72.27	79.73	N/A	556,000	423,152
1,000,000 +											
ALL	297	93.52	103.78	93.84	28.67	110.59	35.88	389.40	90.96 to 96.46	115,607	108,489

69 Phelps
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 : 47
Total Sales Price : 4,290,183
Total Adj. Sales Price : 4,290,183
Total Assessed Value : 4,302,778
Avg. Adj. Sales Price : 91,280
Avg. Assessed Value : 91,548

MEDIAN : 98
WGT. MEAN : 100
MEAN : 105
COD : 21.72
PRD : 105.11

COV : 42.27
STD : 44.56
Avg. Abs. Dev : 21.19
MAX Sales Ratio : 337.91
MIN Sales Ratio : 34.32

95% Median C.I. : 95.64 to 100.61
95% Wgt. Mean C.I. : 92.81 to 107.78
95% Mean C.I. : 92.67 to 118.15

Printed:3/30/2020 4:13:04PM

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	4	99.12	97.07	98.33	05.15	98.72	86.33	103.72	N/A	90,000	88,494
01-JAN-17 To 31-MAR-17	7	105.72	141.21	103.88	49.18	135.94	66.35	337.91	66.35 to 337.91	91,103	94,634
01-APR-17 To 30-JUN-17	3	92.89	74.72	84.12	22.48	88.83	34.32	96.96	N/A	135,000	113,557
01-JUL-17 To 30-SEP-17	4	101.79	102.74	100.83	02.42	101.89	99.69	107.69	N/A	99,516	100,346
01-OCT-17 To 31-DEC-17	5	93.96	95.12	95.89	01.92	99.20	92.72	99.45	N/A	88,980	85,323
01-JAN-18 To 31-MAR-18	3	95.64	95.97	95.50	01.68	100.49	93.72	98.56	N/A	51,833	49,501
01-APR-18 To 30-JUN-18	3	122.14	113.86	122.17	08.79	93.20	93.60	125.83	N/A	138,333	168,996
01-JUL-18 To 30-SEP-18	5	95.97	96.70	96.28	04.80	100.44	90.33	107.74	N/A	108,300	104,269
01-OCT-18 To 31-DEC-18	3	96.99	97.62	98.78	01.75	98.83	95.39	100.49	N/A	106,500	105,197
01-JAN-19 To 31-MAR-19	3	66.44	71.41	80.84	26.08	88.33	47.90	99.90	N/A	65,000	52,547
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	7	123.11	120.96	111.87	31.51	108.13	38.97	182.70	38.97 to 182.70	59,714	66,804
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	18	100.15	111.77	97.65	26.48	114.46	34.32	337.91	96.39 to 105.72	100,044	97,693
01-OCT-17 To 30-SEP-18	16	95.76	99.29	102.99	06.37	96.41	90.33	125.83	93.60 to 99.45	97,306	100,216
01-OCT-18 To 30-SEP-19	13	99.90	104.14	100.90	31.40	103.21	38.97	182.70	66.44 to 139.28	71,731	72,373
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	19	96.96	110.49	97.11	25.88	113.78	34.32	337.91	93.62 to 105.72	99,246	96,374
01-JAN-18 To 31-DEC-18	14	96.48	100.42	104.26	06.86	96.32	90.33	125.83	93.60 to 107.74	102,250	106,602
<u>ALL</u>	47	97.55	105.41	100.29	21.72	105.11	34.32	337.91	95.64 to 100.61	91,280	91,548

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	32	97.59	102.25	101.07	11.35	101.17	66.35	175.56	95.64 to 102.71	106,953	108,101
2	11	93.96	96.41	74.43	36.98	129.53	34.32	182.70	38.97 to 175.59	35,909	26,728
3	2	212.12	212.12	262.44	59.30	80.83	86.33	337.91	N/A	25,000	65,610
4	2	98.78	98.78	98.97	02.12	99.81	96.69	100.87	N/A	211,348	209,162
<u>ALL</u>	47	97.55	105.41	100.29	21.72	105.11	34.32	337.91	95.64 to 100.61	91,280	91,548

69 Phelps
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 : 47
Total Sales Price : 4,290,183
Total Adj. Sales Price : 4,290,183
Total Assessed Value : 4,302,778
Avg. Adj. Sales Price : 91,280
Avg. Assessed Value : 91,548

MEDIAN : 98
WGT. MEAN : 100
MEAN : 105
COD : 21.72
PRD : 105.11

COV : 42.27
STD : 44.56
Avg. Abs. Dev : 21.19
MAX Sales Ratio : 337.91
MIN Sales Ratio : 34.32

95% Median C.I. : 95.64 to 100.61
95% Wgt. Mean C.I. : 92.81 to 107.78
95% Mean C.I. : 92.67 to 118.15

Printed:3/30/2020 4:13:04PM

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	47	97.55	105.41	100.29	21.72	105.11	34.32	337.91	95.64 to 100.61	91,280	91,548
04											
<u>ALL</u>	<u>47</u>	<u>97.55</u>	<u>105.41</u>	<u>100.29</u>	<u>21.72</u>	<u>105.11</u>	<u>34.32</u>	<u>337.91</u>	<u>95.64 to 100.61</u>	<u>91,280</u>	<u>91,548</u>

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	3	107.69	125.63	132.32	25.38	94.94	93.60	175.59	N/A	10,500	13,893
Less Than 30,000	9	105.72	111.99	108.58	26.21	103.14	47.90	182.70	86.33 to 175.59	16,510	17,926
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	47	97.55	105.41	100.29	21.72	105.11	34.32	337.91	95.64 to 100.61	91,280	91,548
Greater Than 14,999	44	97.27	104.03	100.06	21.12	103.97	34.32	337.91	95.39 to 100.61	96,788	96,843
Greater Than 29,999	38	96.98	103.85	100.00	19.95	103.85	34.32	337.91	95.39 to 100.49	108,989	108,985
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	107.69	125.63	132.32	25.38	94.94	93.60	175.59	N/A	10,500	13,893
15,000 TO 29,999	6	102.14	105.17	102.19	27.00	102.92	47.90	182.70	47.90 to 182.70	19,515	19,942
30,000 TO 59,999	9	97.55	122.51	115.80	32.44	105.79	77.36	337.91	93.62 to 103.72	47,056	54,489
60,000 TO 99,999	14	96.43	99.16	97.51	26.11	101.69	34.32	175.56	66.44 to 125.83	77,921	75,978
100,000 TO 149,999	5	99.45	97.83	97.70	05.06	100.13	90.33	107.74	N/A	119,300	116,552
150,000 TO 249,999	8	96.54	93.33	93.67	05.62	99.64	66.35	100.87	66.35 to 100.87	181,962	170,447
250,000 TO 499,999	2	109.88	109.88	111.48	11.16	98.56	97.62	122.14	N/A	287,500	320,509
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>47</u>	<u>97.55</u>	<u>105.41</u>	<u>100.29</u>	<u>21.72</u>	<u>105.11</u>	<u>34.32</u>	<u>337.91</u>	<u>95.64 to 100.61</u>	<u>91,280</u>	<u>91,548</u>

69 Phelps
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 : 47
Total Sales Price : 4,290,183
Total Adj. Sales Price : 4,290,183
Total Assessed Value : 4,302,778
Avg. Adj. Sales Price : 91,280
Avg. Assessed Value : 91,548

MEDIAN : 98
WGT. MEAN : 100
MEAN : 105
COD : 21.72
PRD : 105.11

COV : 42.27
STD : 44.56
Avg. Abs. Dev : 21.19
MAX Sales Ratio : 337.91
MIN Sales Ratio : 34.32

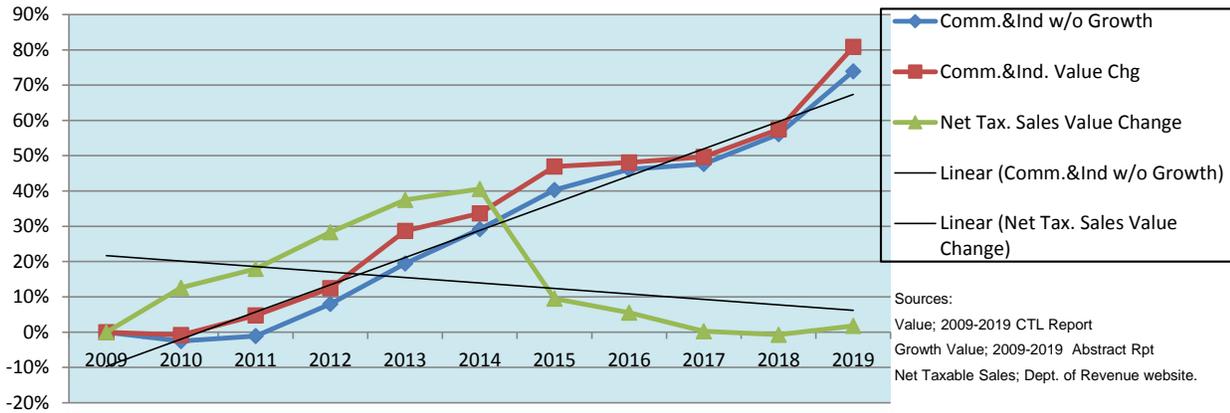
95% Median C.I. : 95.64 to 100.61
95% Wgt. Mean C.I. : 92.81 to 107.78
95% Mean C.I. : 92.67 to 118.15

