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DEPARTMENT OF REVENUE

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

STANTON 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 Stanton 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 Stanton 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: Cheryl Wolverton, Stanton County Assessor

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Introduction

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

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

are reviewed to ensure taxpayers are served with such transparency.

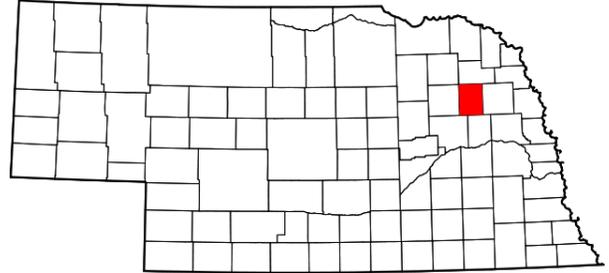
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

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

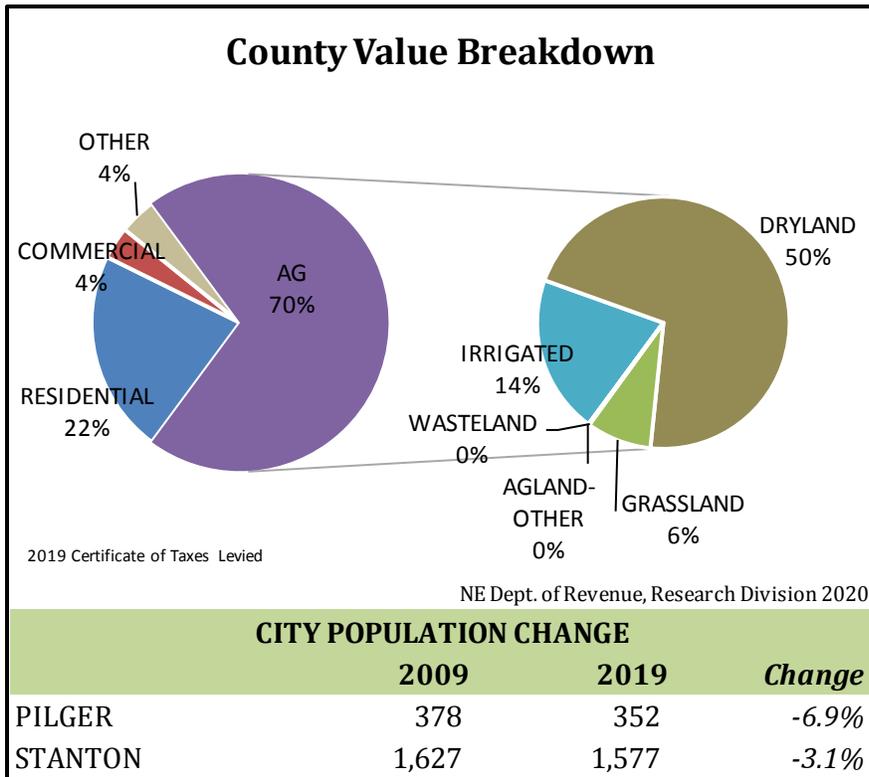
**Further information may be found in Exhibit 94*

County Overview

With a total area of 428 square miles, Stanton County had 5,970 residents, per the Census Bureau Quick Facts for 2018, a 3% population decline from the 2010 U.S. Census. Reports indicated that 73% of county residents were homeowners and 80% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$123,889 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Stanton County are evenly disbursed around the county. According to information from the U.S. Census Bureau, there were 115 employer establishments with total employment of 1,967.



Agricultural land contributes the majority of the value to the county's overall valuation base. Dryland makes up the majority of the land in the county. Stanton is included in the Lower Elkhorn Natural Resources District (NRD).

2020 Residential Correlation for Stanton County

Assessment Action

For the 2020 assessment year, the contract appraiser, Tax Valuation Inc. completed a two year reappraisal project on the rural properties excluding rural subdivisions. The company reviewed and inspected the parcels, implemented cost tables using 2019 costing and completed a depreciation analysis. The remainder of the residential class received percentage adjustments based on an analysis of current market trends and the statistical profile.

In the village of Pilger new lot values were implemented for 2020 with minimal change to improvements. The city of Stanton new lot values were implemented with a 10% increase to the improvements. Willers Cove also received a 10% increase to the improvements. The Woodland Park study also indicated that a 10% increase to the improvements was necessary.