Printed:3/30/2020 4:13:04PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	2	141.60	141.60	106.50	29.03	132.96	100.49	182.70	N/A	102,500	109,164
306	1	92.89	92.89	92.89	00.00	100.00	92.89	92.89	N/A	170,000	157,918
326	1	34.32	34.32	34.32	00.00	100.00	34.32	34.32	N/A	72,000	24,710
344	9	97.55	104.17	111.22	09.72	93.66	92.72	123.11	93.60 to 122.14	84,444	93,920
349	2	98.54	98.54	98.29	00.93	100.25	97.62	99.45	N/A	197,500	194,128
350	3	107.74	110.19	110.46	08.92	99.76	96.99	125.83	N/A	83,667	92,422
352	1	96.96	96.96	96.96	00.00	100.00	96.96	96.96	N/A	163,000	158,044
353	8	99.34	102.97	100.65	10.99	102.31	86.33	139.28	86.33 to 139.28	68,750	69,197
384	1	99.90	99.90	99.90	00.00	100.00	99.90	99.90	N/A	95,000	94,905
386	1	38.97	38.97	38.97	00.00	100.00	38.97	38.97	N/A	86,000	33,515
406	8	95.21	104.87	101.03	35.21	103.80	47.90	175.59	47.90 to 175.59	60,965	61,591
434	1	93.62	93.62	93.62	00.00	100.00	93.62	93.62	N/A	50,000	46,809
494	1	100.87	100.87	100.87	00.00	100.00	100.87	100.87	N/A	230,065	232,064
528	7	98.56	127.05	101.76	41.41	124.85	66.35	337.91	66.35 to 337.91	85,057	86,553
532	1	96.39	96.39	96.39	00.00	100.00	96.39	96.39	N/A	180,000	173,510
<u>ALL</u>	47	97.55	105.41	100.29	21.72	105.11	34.32	337.91	95.64 to 100.61	91,280	91,548

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	\$ 62,971,798	\$ 9,490,367		\$ 53,481,431	--	\$ 75,193,813	--
2009	\$ 67,930,383	\$ 2,015,487	2.97%	\$ 65,914,896	--	\$ 72,403,175	--
2010	\$ 67,384,023	\$ 1,166,855	1.73%	\$ 66,217,168	-2.52%	\$ 81,520,014	12.59%
2011	\$ 71,154,462	\$ 3,978,845	5.59%	\$ 67,175,617	-0.31%	\$ 85,366,415	4.72%
2012	\$ 76,405,158	\$ 3,075,170	4.02%	\$ 73,329,988	3.06%	\$ 92,895,999	8.82%
2013	\$ 87,429,003	\$ 6,264,645	7.17%	\$ 81,164,358	6.23%	\$ 99,534,068	7.15%
2014	\$ 90,779,753	\$ 3,000,565	3.31%	\$ 87,779,188	0.40%	\$ 101,791,727	2.27%
2015	\$ 99,831,964	\$ 4,509,805	4.52%	\$ 95,322,159	5.00%	\$ 79,286,020	-22.11%
2016	\$ 100,614,024	\$ 1,337,960	1.33%	\$ 99,276,064	-0.56%	\$ 76,414,974	-3.62%
2017	\$ 101,659,312	\$ 1,356,985	1.33%	\$ 100,302,327	-0.31%	\$ 72,622,250	-4.96%
2018	\$ 106,965,598	\$ 920,190	0.86%	\$ 106,045,408	4.31%	\$ 71,885,363	-1.01%
2019	\$ 122,818,224	\$ 4,664,619	3.80%	\$ 118,153,605	10.46%	\$ 73,707,412	2.53%
Ann %chg	6.10%			Average	2.58%	0.18%	0.64%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-2.52%	-0.80%	12.59%
2011	-1.11%	4.75%	17.90%
2012	7.95%	12.48%	28.30%
2013	19.48%	28.70%	37.47%
2014	29.22%	33.64%	40.59%
2015	40.32%	46.96%	9.51%
2016	46.14%	48.11%	5.54%
2017	47.65%	49.65%	0.30%
2018	56.11%	57.46%	-0.72%
2019	73.93%	80.80%	1.80%

County Number	69
County Name	Phelps

69 Phelps
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 : 51
Total Sales Price : 50,775,310
Total Adj. Sales Price : 50,775,310
Total Assessed Value : 35,103,654
Avg. Adj. Sales Price : 995,594
Avg. Assessed Value : 688,307

MEDIAN : 70
WGT. MEAN : 69
MEAN : 71
COD : 10.09
PRD : 102.81

COV : 13.91
STD : 09.89
Avg. Abs. Dev : 07.06
MAX Sales Ratio : 98.53
MIN Sales Ratio : 57.82

95% Median C.I. : 66.79 to 71.97
95% Wgt. Mean C.I. : 66.89 to 71.38
95% Mean C.I. : 68.37 to 73.79

Printed:3/30/2020 4:13:06PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	4	60.53	62.52	60.40	07.62	103.51	57.82	71.18	N/A	957,296	578,203
01-JAN-17 To 31-MAR-17	9	68.54	67.30	66.89	06.05	100.61	59.17	72.98	62.65 to 72.83	1,304,136	872,369
01-APR-17 To 30-JUN-17	5	69.27	76.24	72.16	17.90	105.65	59.16	95.84	N/A	935,554	675,116
01-JUL-17 To 30-SEP-17	2	72.11	72.11	70.55	08.17	102.21	66.22	78.00	N/A	2,088,537	1,473,487
01-OCT-17 To 31-DEC-17	4	64.05	65.30	64.48	05.28	101.27	61.74	71.38	N/A	840,000	541,605
01-JAN-18 To 31-MAR-18	7	72.84	73.58	71.43	09.28	103.01	58.95	91.25	58.95 to 91.25	716,972	512,098
01-APR-18 To 30-JUN-18	3	69.29	67.70	67.44	04.88	100.39	61.84	71.97	N/A	1,022,036	689,259
01-JUL-18 To 30-SEP-18	4	67.56	67.20	67.36	03.18	99.76	63.02	70.67	N/A	926,545	624,115
01-OCT-18 To 31-DEC-18	5	75.81	78.13	77.23	10.42	101.17	64.36	98.53	N/A	840,985	649,500
01-JAN-19 To 31-MAR-19	2	67.62	67.62	67.02	10.00	100.90	60.86	74.37	N/A	1,176,000	788,176
01-APR-19 To 30-JUN-19	6	74.05	78.28	74.85	09.03	104.58	69.67	97.97	69.67 to 97.97	774,340	579,629
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	20	67.38	69.06	67.51	10.48	102.30	57.82	95.84	63.07 to 71.48	1,221,063	824,334
01-OCT-17 To 30-SEP-18	18	68.66	69.34	68.08	07.86	101.85	58.95	91.25	63.02 to 71.97	841,727	573,074
01-OCT-18 To 30-SEP-19	13	74.37	76.58	74.10	09.79	103.35	60.86	98.53	69.67 to 82.19	861,767	638,587
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	20	67.38	69.62	68.22	09.69	102.05	59.16	95.84	63.19 to 71.48	1,197,604	817,015
01-JAN-18 To 31-DEC-18	19	71.71	72.51	71.25	09.25	101.77	58.95	98.53	66.79 to 75.81	841,896	599,812
<u>ALL</u>	51	69.98	71.08	69.14	10.09	102.81	57.82	98.53	66.79 to 71.97	995,594	688,307

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	49	70.67	71.34	69.35	10.06	102.87	57.82	98.53	66.79 to 72.83	996,088	690,738
2	2	64.57	64.57	63.93	08.38	101.00	59.16	69.98	N/A	983,500	628,744
<u>ALL</u>	51	69.98	71.08	69.14	10.09	102.81	57.82	98.53	66.79 to 71.97	995,594	688,307

69 Phelps
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 : 51
 Total Sales Price : 50,775,310
 Total Adj. Sales Price : 50,775,310
 Total Assessed Value : 35,103,654
 Avg. Adj. Sales Price : 995,594
 Avg. Assessed Value : 688,307

MEDIAN : 70
 WGT. MEAN : 69
 MEAN : 71
 COD : 10.09
 PRD : 102.81

COV : 13.91
 STD : 09.89
 Avg. Abs. Dev : 07.06
 MAX Sales Ratio : 98.53
 MIN Sales Ratio : 57.82

95% Median C.I. : 66.79 to 71.97
 95% Wgt. Mean C.I. : 66.89 to 71.38
 95% Mean C.I. : 68.37 to 73.79

Printed:3/30/2020 4:13:06PM

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	34	70.33	71.30	69.29	09.75	102.90	57.82	98.53	65.99 to 73.36	1,098,428	761,114
1	33	70.67	71.34	69.27	09.98	102.99	57.82	98.53	65.99 to 73.36	1,105,441	765,793
2	1	69.98	69.98	69.98	00.00	100.00	69.98	69.98	N/A	867,000	606,702
____ALL____	51	69.98	71.08	69.14	10.09	102.81	57.82	98.53	66.79 to 71.97	995,594	688,307

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	49	69.67	70.96	69.02	10.31	102.81	57.82	98.53	66.22 to 71.73	1,007,659	695,486
1	47	69.67	71.23	69.23	10.42	102.89	57.82	98.53	66.22 to 72.83	1,008,687	698,326
2	2	64.57	64.57	63.93	08.38	101.00	59.16	69.98	N/A	983,500	628,744
____ALL____	51	69.98	71.08	69.14	10.09	102.81	57.82	98.53	66.79 to 71.97	995,594	688,307

Phelps County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Phelps	1	5598	5598	4600	4197	4000	3900	3800	3406	5255
Buffalo	1	5090	5090	4875	4765	3386	4480	4110	4110	4616
Buffalo	6	2795	5480	5230	5170	n/a	4695	n/a	4400	4848
Kearney	1	4800	4799	4750	4550	4000	3000	3000	3000	4519
Gosper	1	4975	4975	4100	3300	n/a	3100	2900	2750	4756
Harlan	1	4779	4780	3990	2730	n/a	2540	2420	2423	4387
Phelps	2	4700	4700	4300	4100	4001	3799	3599	3400	4325
Harlan	2	4244	4241	3622	2479	n/a	2540	2420	2422	3698
Furnas	1	3890	3890	3150	2965	n/a	2175	2085	2085	3499
Gosper	4	3850	3850	3270	2750	2535	n/a	2350	2200	3261
Franklin	2	4278	4247	3962	4022	1220	3500	3564	3502	4095

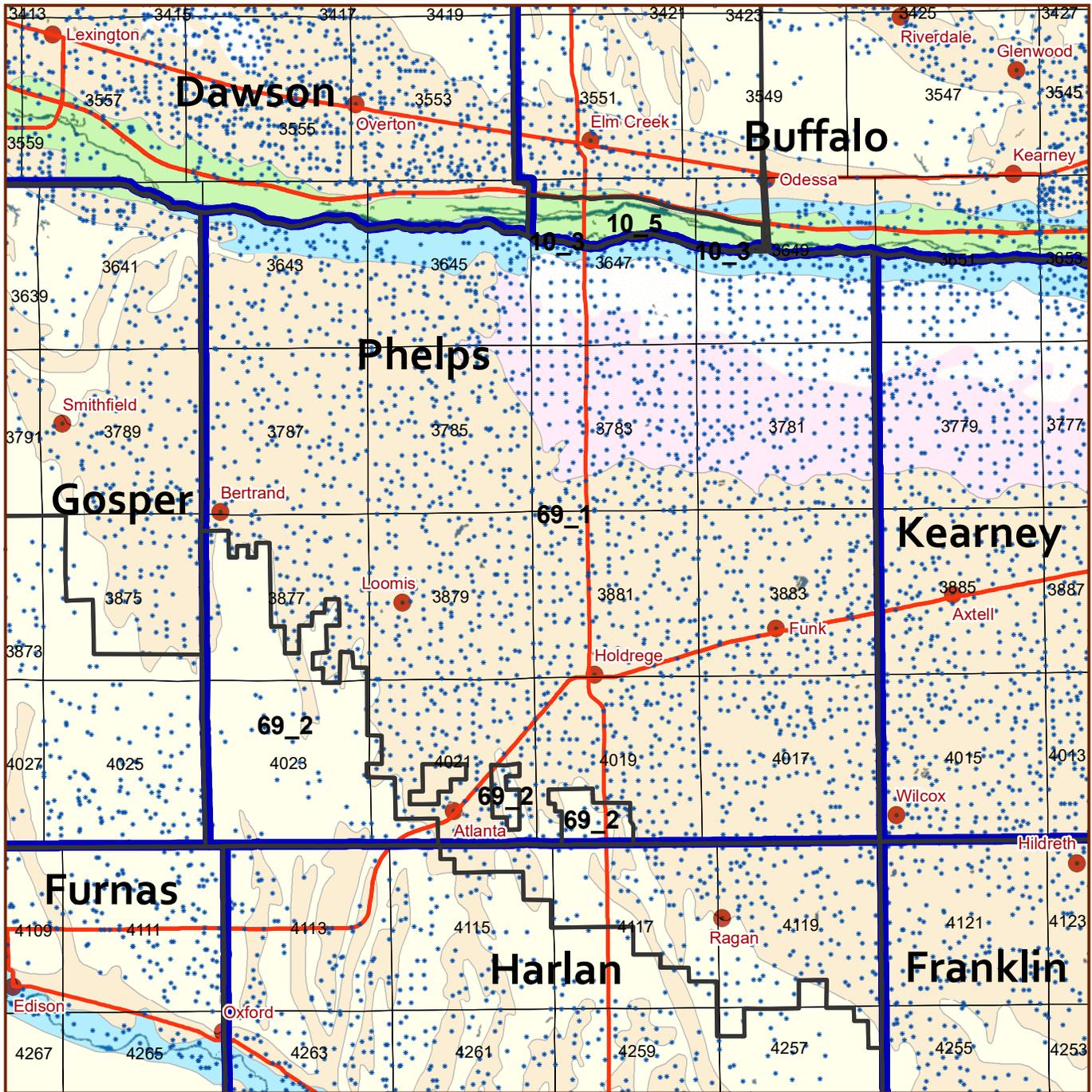
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Phelps	1	2550	2550	2450	2250	2150	2050	1850	1600	2438
Buffalo	1	2355	2355	2195	2195	2040	1940	1900	1900	2098
Buffalo	6	n/a	2340	2195	2110	2005	n/a	1890	1865	1997
Kearney	1	n/a	2770	2500	2500	2230	1785	1785	1785	2593
Gosper	1	n/a	1821	1730	1635	1500	1280	1215	1215	1719
Harlan	1	n/a	2460	2195	1717	n/a	1710	1565	1565	2307
Phelps	2	n/a	2139	1949	1750	1591	1376	1250	1199	1812
Harlan	2	1848	1848	1562	1204	1159	1345	1365	1365	1724
Furnas	1	1625	1625	1115	1115	1115	n/a	1015	1015	1426
Gosper	4	n/a	1630	1520	1425	n/a	1100	1080	1080	1508
Franklin	2	2680	2650	2300	2280	1970	1960	1615	1615	2413

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Phelps	1	1343	1299	1250	1198	1150	1100	941	1100	1240
Buffalo	1	1422	1482	1420	1376	1417	1195	1371	1350	1366
Buffalo	6	1413	1449	1390	n/a	1345	n/a	n/a	n/a	1413
Kearney	1	1300	1300	1300	1300	1300	1300	1300	1300	1300
Gosper	1	975	984	975	975	1349	n/a	975	1335	977
Harlan	1	950	950	950	950	n/a	n/a	n/a	950	950
Phelps	2	1350	1300	1250	1200	1150	1098	1100	1100	1202
Harlan	2	950	950	950	950	950	950	n/a	950	950
Furnas	1	829	830	830	830	830	n/a	830	n/a	830
Gosper	4	825	826	825	1169	1170	n/a	826	1170	826
Franklin	2	1100	1100	1085	1075	1070	1065	1060	1060	1089

County	Mkt Area	CRP	TIMBER	WASTE
Phelps	1	1103	1100	35
Buffalo	1	2026	1851	400
Buffalo	6	1307	449	474
Kearney	1	n/a	n/a	150
Gosper	1	n/a	n/a	100
Harlan	1	n/a	n/a	100
Phelps	2	n/a	1100	35
Harlan	2	n/a	n/a	100
Furnas	1	1373	830	75
Gosper	4	n/a	n/a	100
Franklin	2	1092	550	150

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.