All new construction and pick-up work 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 to ensure that all data submitted to the State sales file is timely and accurately completed.

The sales verification process in Stanton County is to mail a questionnaire to the buyer of the parcel. Review of the verification of the sales in the residential class and the usability of the sales, indicates that the residential usability rate is similar with the state average of qualified sales. The review of Stanton County revealed no apparent bias existed in the qualification of the sales and that all arm's-length transactions were made available for the measurement of real property.

The Valuation Groups currently are represented in seven geographic locations.

The lot values were reviewed by analyzing land to building ratios and vacant lot sales. Lot values are being reviewed in conjunction with the reappraisal efforts in the county. The county assessor reviewed the lot values in Pilger and Stanton for 2020.

Stanton County has an established six-year review and inspection cycle and is completing the review timely. The residential costing is dated 2015 and the rural has been updated to 2019 costing for the 2020 assessment year.

The county assessor currently has a written valuation methodology on file for the completion of the assessment actions and explanation of the process and will update it for the 2020 assessment year.

2020 Residential Correlation for Stanton County

Description of Analysis

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

Valuation Group	Description
1	Eagle Ridge
5	Norfolk Subdivision
10	Pilger
15	Rural
20	Stanton
25	Willers Cove
30	Woodland Park

The residential property class has a statistical profile of 129 residential sales, representing all the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable ranges. All three measures of central tendency for the residential class of property are within the acceptable range, as well as the qualitative measures.

The changes to the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report CTL) indicates that the population changed in the areas addressed by the county assessor in the 2020 assessment actions.

Equalization and Quality of Assessment

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	3	95.47	99.85	98.77	04.59	101.09
5	4	99.83	98.25	96.29	06.31	102.04
10	8	100.09	96.52	91.98	11.88	104.94
15	12	96.47	99.73	99.90	09.64	99.83
20	39	95.59	97.76	97.68	13.35	100.08
25	1	75.93	75.93	75.93	00.00	100.00
30	62	94.88	97.54	96.66	08.63	100.91
____ALL____	129	95.59	97.66	96.86	10.39	100.83

Level of Value

Based on analysis of all available information, the level of value for the residential property in Stanton County is 96%.

2020 Commercial Correlation for Stanton County

Assessment Actions

The county assessor completed a sales analysis of the commercial class and based on the general movement of the market, the only changes for the 2020 assessment year was due to the completion of the pick-up work.

Assessment Practice Review

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

The county assessor mails sales questionnaires to the buyer of the property. The percentage of usable sales is compared to the state average. The county is below the state average in the commercial class, review of the non-qualified sales revealed no bias in qualification of the sales. The commercial class is very small in Stanton County, the majority of the sold commercial class generally sells for private use and not necessarily a commercial business use.

The Valuation Groups currently are represented in three economic and geographic locations. The lot values were reviewed by analyzing land to building ratios and vacant lot sales. Lots are analyzed at the same time as the reappraisal, review and inspection.

Stanton County has an established six-year review and inspection cycle and is completing the review timely. The county currently has a written valuation methodology.

Description of Analysis

Commercial parcels are grouped into three valuation groups based on the assessor locations or towns.

Valuation Group	Description
1	Pilger
5	Rural and Woodland Park
10	Stanton

Frequently there are too few sales to rely on the median for the level of value, so several aspects of the data are examined to develop an opinion of value. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision. For this study period, there were three commercial sales profiled for the entire county. The commercial class

2020 Commercial Correlation for Stanton County

of property is cyclically inspected and reappraised; the history chart indicates that commercial property values have increased over the past 10 years at a similar rate to residential property in the county, supporting that the county adjusts values with the market.

The movement of the County Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied (CTL) Report, reflects a 2% change to the class, which confirm the reported assessment actions that very little assessment actions were completed outside of pick-up work.

Equalization and Quality of Assessment

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	1	97.93	97.93	97.93	00.00	100.00
20	2	152.96	152.96	130.33	34.52	117.36
____ALL____	3	100.16	134.61	102.50	35.88	131.33

Level of Value

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

2020 Agricultural Correlation for Stanton County

Assessment Actions

The County assessor completed an analysis of the sold parcels after the Land Capability Group (LCG) conversion was completed. The results of the analysis indicated a 1% to 2% reduction in value to the upper four LCG's. The LCG's in dryland 1D1, 1D and 4D were decreased 1% to 3%. The gross values received the most percentage adjustments on all LCG's ranging from 2% to 16%.