PHELPS COUNTY



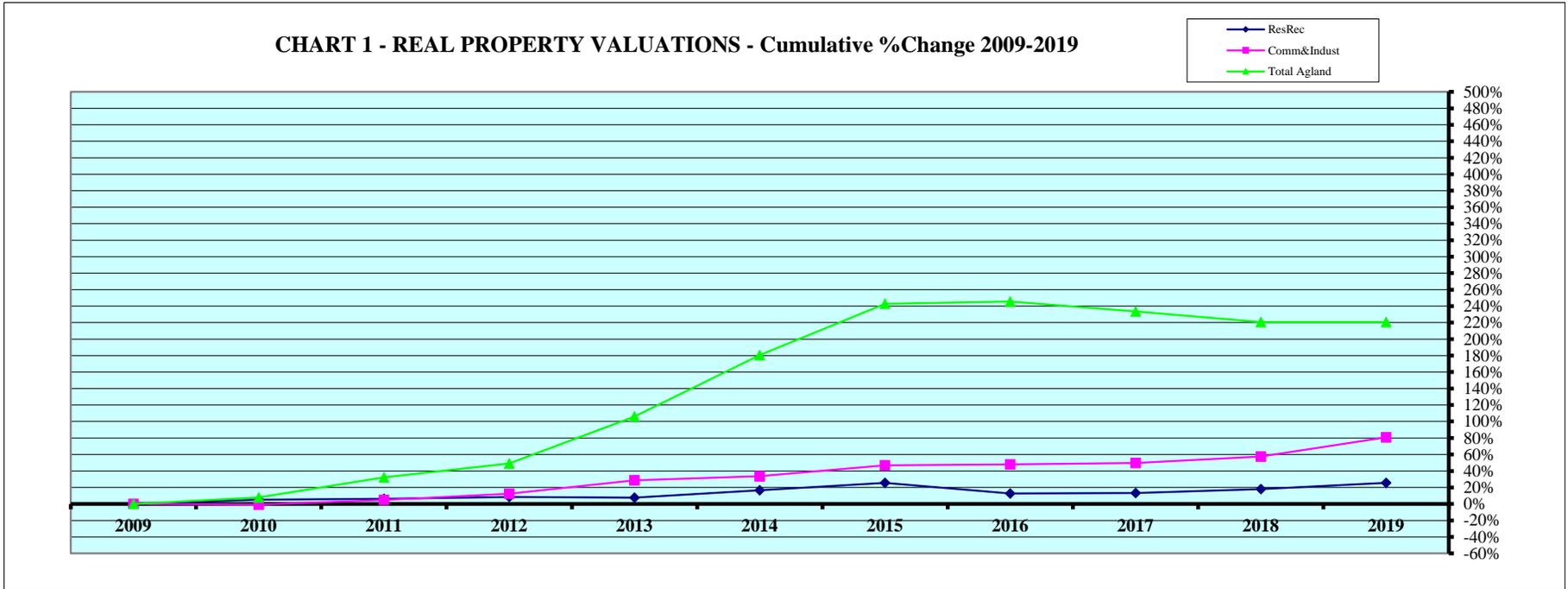
Legend

- 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	271,586,664	--	--	--	67,930,383	--	--	--	454,803,759	--	--	--
2010	285,678,907	14,092,243	5.19%	5.19%	67,384,023	-546,360	-0.80%	-0.80%	490,925,620	36,121,861	7.94%	7.94%
2011	288,482,170	2,803,263	0.98%	6.22%	71,154,462	3,770,439	5.60%	4.75%	601,148,199	110,222,579	22.45%	32.18%
2012	294,545,578	6,063,408	2.10%	8.45%	76,405,158	5,250,696	7.38%	12.48%	677,592,474	76,444,275	12.72%	48.99%
2013	292,511,588	-2,033,990	-0.69%	7.70%	87,429,003	11,023,845	14.43%	28.70%	937,428,313	259,835,839	38.35%	106.12%
2014	316,759,410	24,247,822	8.29%	16.63%	90,779,753	3,350,750	3.83%	33.64%	1,275,729,596	338,301,283	36.09%	180.50%
2015	340,913,018	24,153,608	7.63%	25.53%	99,831,964	9,052,211	9.97%	46.96%	1,559,165,373	283,435,777	22.22%	242.82%
2016	306,263,135	-34,649,883	-10.16%	12.77%	100,614,024	782,060	0.78%	48.11%	1,571,801,414	12,636,041	0.81%	245.60%
2017	307,824,158	1,561,023	0.51%	13.34%	101,659,312	1,045,288	1.04%	49.65%	1,517,378,410	-54,423,004	-3.46%	233.63%
2018	320,686,143	12,861,985	4.18%	18.08%	106,965,598	5,306,286	5.22%	57.46%	1,458,841,143	-58,537,267	-3.86%	220.76%
2019	341,154,541	20,468,398	6.38%	25.62%	122,818,224	15,852,626	14.82%	80.80%	1,458,536,231	-304,912	-0.02%	220.70%

Rate Annual %chg: Residential & Recreational **2.31%**

Commercial & Industrial **6.10%**

Agricultural Land **12.36%**

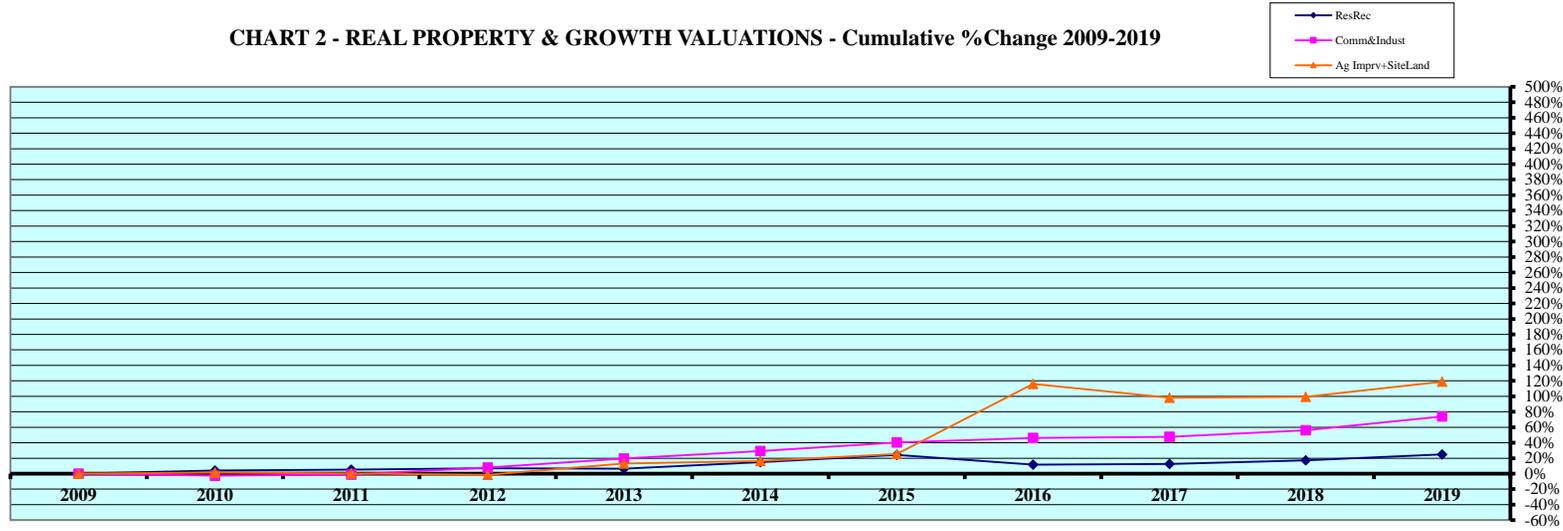
Cnty# **69**
County **PHELPS**

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	271,586,664	2,155,539	0.79%	269,431,125	--	--	67,930,383	2,015,487	2.97%	65,914,896	--	--		
2010	285,678,907	2,581,909	0.90%	283,096,998	4.24%	4.24%	67,384,023	1,166,855	1.73%	66,217,168	-2.52%	-2.52%		
2011	288,482,170	2,317,925	0.80%	286,164,245	0.17%	5.37%	71,154,462	3,978,845	5.59%	67,175,617	-0.31%	-1.11%		
2012	294,545,578	3,567,407	1.21%	290,978,171	0.87%	7.14%	76,405,158	3,075,170	4.02%	73,329,988	3.06%	7.95%		
2013	292,511,588	3,445,907	1.18%	289,065,681	-1.86%	6.44%	87,429,003	6,264,645	7.17%	81,164,358	6.23%	19.48%		
2014	316,759,410	4,577,864	1.45%	312,181,546	6.72%	14.95%	90,779,753	3,000,565	3.31%	87,779,188	0.40%	29.22%		
2015	340,913,018	3,706,449	1.09%	337,206,569	6.46%	24.16%	99,831,964	4,509,805	4.52%	95,322,159	5.00%	40.32%		
2016	306,263,135	3,039,105	0.99%	303,224,030	-11.06%	11.65%	100,614,024	1,337,960	1.33%	99,276,064	-0.56%	46.14%		
2017	307,824,158	1,813,408	0.59%	306,010,750	-0.08%	12.68%	101,659,312	1,356,985	1.33%	100,302,327	-0.31%	47.65%		
2018	320,686,143	2,253,553	0.70%	318,432,590	3.45%	17.25%	106,965,598	920,190	0.86%	106,045,408	4.31%	56.11%		
2019	341,154,541	1,818,973	0.53%	339,335,568	5.82%	24.95%	122,818,224	4,664,619	3.80%	118,153,605	10.46%	73.93%		
Rate Ann%chg	2.31%						6.10%						C & I w/o growth	2.58%

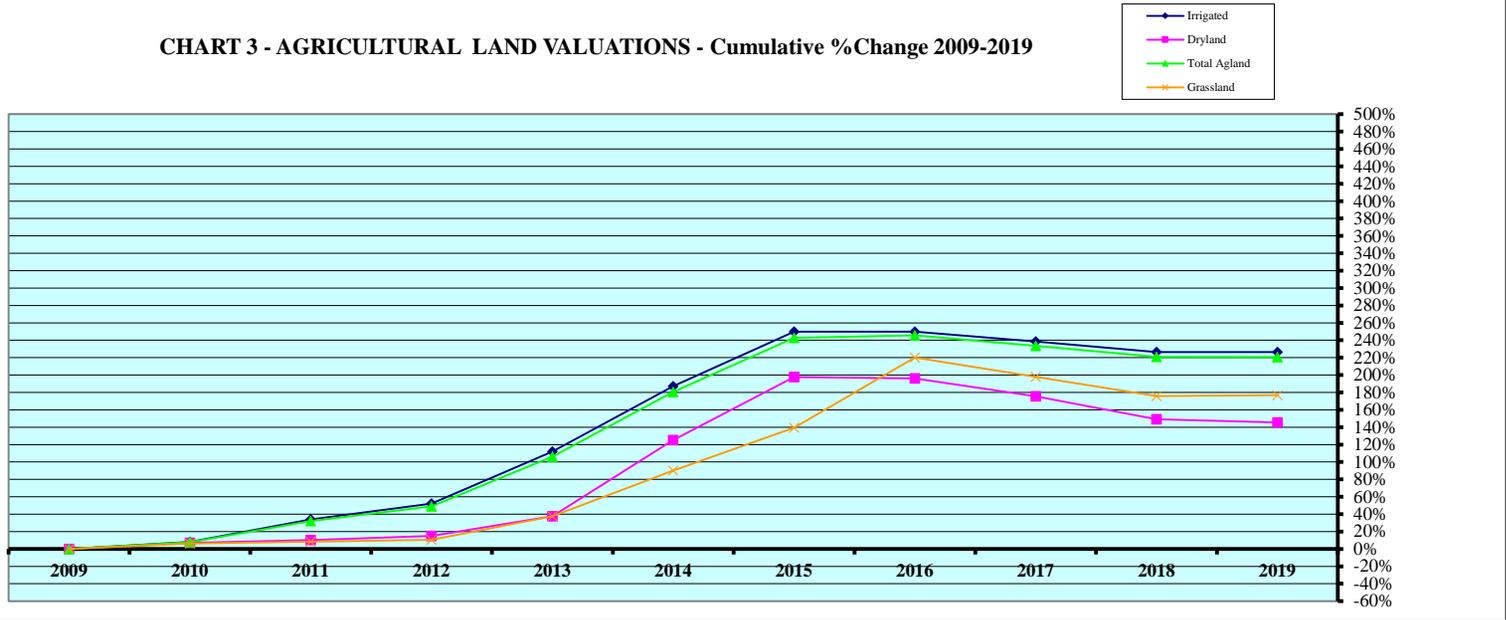
Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2009	38,976,027	27,078,533	66,054,560	1,280,246	1.94%	64,774,314	--	--
2010	42,566,890	25,993,473	68,560,363	1,474,885	2.15%	67,085,478	1.56%	1.56%
2011	42,013,250	26,951,871	68,965,121	2,633,025	3.82%	66,332,096	-3.25%	0.42%
2012	43,048,985	24,539,530	67,588,515	2,475,301	3.66%	65,113,214	-5.59%	-1.43%
2013	48,646,786	29,517,429	78,164,215	3,475,900	4.45%	74,688,315	10.50%	13.07%
2014	52,302,935	28,398,714	80,701,649	3,831,371	4.75%	76,870,278	-1.66%	16.37%
2015	55,127,595	29,537,887	84,665,482	1,902,520	2.25%	82,762,962	2.55%	25.29%
2016	107,716,190	39,719,469	147,435,659	4,844,380	3.29%	142,591,279	68.42%	115.87%
2017	92,000,773	40,718,196	132,718,969	1,800,418	1.36%	130,918,551	-11.20%	98.20%
2018	89,994,155	43,882,549	133,876,704	2,220,812	1.66%	131,655,892	-0.80%	99.31%
2019	99,421,265	46,798,286	146,219,551	1,637,920	1.12%	144,581,631	8.00%	118.88%
Rate Ann%chg	9.82%	5.62%	8.27%	Ag Imprv+Site w/o growth			6.85%	

(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# 69
County PHELPS

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	418,519,259	--	--	--	17,391,171	--	--	--	16,467,211	--	--	--
2010	452,008,500	33,489,241	8.00%	8.00%	18,620,888	1,229,717	7.07%	7.07%	17,499,082	1,031,871	6.27%	6.27%
2011	560,857,189	108,848,689	24.08%	34.01%	19,149,837	528,949	2.84%	10.11%	17,857,500	358,418	2.05%	8.44%
2012	636,201,958	75,344,769	13.43%	52.01%	19,995,168	845,331	4.41%	14.97%	18,189,259	331,759	1.86%	10.46%
2013	887,074,847	250,872,889	39.43%	111.96%	23,947,726	3,952,558	19.77%	37.70%	22,662,984	4,473,725	24.60%	37.62%
2014	1,201,449,428	314,374,581	35.44%	187.07%	39,141,121	15,193,395	63.44%	125.06%	31,280,900	8,617,916	38.03%	89.96%
2015	1,464,159,382	262,709,954	21.87%	249.84%	51,772,152	12,631,031	32.27%	197.69%	39,406,031	8,125,131	25.97%	139.30%
2016	1,463,830,930	-328,452	-0.02%	249.76%	51,503,869	-268,283	-0.52%	196.15%	52,711,170	13,305,139	33.76%	220.10%
2017	1,416,505,495	-47,325,435	-3.23%	238.46%	47,919,003	-3,584,866	-6.96%	175.54%	49,058,398	-3,652,772	-6.93%	197.92%
2018	1,366,207,864	-50,297,631	-3.55%	226.44%	43,343,799	-4,575,204	-9.55%	149.23%	45,409,661	-3,648,737	-7.44%	175.76%
2019	1,366,391,915	184,051	0.01%	226.48%	42,705,374	-638,425	-1.47%	145.56%	45,568,425	158,764	0.35%	176.72%

Rate Ann.%chg: Irrigated **12.56%** Dryland **9.40%** Grassland **10.71%**

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	6,483	--	--	--	2,419,635	--	--	--	454,803,759	--	--	--
2010	7,726	1,243	19.17%	19.17%	2,789,424	369,789	15.28%	15.28%	490,925,620	36,121,861	7.94%	7.94%
2011	7,726	0	0.00%	19.17%	3,275,947	486,523	17.44%	35.39%	601,148,199	110,222,579	22.45%	32.18%
2012	8,159	433	5.60%	25.85%	3,197,930	-78,017	-2.38%	32.17%	677,592,474	76,444,275	12.72%	48.99%
2013	8,666	507	6.21%	33.67%	3,734,090	536,160	16.77%	54.32%	937,428,313	259,835,839	38.35%	106.12%
2014	9,513	847	9.77%	46.74%	3,848,634	114,544	3.07%	59.06%	1,275,729,596	338,301,283	36.09%	180.50%
2015	10,685	1,172	12.32%	64.82%	3,817,123	-31,511	-0.82%	57.76%	1,559,165,373	283,435,777	22.22%	242.82%
2016	13,187	2,502	23.42%	103.41%	3,742,258	-74,865	-1.96%	54.66%	1,571,801,414	12,636,041	0.81%	245.60%
2017	12,934	-253	-1.92%	99.51%	3,882,580	140,322	3.75%	60.46%	1,517,378,410	-54,423,004	-3.46%	233.63%
2018	12,812	-122	-0.94%	97.62%	3,867,007	-15,573	-0.40%	59.82%	1,458,841,143	-58,537,267	-3.86%	220.76%
2019	10,913	-1,899	-14.82%	68.33%	3,859,604	-7,403	-0.19%	59.51%	1,458,536,231	-304,912	-0.02%	220.70%

Cnty# **69**
County **PHELPS**

Rate Ann.%chg: Total Agric Land **12.36%**

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	422,037,797	254,083	1,661			17,426,323	19,427	897			16,606,090	39,395	422		
2010	451,997,029	253,992	1,780	7.14%	7.14%	18,620,377	19,413	959	6.93%	6.93%	17,500,285	40,055	437	3.65%	3.65%
2011	560,684,875	254,250	2,205	23.92%	32.76%	19,232,685	19,454	989	3.07%	10.21%	17,851,572	39,651	450	3.05%	6.81%
2012	635,701,167	254,155	2,501	13.42%	50.58%	19,994,718	19,282	1,037	4.89%	15.60%	18,504,727	39,763	465	3.37%	10.40%
2013	880,783,872	254,593	3,460	38.32%	108.28%	23,869,868	19,221	1,242	19.76%	38.45%	22,009,057	39,064	563	21.07%	33.66%
2014	1,201,308,283	257,033	4,674	35.10%	181.38%	39,306,147	19,657	2,000	61.01%	122.92%	31,294,927	38,941	804	42.64%	90.65%
2015	1,464,212,613	257,369	5,689	21.73%	242.51%	51,430,529	19,581	2,626	31.35%	192.81%	39,676,126	38,546	1,029	28.08%	144.19%
2016	1,464,073,529	257,365	5,689	-0.01%	242.48%	51,581,812	19,683	2,621	-0.22%	192.16%	52,758,454	38,267	1,379	33.94%	227.07%
2017	1,413,413,279	257,437	5,490	-3.49%	230.54%	47,952,299	19,610	2,445	-6.69%	172.61%	52,151,719	38,079	1,370	-0.66%	224.91%
2018	1,366,197,832	258,194	5,291	-3.62%	218.56%	43,322,341	19,241	2,252	-7.92%	151.02%	45,423,603	37,518	1,211	-11.60%	187.22%
2019	1,366,553,386	258,269	5,291	0.00%	218.55%	42,705,375	18,943	2,254	0.12%	151.33%	45,568,424	37,759	1,207	-0.32%	186.29%