The contract appraiser, Tax Valuation Inc. finished the rural reappraisal of all rural homes and outbuildings. The costing is 2019 and a current depreciation analysis was completed. All pick-up work was completed timely. Intensive use parcels were identified and valued as such.

Assessment Practice Review

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

The sales verification process in Stanton County is to mail a questionnaire to the buyer of the parcel. Review of the percentage of the usable sales is compared to the state average and the county is below the average in the agricultural class. A review of the non-qualified sales revealed several partial interest sales or family transactions. However, the review revealed no apparent bias in the qualification of the sales.

Stanton County identifies one market area. Discussion was held with the assessor concerning the identification of intensive use parcels, the parcels were identified for 2020 and valued accordingly. The county has worked to identify the Conservation Reserve Program (CRP) acres in the county by mailing letters to the taxpayers asking for assistance in identifying the CRP acres and has accounted for approximately 53% of the enrolled acres.

Stanton County has an established six-year review and inspection cycle and is completing the review timely. The county assessor currently has a written valuation methodology on file.

2020 Agricultural Correlation for Stanton County

Description of Analysis

There is one market area defined for Stanton County, the county assessor has not identified sufficient evidence to justify multiple market areas.

The calculated statistical profile indicates 29 qualified sales and all three measures of central tendency are within the acceptable range.

An analysis was studied of the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. Only the dryland MLU has a sufficient number of sales, and has a median acceptable.

The irrigated land sample has four sales and though it is not a reliable sample, Stanton County values are similar to the bordering counties and considered acceptable. The grassland sales are also limited, but comparison of the values with adjoining counties suggest that the values are equalized.

The completion of the reappraisal is evident in the reported values on the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) indicated an almost 30% increase in value to Ag-Homesite Land, Ag-Res Dwelling and Ag-Farmsite Land, Outbuildings indicates a 6% increase, all excluding growth.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages. The county reappraisal of the rural and agricultural improvements was finished for the 2020 assessment year.

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Stanton County values with the adjoining counties shows that all values are comparable and therefore equalized. The quality of assessment of the agricultural land in Stanton County adheres to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	4	71.92	69.81	76.78	15.81	90.92
1	4	71.92	69.81	76.78	15.81	90.92
<u> Dry </u>						
County	21	71.19	72.33	71.03	09.21	101.83
1	21	71.19	72.33	71.03	09.21	101.83
<u> Grass </u>						
County	1	90.48	90.48	90.48	00.00	100.00
1	1	90.48	90.48	90.48	00.00	100.00
<u> ALL </u>						
	29	71.19	72.45	72.78	10.37	99.55

2020 Agricultural Correlation for Stanton County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Stanton County is 71%.

2020 Opinions of the Property Tax Administrator for Stanton 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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 Stanton County

Residential Real Property - Current

Number of Sales	129	Median	95.59
Total Sales Price	\$19,204,777	Mean	97.66
Total Adj. Sales Price	\$19,204,777	Wgt. Mean	96.86
Total Assessed Value	\$18,601,690	Average Assessed Value of the Base	\$123,993
Avg. Adj. Sales Price	\$148,874	Avg. Assessed Value	\$144,199

Confidence Interval - Current

95% Median C.I	94.58 to 98.39
95% Wgt. Mean C.I	93.87 to 99.85
95% Mean C.I	95.27 to 100.05
% of Value of the Class of all Real Property Value in the County	19.31
% of Records Sold in the Study Period	5.86
% of Value Sold in the Study Period	6.81

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	127	92	92.07
2018	97	94	93.74
2017	93	94	94.01
2016	105	94	93.95

2020 Commission Summary for Stanton County

Commercial Real Property - Current

Number of Sales	3	Median	100.16
Total Sales Price	\$248,000	Mean	134.61
Total Adj. Sales Price	\$248,000	Wgt. Mean	102.50
Total Assessed Value	\$254,200	Average Assessed Value of the Base	\$274,241
Avg. Adj. Sales Price	\$82,667	Avg. Assessed Value	\$84,733

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-18.47 to 287.69
% of Value of the Class of all Real Property Value in the County	3.45
% of Records Sold in the Study Period	1.69
% of Value Sold in the Study Period	0.52

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	3	100	94.38
2018	2	100	91.03
2017	3	100	87.67
2016	3	100	60.88

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PAD 2020 R&O Statistics (Using 2020 Values)

RESIDENTIAL

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 129
 Total Sales Price : 19,204,777
 Total Adj. Sales Price : 19,204,777
 Total Assessed Value : 18,601,690
 Avg. Adj. Sales Price : 148,874
 Avg. Assessed Value : 144,199

MEDIAN : 96
 WGT. MEAN : 97
 MEAN : 98
 COD : 10.39
 PRD : 100.83

COV : 14.19
 STD : 13.86
 Avg. Abs. Dev : 09.93
 MAX Sales Ratio : 156.78
 MIN Sales Ratio : 68.59

95% Median C.I. : 94.58 to 98.39
 95% Wgt. Mean C.I. : 93.87 to 99.85
 95% Mean C.I. : 95.27 to 100.05

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	13	99.26	100.22	100.18	11.37	100.04	74.08	136.74	85.64 to 107.51	156,254	156,539
01-JAN-18 To 31-MAR-18	14	99.44	102.55	99.59	09.25	102.97	87.19	121.80	92.84 to 117.78	125,289	124,780
01-APR-18 To 30-JUN-18	18	95.18	94.00	95.21	07.13	98.73	74.14	107.06	88.36 to 101.24	143,171	136,311
01-JUL-18 To 30-SEP-18	17	98.39	97.80	99.01	08.74	98.78	68.59	120.11	90.17 to 102.49	139,468	138,084
01-OCT-18 To 31-DEC-18	16	95.54	101.31	99.78	14.58	101.53	80.95	156.78	86.50 to 106.04	144,941	144,623
01-JAN-19 To 31-MAR-19	8	93.08	92.93	92.35	07.35	100.63	76.92	104.03	76.92 to 104.03	174,931	161,554
01-APR-19 To 30-JUN-19	14	93.51	95.55	95.59	10.48	99.96	71.65	137.92	83.16 to 105.22	163,000	155,815
01-JUL-19 To 30-SEP-19	29	94.58	96.63	94.63	10.90	102.11	75.39	124.02	89.06 to 103.16	154,169	145,893
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	62	97.99	98.28	98.28	09.11	100.00	68.59	136.74	94.62 to 100.87	140,861	138,435
01-OCT-18 To 30-SEP-19	67	94.69	97.08	95.68	11.27	101.46	71.65	156.78	90.13 to 97.44	156,290	149,533
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	65	96.62	98.64	98.24	10.05	100.41	68.59	156.78	94.59 to 100.58	138,787	136,337
<u>ALL</u>	129	95.59	97.66	96.86	10.39	100.83	68.59	156.78	94.58 to 98.39	148,874	144,199

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	3	95.47	99.85	98.77	04.59	101.09	95.47	108.61	N/A	378,300	373,647
5	4	99.83	98.25	96.29	06.31	102.04	87.29	106.07	N/A	304,000	292,726
10	8	100.09	96.52	91.98	11.88	104.94	68.59	117.78	68.59 to 117.78	60,213	55,384
15	12	96.47	99.73	99.90	09.64	99.83	83.16	130.05	89.91 to 107.51	168,669	168,506
20	39	95.59	97.76	97.68	13.35	100.08	71.65	131.57	87.60 to 104.01	131,251	128,212
25	1	75.93	75.93	75.93	00.00	100.00	75.93	75.93	N/A	371,500	282,085
30	62	94.88	97.54	96.66	08.63	100.91	75.39	156.78	92.84 to 98.39	142,869	138,102
<u>ALL</u>	129	95.59	97.66	96.86	10.39	100.83	68.59	156.78	94.58 to 98.39	148,874	144,199

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	129	95.59	97.66	96.86	10.39	100.83	68.59	156.78	94.58 to 98.39	148,874	144,199
06											
07											
<u>ALL</u>	129	95.59	97.66	96.86	10.39	100.83	68.59	156.78	94.58 to 98.39	148,874	144,199

84 Stanton
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 : 129
 Total Sales Price : 19,204,777
 Total Adj. Sales Price : 19,204,777
 Total Assessed Value : 18,601,690
 Avg. Adj. Sales Price : 148,874
 Avg. Assessed Value : 144,199

MEDIAN : 96
 WGT. MEAN : 97
 MEAN : 98
 COD : 10.39
 PRD : 100.83

COV : 14.19
 STD : 13.86
 Avg. Abs. Dev : 09.93
 MAX Sales Ratio : 156.78
 MIN Sales Ratio : 68.59