Rate Annual %chg Average Value/Acre: 12.28%

9.65%

11.09%

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	6,860	229	30			2,247,580	3,018	745			458,324,650	316,152	1,450		
2010	8,279	237	35	16.59%	16.59%	2,543,269	3,191	797	7.02%	7.02%	490,669,239	316,887	1,548	6.81%	6.81%
2011	8,279	237	35	0.00%	16.59%	3,026,192	3,199	946	18.69%	27.02%	600,803,603	316,791	1,897	22.48%	30.82%
2012	8,279	237	35	0.00%	16.59%	3,026,097	3,199	946	0.00%	27.02%	677,234,988	316,636	2,139	12.78%	47.54%
2013	8,408	240	35	0.02%	16.62%	3,386,122	3,405	995	5.13%	33.54%	930,057,327	316,522	2,938	37.38%	102.69%
2014	8,595	246	35	0.00%	16.62%	3,661,500	3,706	988	-0.67%	32.64%	1,275,579,452	319,583	3,991	35.84%	175.33%
2015	9,641	275	35	0.01%	16.64%	3,692,036	3,742	987	-0.13%	32.47%	1,559,020,945	319,514	4,879	22.25%	236.58%
2016	11,023	315	35	0.00%	16.64%	3,692,759	3,755	983	-0.32%	32.04%	1,572,117,577	319,385	4,922	0.88%	239.54%
2017	12,864	368	35	-0.04%	16.60%	3,882,580	3,958	981	-0.25%	31.71%	1,517,412,741	319,452	4,750	-3.50%	227.66%
2018	12,812	366	35	0.02%	16.62%	3,867,007	3,943	981	-0.03%	31.67%	1,458,823,595	319,262	4,569	-3.80%	215.19%
2019	10,913	312	35	0.01%	16.62%	3,859,604	3,934	981	0.04%	31.73%	1,458,697,702	319,217	4,570	0.01%	215.21%

69
PHELPS

Rate Annual %chg Average Value/Acre: 12.17%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 7,234	Value : 2,080,104,769	Growth 6,372,090	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	326	3,463,134	0	0	237	1,502,953	563	4,966,087	
02. Res Improve Land	2,829	33,507,589	0	0	235	7,535,351	3,064	41,042,940	
03. Res Improvements	2,947	273,691,555	0	0	262	39,434,795	3,209	313,126,350	
04. Res Total	3,273	310,662,278	0	0	499	48,473,099	3,772	359,135,377	1,409,955
% of Res Total	86.77	86.50	0.00	0.00	13.23	13.50	52.14	17.27	22.13
05. Com UnImp Land	101	1,736,282	0	0	18	311,778	119	2,048,060	
06. Com Improve Land	395	7,119,285	0	0	56	1,392,951	451	8,512,236	
07. Com Improvements	405	73,716,533	0	0	65	20,706,035	470	94,422,568	
08. Com Total	506	82,572,100	0	0	83	22,410,764	589	104,982,864	2,367,705
% of Com Total	85.91	78.65	0.00	0.00	14.09	21.35	8.14	5.05	37.16
09. Ind UnImp Land	2	48,920	0	0	0	0	2	48,920	
10. Ind Improve Land	6	156,113	0	0	5	374,820	11	530,933	
11. Ind Improvements	6	2,701,720	0	0	5	19,010,400	11	21,712,120	
12. Ind Total	8	2,906,753	0	0	5	19,385,220	13	22,291,973	1,592,750
% of Ind Total	61.54	13.04	0.00	0.00	38.46	86.96	0.18	1.07	25.00
13. Rec UnImp Land	0	0	0	0	1	2,550	1	2,550	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	1	2,550	1	2,550	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
Res & Rec Total	3,273	310,662,278	0	0	500	48,475,649	3,773	359,137,927	1,409,955
% of Res & Rec Total	86.75	86.50	0.00	0.00	13.25	13.50	52.16	17.27	22.13
Com & Ind Total	514	85,478,853	0	0	88	41,795,984	602	127,274,837	3,960,455
% of Com & Ind Total	85.38	67.16	0.00	0.00	14.62	32.84	8.32	6.12	62.15
17. Taxable Total	3,787	396,141,131	0	0	588	90,271,633	4,375	486,412,764	5,370,410
% of Taxable Total	86.56	81.44	0.00	0.00	13.44	18.56	60.48	23.38	84.28

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	47	779,419	8,555,350	0	0	0
19. Commercial	15	1,119,913	20,423,334	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	47	779,419	8,555,350
19. Commercial	0	0	0	15	1,119,913	20,423,334
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				62	1,899,332	28,978,684

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	1	2,205,760	1	2,205,760	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	1	2,205,760	1	2,205,760	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	374	0	422	796

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,957	1,097,237,027	1,957	1,097,237,027
28. Ag-Improved Land	0	0	0	0	846	370,770,358	846	370,770,358
29. Ag Improvements	0	0	0	0	901	123,478,860	901	123,478,860

30. Ag Total				2,858	1,591,486,245
--------------	--	--	--	-------	---------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	18.00	630,000	18	18.00	630,000	
32. HomeSite Improv Land	543	560.01	19,060,700	543	560.01	19,060,700	
33. HomeSite Improvements	546	0.00	85,516,945	546	0.00	85,516,945	40,950
34. HomeSite Total				564	578.01	105,207,645	
35. FarmSite UnImp Land	99	316.53	642,126	99	316.53	642,126	
36. FarmSite Improv Land	742	3,599.38	8,857,724	742	3,599.38	8,857,724	
37. FarmSite Improvements	834	0.00	37,961,915	834	0.00	37,961,915	960,730
38. FarmSite Total				933	3,915.91	47,461,765	
39. Road & Ditches	2,527	7,144.97	0	2,527	7,144.97	0	
40. Other- Non Ag Use	11	209.76	262,570	11	209.76	262,570	
41. Total Section VI				1,497	11,848.65	152,931,980	1,001,680

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	143,705.00	58.14%	804,522,481	61.94%	5,598.43
46. 1A	50,002.06	20.23%	279,921,877	21.55%	5,598.21
47. 2A1	10,563.55	4.27%	48,591,271	3.74%	4,599.90
48. 2A	17,798.71	7.20%	74,707,174	5.75%	4,197.34
49. 3A1	1,771.44	0.72%	7,085,532	0.55%	3,999.87
50. 3A	6,729.99	2.72%	26,245,699	2.02%	3,899.81
51. 4A1	3,289.48	1.33%	12,499,347	0.96%	3,799.79
52. 4A	13,318.95	5.39%	45,369,923	3.49%	3,406.42
53. Total	247,179.18	100.00%	1,298,943,304	100.00%	5,255.07
Dry					
54. 1D1	44.45	0.33%	113,350	0.35%	2,550.06
55. 1D	9,258.86	69.06%	23,608,607	72.23%	2,549.84
56. 2D1	1,379.02	10.29%	3,378,303	10.34%	2,449.79
57. 2D	1,404.34	10.47%	3,159,590	9.67%	2,249.88
58. 3D1	298.22	2.22%	641,233	1.96%	2,150.20
59. 3D	154.51	1.15%	316,689	0.97%	2,049.63
60. 4D1	320.88	2.39%	593,494	1.82%	1,849.58
61. 4D	546.36	4.08%	874,083	2.67%	1,599.83
62. Total	13,406.64	100.00%	32,685,349	100.00%	2,438.00
Grass					
63. 1G1	4,709.68	32.79%	6,320,649	35.72%	1,342.05
64. 1G	1,852.84	12.90%	2,359,257	13.33%	1,273.32
65. 2G1	680.17	4.74%	844,243	4.77%	1,241.22
66. 2G	1,788.57	12.45%	2,133,243	12.06%	1,192.71
67. 3G1	4,272.82	29.75%	4,912,924	27.76%	1,149.81
68. 3G	11.24	0.08%	12,364	0.07%	1,100.00
69. 4G1	376.93	2.62%	376,382	2.13%	998.55
70. 4G	668.87	4.66%	735,702	4.16%	1,099.92
71. Total	14,361.12	100.00%	17,694,764	100.00%	1,232.13
Irrigated Total					
	247,179.18	88.50%	1,298,943,304	95.99%	5,255.07
Dry Total					
	13,406.64	4.80%	32,685,349	2.42%	2,438.00
Grass Total					
	14,361.12	5.14%	17,694,764	1.31%	1,232.13
72. Waste	459.92	0.16%	16,094	0.00%	34.99
73. Other	3,889.57	1.39%	3,828,510	0.28%	984.30
74. Exempt	11,193.60	4.01%	40,998	0.00%	3.66
75. Market Area Total	279,296.43	100.00%	1,353,168,021	100.00%	4,844.92

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,787.90	43.64%	22,503,083	47.42%	4,699.99
46. 1A	1,992.87	18.16%	9,366,285	19.74%	4,699.90
47. 2A1	67.45	0.61%	290,002	0.61%	4,299.51
48. 2A	1,594.10	14.53%	6,535,770	13.77%	4,099.97
49. 3A1	32.61	0.30%	130,464	0.27%	4,000.74
50. 3A	60.41	0.55%	229,495	0.48%	3,798.96
51. 4A1	577.10	5.26%	2,077,269	4.38%	3,599.50
52. 4A	1,860.11	16.95%	6,324,115	13.33%	3,399.86
53. Total	10,972.55	100.00%	47,456,483	100.00%	4,325.02
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,324.99	41.86%	4,972,493	49.42%	2,138.72
56. 2D1	18.31	0.33%	35,682	0.35%	1,948.77
57. 2D	2,113.96	38.06%	3,699,268	36.76%	1,749.92
58. 3D1	50.09	0.90%	79,693	0.79%	1,591.00
59. 3D	0.21	0.00%	289	0.00%	1,376.19
60. 4D1	393.11	7.08%	491,221	4.88%	1,249.58
61. 4D	653.86	11.77%	784,071	7.79%	1,199.14
62. Total	5,554.53	100.00%	10,062,717	100.00%	1,811.62
Grass					
63. 1G1	2,056.58	8.85%	2,776,244	9.96%	1,349.93
64. 1G	2,364.88	10.17%	3,060,501	10.98%	1,294.15
65. 2G1	1,265.41	5.44%	1,575,641	5.66%	1,245.16
66. 2G	11,049.32	47.54%	13,259,008	47.59%	1,199.98
67. 3G1	638.33	2.75%	733,299	2.63%	1,148.78
68. 3G	3.79	0.02%	4,168	0.01%	1,099.74
69. 4G1	5,151.77	22.16%	5,666,866	20.34%	1,099.98
70. 4G	713.95	3.07%	785,303	2.82%	1,099.94
71. Total	23,244.03	100.00%	27,861,030	100.00%	1,198.63
Irrigated Total					
Irrigated Total	10,972.55	27.57%	47,456,483	55.58%	4,325.02
Dry Total					
Dry Total	5,554.53	13.95%	10,062,717	11.78%	1,811.62
Grass Total					
Grass Total	23,244.03	58.39%	27,861,030	32.63%	1,198.63
72. Waste	28.22	0.07%	988	0.00%	35.01
73. Other	6.28	0.02%	5,026	0.01%	800.32
74. Exempt	1,021.88	2.57%	0	0.00%	0.00
75. Market Area Total	39,805.61	100.00%	85,386,244	100.00%	2,145.08

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	258,151.73	1,346,399,787	258,151.73	1,346,399,787
77. Dry Land	0.00	0	0.00	0	18,961.17	42,748,066	18,961.17	42,748,066
78. Grass	0.00	0	0.00	0	37,605.15	45,555,794	37,605.15	45,555,794
79. Waste	0.00	0	0.00	0	488.14	17,082	488.14	17,082
80. Other	0.00	0	0.00	0	3,895.85	3,833,536	3,895.85	3,833,536
81. Exempt	488.09	0	0.00	0	11,727.39	40,998	12,215.48	40,998
82. Total	0.00	0	0.00	0	319,102.04	1,438,554,265	319,102.04	1,438,554,265

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	258,151.73	80.90%	1,346,399,787	93.59%	5,215.54
Dry Land	18,961.17	5.94%	42,748,066	2.97%	2,254.51
Grass	37,605.15	11.78%	45,555,794	3.17%	1,211.42
Waste	488.14	0.15%	17,082	0.00%	34.99
Other	3,895.85	1.22%	3,833,536	0.27%	984.01
Exempt	12,215.48	3.83%	40,998	0.00%	3.36
Total	319,102.04	100.00%	1,438,554,265	100.00%	4,508.13

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 Atlanta	35	253,322	60	402,834	60	2,401,510	95	3,057,666	0
83.2 Bertrand	41	592,785	315	2,230,401	324	22,761,970	365	25,585,156	104,230
83.3 Funk	35	613,942	88	719,334	93	7,420,000	128	8,753,276	0
83.4 Holdrege	184	1,447,852	2,199	29,007,141	2,299	225,510,150	2,483	255,965,143	586,835
83.5 Loomis	19	145,658	167	1,147,879	171	15,597,925	190	16,891,462	198,130
83.6 Rural	250	1,915,078	235	7,535,351	262	39,434,795	512	48,885,224	520,760
84 Residential Total	564	4,968,637	3,064	41,042,940	3,209	313,126,350	3,773	359,137,927	1,409,955

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	Atlanta	9	73,284	12	228,558	12	1,561,670	21	1,863,512	0
85.2	Bertrand	9	34,424	38	172,280	41	2,989,420	50	3,196,124	0
85.3	Funk	4	9,829	15	115,818	23	4,063,825	27	4,189,472	0
85.4	Holdrege	75	1,637,991	301	6,481,538	299	55,958,698	374	64,078,227	2,227,785
85.5	Loomis	6	29,674	35	277,204	36	11,844,640	42	12,151,518	0
85.6	Rural	18	311,778	61	1,767,771	70	39,716,435	88	41,795,984	1,732,670
86	Commercial Total	121	2,096,980	462	9,043,169	481	116,134,688	602	127,274,837	3,960,455

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	4,697.51	34.68%	6,307,268	37.55%	1,342.68
88. 1G	1,611.54	11.90%	2,093,458	12.46%	1,299.04
89. 2G1	640.62	4.73%	800,758	4.77%	1,249.97
90. 2G	1,700.88	12.56%	2,036,832	12.13%	1,197.52
91. 3G1	4,261.04	31.45%	4,899,985	29.17%	1,149.95
92. 3G	2.95	0.02%	3,244	0.02%	1,099.66
93. 4G1	239.90	1.77%	225,689	1.34%	940.76
94. 4G	392.05	2.89%	431,259	2.57%	1,100.01
95. Total	13,546.49	100.00%	16,798,493	100.00%	1,240.06
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2.51	1.93%	3,262	2.28%	1,299.60
98. 2C1	39.55	30.48%	43,485	30.38%	1,099.49
99. 2C	87.69	67.58%	96,411	67.35%	1,099.45
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	129.75	100.00%	143,158	100.00%	1,103.34
Timber					
105. 1T1	12.17	1.78%	13,381	1.78%	1,099.51
106. 1T	238.79	34.87%	262,537	34.86%	1,099.45
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	11.78	1.72%	12,939	1.72%	1,098.39
110. 3T	8.29	1.21%	9,120	1.21%	1,100.12
111. 4T1	137.03	20.01%	150,693	20.01%	1,099.71
112. 4T	276.82	40.42%	304,443	40.42%	1,099.79
113. Total	684.88	100.00%	753,113	100.00%	1,099.63
<hr/>					
Grass Total	13,546.49	94.33%	16,798,493	94.93%	1,240.06
CRP Total	129.75	0.90%	143,158	0.81%	1,103.34
Timber Total	684.88	4.77%	753,113	4.26%	1,099.63
<hr/>					
114. Market Area Total	14,361.12	100.00%	17,694,764	100.00%	1,232.13

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	2,056.58	9.17%	2,776,244	10.30%	1,349.93
88. 1G	2,296.76	10.24%	2,985,597	11.08%	1,299.92
89. 2G1	1,225.18	5.46%	1,531,407	5.68%	1,249.94
90. 2G	11,048.25	49.28%	13,257,830	49.19%	1,199.99
91. 3G1	623.65	2.78%	717,164	2.66%	1,149.95
92. 3G	0.56	0.00%	615	0.00%	1,098.21
93. 4G1	5,140.63	22.93%	5,654,634	20.98%	1,099.99
94. 4G	27.24	0.12%	29,963	0.11%	1,099.96
95. Total	22,418.85	100.00%	26,953,454	100.00%	1,202.27
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	68.12	8.26%	74,904	8.25%	1,099.59
107. 2T1	40.23	4.88%	44,234	4.87%	1,099.53
108. 2T	1.07	0.13%	1,178	0.13%	1,100.93
109. 3T1	14.68	1.78%	16,135	1.78%	1,099.11
110. 3T	3.23	0.39%	3,553	0.39%	1,100.00
111. 4T1	11.14	1.35%	12,232	1.35%	1,098.03
112. 4T	686.71	83.22%	755,340	83.23%	1,099.94
113. Total	825.18	100.00%	907,576	100.00%	1,099.85
<hr/>					
Grass Total	22,418.85	96.45%	26,953,454	96.74%	1,202.27
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	825.18	3.55%	907,576	3.26%	1,099.85
<hr/>					
114. Market Area Total	23,244.03	100.00%	27,861,030	100.00%	1,198.63

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

69 Phelps

	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	341,151,991	359,135,377	17,983,386	5.27%	1,409,955	4.86%
02. Recreational	2,550	2,550	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	99,421,265	105,207,645	5,786,380	5.82%	40,950	5.78%
04. Total Residential (sum lines 1-3)	440,575,806	464,345,572	23,769,766	5.40%	1,450,905	5.07%
05. Commercial	102,149,572	104,982,864	2,833,292	2.77%	2,367,705	0.46%
06. Industrial	20,668,652	22,291,973	1,623,321	7.85%	1,592,750	0.15%
07. Total Commercial (sum lines 5-6)	122,818,224	127,274,837	4,456,613	3.63%	3,960,455	0.40%
08. Ag-Farmsite Land, Outbuildings	46,536,317	47,461,765	925,448	1.99%	960,730	-0.08%
09. Minerals	0	2,205,760	2,205,760		0	
10. Non Ag Use Land	261,969	262,570	601	0.23%		
11. Total Non-Agland (sum lines 8-10)	46,798,286	49,930,095	3,131,809	6.69%	960,730	4.64%
12. Irrigated	1,366,391,915	1,346,399,787	-19,992,128	-1.46%		
13. Dryland	42,705,374	42,748,066	42,692	0.10%		
14. Grassland	45,568,425	45,555,794	-12,631	-0.03%		
15. Wasteland	10,913	17,082	6,169	56.53%		
16. Other Agland	3,859,604	3,833,536	-26,068	-0.68%		
17. Total Agricultural Land	1,458,536,231	1,438,554,265	-19,981,966	-1.37%		
18. Total Value of all Real Property (Locally Assessed)	2,068,728,547	2,080,104,769	11,376,222	0.55%	6,372,090	0.24%

2020 Assessment Survey for Phelps County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$123,676
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$159,933
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$24,000 for the GIS System and \$10,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,500
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$22,231.82

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v3
2.	CAMA software:
	MIPS PC v3
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The 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, phelps.gworks.com
7.	Who maintains the GIS software and maps?
	The county assessor & staff
8.	What type of aerial imagery is used in the cyclical review of properties?
	Gworks and FSA maps
9.	When was the aerial imagery last updated?
	2018
10.	Personal Property software:
	MIPS PC v3