95% Median C.I. : 94.58 to 98.39
 95% Wgt. Mean C.I. : 93.87 to 99.85
 95% Mean C.I. : 95.27 to 100.05

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	117.78	117.78	117.78	00.00	100.00	117.78	117.78	N/A	7,200	8,480	
Less Than 30,000	4	109.54	104.31	99.73	15.15	104.59	74.14	124.02	N/A	20,400	20,345	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	129	95.59	97.66	96.86	10.39	100.83	68.59	156.78	94.58 to 98.39	148,874	144,199	
Greater Than 14,999	128	95.53	97.50	96.85	10.29	100.67	68.59	156.78	94.58 to 98.24	149,981	145,259	
Greater Than 29,999	125	95.47	97.44	96.85	10.08	100.61	68.59	156.78	94.58 to 97.87	152,985	148,162	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	117.78	117.78	117.78	00.00	100.00	117.78	117.78	N/A	7,200	8,480	
15,000 TO 29,999	3	101.29	99.82	97.98	16.42	101.88	74.14	124.02	N/A	24,800	24,300	
30,000 TO 59,999	5	120.71	114.46	114.10	08.63	100.32	88.36	130.05	N/A	47,850	54,599	
60,000 TO 99,999	19	95.13	101.28	101.23	17.18	100.05	68.59	156.78	84.99 to 113.69	83,000	84,020	
100,000 TO 149,999	53	94.61	94.97	95.01	07.09	99.96	78.86	120.11	91.32 to 97.73	131,955	125,370	
150,000 TO 249,999	36	95.56	96.70	97.27	09.90	99.41	71.65	131.57	90.76 to 103.03	174,011	169,255	
250,000 TO 499,999	11	96.62	97.60	96.81	07.58	100.82	75.93	109.63	87.29 to 108.61	322,627	312,342	
500,000 TO 999,999	1	95.47	95.47	95.47	00.00	100.00	95.47	95.47	N/A	500,000	477,360	
1,000,000 +												
___ ALL ___	129	95.59	97.66	96.86	10.39	100.83	68.59	156.78	94.58 to 98.39	148,874	144,199	

84 Stanton
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 : 3
Total Sales Price : 248,000
Total Adj. Sales Price : 248,000
Total Assessed Value : 254,200
Avg. Adj. Sales Price : 82,667
Avg. Assessed Value : 84,733

MEDIAN : 100
WGT. MEAN : 103
MEAN : 135
COD : 35.88
PRD : 131.33

COV : 45.78
STD : 61.62
Avg. Abs. Dev : 35.94
MAX Sales Ratio : 205.75
MIN Sales Ratio : 97.93

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -18.47 to 287.69

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	1	100.16	100.16	100.16	00.00	100.00	100.16	100.16	N/A	25,000	25,040
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	1	97.93	97.93	97.93	00.00	100.00	97.93	97.93	N/A	213,000	208,585
01-JUL-19 To 30-SEP-19	1	205.75	205.75	205.75	00.00	100.00	205.75	205.75	N/A	10,000	20,575
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17											
01-OCT-17 To 30-SEP-18											
01-OCT-18 To 30-SEP-19	3	100.16	134.61	102.50	35.88	131.33	97.93	205.75	N/A	82,667	84,733
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17											
01-JAN-18 To 31-DEC-18	1	100.16	100.16	100.16	00.00	100.00	100.16	100.16	N/A	25,000	25,040
<u>ALL</u>	3	100.16	134.61	102.50	35.88	131.33	97.93	205.75	N/A	82,667	84,733

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	1	97.93	97.93	97.93	00.00	100.00	97.93	97.93	N/A	213,000	208,585
20	2	152.96	152.96	130.33	34.52	117.36	100.16	205.75	N/A	17,500	22,808
<u>ALL</u>	3	100.16	134.61	102.50	35.88	131.33	97.93	205.75	N/A	82,667	84,733

84 Stanton
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 : 3
Total Sales Price : 248,000
Total Adj. Sales Price : 248,000
Total Assessed Value : 254,200
Avg. Adj. Sales Price : 82,667
Avg. Assessed Value : 84,733

MEDIAN : 100
WGT. MEAN : 103
MEAN : 135
COD : 35.88
PRD : 131.33

COV : 45.78
STD : 61.62
Avg. Abs. Dev : 35.94
MAX Sales Ratio : 205.75
MIN Sales Ratio : 97.93