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation Inc
2.	GIS Services:
	gWorks
3.	Other services:
	Pritchard and Abbott for oil and minerals

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Tax Valuation, Inc. for commercial property only
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General Appraisers
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2020 Residential Assessment Survey for Phelps County

1.	Valuation data collection done by:												
	The 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="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Holdrege - county seat; strong local economy with jobs and services available. The residential market has been stable to slightly increasing with steady growth in recent years.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bertrand & Loomis - midsized villages; each contains their own school system and limited amenities. The residential market is active, but softer than Holdrege.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Atlanta & Funk - small villages with no schools or amenities. The market in these towns is unorganized.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - homes outside of the political subdivisions.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Holdrege - county seat; strong local economy with jobs and services available. The residential market has been stable to slightly increasing with steady growth in recent years.	2	Bertrand & Loomis - midsized villages; each contains their own school system and limited amenities. The residential market is active, but softer than Holdrege.	3	Atlanta & Funk - small villages with no schools or amenities. The market in these towns is unorganized.	4	Rural - homes outside of the political subdivisions.	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Holdrege - county seat; strong local economy with jobs and services available. The residential market has been stable to slightly increasing with steady growth in recent years.												
2	Bertrand & Loomis - midsized villages; each contains their own school system and limited amenities. The residential market is active, but softer than Holdrege.												
3	Atlanta & Funk - small villages with no schools or amenities. The market in these towns is unorganized.												
4	Rural - homes outside of the political subdivisions.												
AG	Agricultural homes and outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost approach with market derived depreciation is used to value all residential properties.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	Depreciation tables are developed using local market information.												
5.	Are individual depreciation tables developed for each valuation group?												
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.												
6.	Describe the methodology used to determine the residential lot values?												
	Lots are priced by the square foot and by the acre. Lot values are established by neighborhood in Holdrege and each Village has a separate land table.												
7.	How are rural residential site values developed?												
	Improved rural and vacant rural sales are studied to arrive at market value.												
8.	Are there form 191 applications on file?												
	No												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												

All lots being held for sale or resale are being valued the same as all other lots within the neighborhood.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2019	2018	2016-2019
2	2016	2019	2018	2017
3	2016	2019	2018	2014-2016
4	2016	2019	2018	2015-2019
AG	2016	2019	2018	2015-2019

All homes received an update to cost tables this year; however, the cost indexes for agricultural outbuildings were not updated.

2020 Commercial Assessment Survey for Phelps County

1.	Valuation data collection done by:											
	Tax Valuation, Inc.											
2.	List the valuation group recognized in the County and describe the unique characteristics of each:											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Holdrege - largest community in the county, stable economic growth, active business district</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bertrand & Loomis - midsize villages, each have a commercial district with some active businesses; the market is softer than Holdrege and more sporadic.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Funk & Atlanta - small villages without an organized commercial market.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - typically agricultural or industrial type properties, usually different than those found within the towns.</td> </tr> </tbody> </table>		<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Holdrege - largest community in the county, stable economic growth, active business district	2	Bertrand & Loomis - midsize villages, each have a commercial district with some active businesses; the market is softer than Holdrege and more sporadic.	3	Funk & Atlanta - small villages without an organized commercial market.	4	Rural - typically agricultural or industrial type properties, usually different than those found within the towns.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>											
1	Holdrege - largest community in the county, stable economic growth, active business district											
2	Bertrand & Loomis - midsize villages, each have a commercial district with some active businesses; the market is softer than Holdrege and more sporadic.											
3	Funk & Atlanta - small villages without an organized commercial market.											
4	Rural - typically agricultural or industrial type properties, usually different than those found within the towns.											
3.	List and describe the approach(es) used to estimate the market value of commercial properties.											
	All three approaches are developed where sufficient information is available. Primarily the cost approach is relied on.											
3a.	Describe the process used to determine the value of unique commercial properties.											
	All commercial properties are priced using the Marshall & Swift occupancy codes. Depreciation is established for all properties based on the age and condition of the structure. The commercial appraiser will use sales from other counties where warranted in helping to establish the value of hard to assess properties.											
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?											
	Depreciation tables are developed using local market information.											
5.	Are individual depreciation tables developed for each valuation grouping?											
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.											
6.	Describe the methodology used to determine the commercial lot values.											
	Lots are priced by the square foot and by the acre. There is a different land value table for each valuation grouping.											

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	2018	2018	2017-2018
	2	2018	2018	2018	2018
	3	2018	2018	2018	2018
	4	2018	2018	2018	2018

2020 Agricultural Assessment Survey for Phelps County

1.	Valuation data collection done by:									
	The county assessor and staff									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This area is flat, quality farmland which is nearly all irrigated.</td> <td style="text-align: center;">2017-2019</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.</td> <td style="text-align: center;">2017-2019</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This area is flat, quality farmland which is nearly all irrigated.	2017-2019	02	This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.	2017-2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
01	This area is flat, quality farmland which is nearly all irrigated.	2017-2019								
02	This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.	2017-2019								
3.	Describe the process used to determine and monitor market areas.									
	The market areas were mapped according to soils and topography. Annually, sales are plotted and reviewed and a ratio study is conducted to determine whether the market continues to support the defined areas.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Rural residential and recreational lands are identified through the office land use procedures, through physical review, and also through sales verification.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Farm home sites and rural residential home sites are valued using the same schedule.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	Buildings are reviewed and priced the same as all rural improvements. Land under the feed yard are priced at \$1,080/acre									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	Assessed values for lands in the Wetlands Reserve Program are assessed at 100% of the market value of grass land in the county.									
	<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?									
	county analyzes sales for other influences									
	<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

**2019 PLAN OF ASSESSMENT FOR PHELPS COUNTY
ASSESSMENT YEARS 2020-2021-2022
DATE: 07-23-2019**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

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 horticulture land.

GENERAL DESCRIPTION OF REAL PROPERTY IN PHELPS COUNTY

Per the 2019 County Abstract, Phelps County consists of the following real property types:

	Parcels	% of Total Parcels
Residential	3767	52%
Commercial	596	8%
Industrial	13	1%
Recreational	1	
Agricultural	2851	39%

Agricultural land for taxable acres for 2019 assessment was 319,216.

Agricultural land is approx. 71% of the real property valuation base in Phelps County and of that approx. 94% is taxed as irrigated.

For more information see the 2019 Reports and Opinions, Abstract and Assessor Survey.

CURRENT RESOURCES

There are currently three full time employees and one part time employee on staff and the Assessor. Assessor is certified by the Property Tax Administrator. The Assessor will continue to keep her certification current by attending continuing education and obtaining the number of hours required by the Property Tax Division. The assessor or staff member will try to attend as many district meetings and workshops provided. Current statues and regulations will continue to be followed to the best of our ability.

Proposed Office Budget for July 1, 2019 – June 30, 2020 will be \$ 123,715. The proposed appraisal budget for July 1, 2019– June 30, 2020 will be \$159,933.

Assessment Actions Planned for Assessment Year 2020:

Residential:

Continue with physical reviews for Holdrege. Do market study to insure residential properties are in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2020.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2020.

Agricultural land and Improvements:

Continue to physically review rural out buildings. Land use and water transfers will be updated in GIS as reported. Continue to physically review land. Land use and market areas will be reviewed and updated as information becomes available. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick up work and permits will be done by March 1, 2020.

Assessment Actions Planned for Assessment Year 2021:

Residential:

Continue with physical review of Holdrege residential properties. Maybe start on physical reviews of the villages. Do market study to insure residential properties are in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2021.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2021.

Agricultural land and Improvements:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Continue to physically review rural out buildings. Continue with physically review of land use. Land use and market areas will be reviewed and updated as information becomes available. Pick up work and permits will be done by March 1, 2021.

Assessment Actions Planned for Assessment Year 2022:

Residential:

Continue with physical reviews of village properties. Maybe start on physical reviews of rural residential. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1, 2022.

Commercial:

Start with physical reviews of Holdrege. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up and building permits will be reviewed and completed by March 1, 2022.

Agricultural land and Improvements:

Continue to physically review rural out buildings. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance to state statutes. Continue to physically review land use. Land use and market areas will be reviewed and updated as information becomes available. Pick up work and permits will be done by March 1, 2022.

Other functions performed by the assessor's office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forward to the Property Assessment Division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Real Estate and Personal Property Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T roster, annual Assessed Value update w/abstract & Assessment Actions
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report (Three year)
 - j. Personal Property Tax Loss Report
3. Personal Property - administer annual filing of approximately 1500 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property - annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 350 annual filings of applications, approval/denial process, taxpayer notifications and assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and Public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing - management of record/valuation information for Properties in community redevelopment projects for proper reporting on Administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

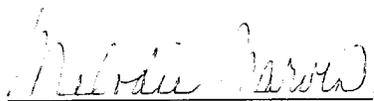
11. Tax List Corrections – prepare tax list correction documents for county board to approve.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests- assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization - attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education - Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

For 2019-2020 a budget request of an increase of approximately 3% will be submitted to the County Board for approval.

The Phelps County Assessor's Office will strive to maintain an efficient and professional office.

Respectfully submitted:



Melodie Marvín, Dated this 23rd day of July, 2019.

Melodie Marvín
Phelps County Assessor