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -18.47 to 287.69

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	3	100.16	134.61	102.50	35.88	131.33	97.93	205.75	N/A	82,667	84,733
04											
<u>ALL</u>	<u>3</u>	<u>100.16</u>	<u>134.61</u>	<u>102.50</u>	<u>35.88</u>	<u>131.33</u>	<u>97.93</u>	<u>205.75</u>	<u>N/A</u>	<u>82,667</u>	<u>84,733</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	1	205.75	205.75	205.75	00.00	100.00	205.75	205.75	N/A	10,000	20,575
Less Than 30,000	2	152.96	152.96	130.33	34.52	117.36	100.16	205.75	N/A	17,500	22,808
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	3	100.16	134.61	102.50	35.88	131.33	97.93	205.75	N/A	82,667	84,733
Greater Than 14,999	2	99.05	99.05	98.16	01.13	100.91	97.93	100.16	N/A	119,000	116,813
Greater Than 29,999	1	97.93	97.93	97.93	00.00	100.00	97.93	97.93	N/A	213,000	208,585
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	205.75	205.75	205.75	00.00	100.00	205.75	205.75	N/A	10,000	20,575
15,000 TO 29,999	1	100.16	100.16	100.16	00.00	100.00	100.16	100.16	N/A	25,000	25,040
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	97.93	97.93	97.93	00.00	100.00	97.93	97.93	N/A	213,000	208,585
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>3</u>	<u>100.16</u>	<u>134.61</u>	<u>102.50</u>	<u>35.88</u>	<u>131.33</u>	<u>97.93</u>	<u>205.75</u>	<u>N/A</u>	<u>82,667</u>	<u>84,733</u>

84 Stanton
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

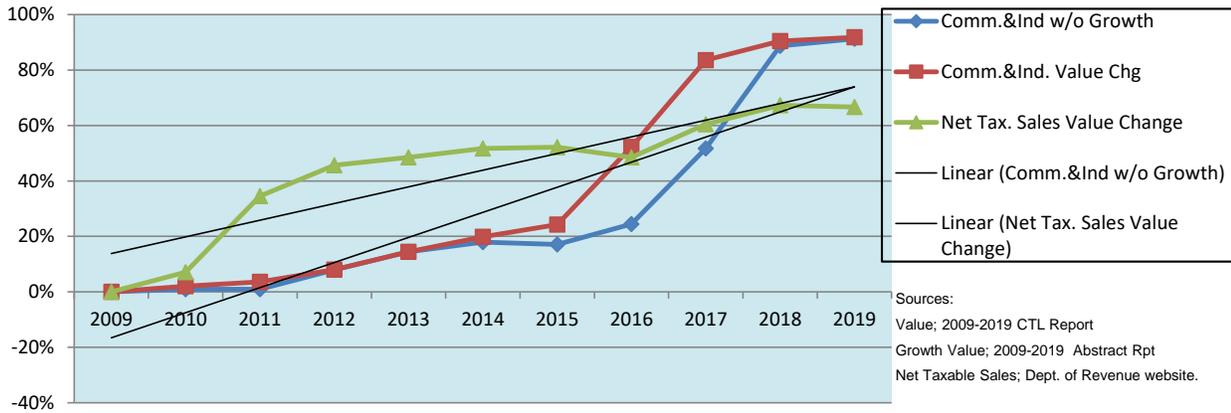
Number of Sales : 3	MEDIAN : 100	COV : 45.78	95% Median C.I. : N/A
Total Sales Price : 248,000	WGT. MEAN : 103	STD : 61.62	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 248,000	MEAN : 135	Avg. Abs. Dev : 35.94	95% Mean C.I. : -18.47 to 287.69
Total Assessed Value : 254,200			
Avg. Adj. Sales Price : 82,667	COD : 35.88	MAX Sales Ratio : 205.75	
Avg. Assessed Value : 84,733	PRD : 131.33	MIN Sales Ratio : 97.93	

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	100.16	100.16	100.16	00.00	100.00	100.16	100.16	N/A	25,000	25,040
353	1	205.75	205.75	205.75	00.00	100.00	205.75	205.75	N/A	10,000	20,575
471	1	97.93	97.93	97.93	00.00	100.00	97.93	97.93	N/A	213,000	208,585
<u>ALL</u>	3	100.16	134.61	102.50	35.88	131.33	97.93	205.75	N/A	82,667	84,733

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	\$ 22,518,440	\$ 2,108,350		\$ 20,410,090	--	\$ 12,236,701	--
2009	\$ 25,052,395	\$ 90,450	0.36%	\$ 24,961,945	--	\$ 11,790,759	--
2010	\$ 25,573,760	\$ 275,000	1.08%	\$ 25,298,760	0.98%	\$ 12,624,402	7.07%
2011	\$ 25,949,190	\$ 666,505	2.57%	\$ 25,282,685	-1.14%	\$ 15,866,866	25.68%
2012	\$ 27,054,215	\$ 25,080	0.09%	\$ 27,029,135	4.16%	\$ 17,169,438	8.21%
2013	\$ 28,658,790	\$ -	0.00%	\$ 28,658,790	5.93%	\$ 17,513,977	2.01%
2014	\$ 30,028,335	\$ 475,165	1.58%	\$ 29,553,170	3.12%	\$ 17,886,328	2.13%
2015	\$ 31,132,740	\$ 1,792,930	5.76%	\$ 29,339,810	-2.29%	\$ 17,940,045	0.30%
2016	\$ 38,153,275	\$ 6,977,600	18.29%	\$ 31,175,675	0.14%	\$ 17,509,700	-2.40%
2017	\$ 45,980,885	\$ 7,978,705	17.35%	\$ 38,002,180	-0.40%	\$ 18,911,968	8.01%
2018	\$ 47,704,940	\$ 419,720	0.88%	\$ 47,285,220	2.84%	\$ 19,722,795	4.29%
2019	\$ 48,047,590	\$ 139,470	0.29%	\$ 47,908,120	0.43%	\$ 19,657,100	-0.33%
Ann %chg	6.73%			Average	1.38%	5.24%	5.50%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.98%	2.08%	7.07%
2011	0.92%	3.58%	34.57%
2012	7.89%	7.99%	45.62%
2013	14.40%	14.40%	48.54%
2014	17.97%	19.86%	51.70%
2015	17.11%	24.27%	52.15%
2016	24.44%	52.29%	48.50%
2017	51.69%	83.54%	60.40%
2018	88.75%	90.42%	67.27%
2019	91.23%	91.79%	66.72%

County Number	84
County Name	Stanton

84 Stanton
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 : 29
Total Sales Price : 23,322,466
Total Adj. Sales Price : 23,322,466
Total Assessed Value : 16,973,030
Avg. Adj. Sales Price : 804,223
Avg. Assessed Value : 585,277

MEDIAN : 71
WGT. MEAN : 73
MEAN : 72
COD : 10.37
PRD : 99.55

COV : 12.95
STD : 09.38
Avg. Abs. Dev : 07.38
MAX Sales Ratio : 92.07
MIN Sales Ratio : 52.43

95% Median C.I. : 66.38 to 77.31
95% Wgt. Mean C.I. : 68.51 to 77.04
95% Mean C.I. : 68.88 to 76.02

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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	1	66.38	66.38	66.38	00.00	100.00	66.38	66.38	N/A	337,000	223,710
01-JAN-17 To 31-MAR-17	1	79.39	79.39	79.39	00.00	100.00	79.39	79.39	N/A	1,020,780	810,400
01-APR-17 To 30-JUN-17	5	72.96	70.98	66.98	13.21	105.97	52.43	92.07	N/A	464,278	310,986
01-JUL-17 To 30-SEP-17	1	72.97	72.97	72.97	00.00	100.00	72.97	72.97	N/A	480,000	350,245
01-OCT-17 To 31-DEC-17	5	81.89	78.38	78.32	09.00	100.08	65.73	90.48	N/A	1,252,823	981,250
01-JAN-18 To 31-MAR-18	4	69.16	71.81	71.92	09.08	99.85	64.47	84.47	N/A	778,303	559,763
01-APR-18 To 30-JUN-18	2	75.49	75.49	71.97	10.86	104.89	67.29	83.68	N/A	628,366	452,205
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	4	70.31	70.34	70.48	13.13	99.80	58.05	82.71	N/A	1,131,799	797,640
01-JAN-19 To 31-MAR-19	3	69.64	71.42	71.38	04.78	100.06	67.31	77.31	N/A	840,000	599,628
01-APR-19 To 30-JUN-19	3	65.68	67.26	67.11	03.18	100.22	64.92	71.19	N/A	494,013	331,530
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	8	72.97	71.70	70.67	10.48	101.46	52.43	92.07	52.43 to 92.07	519,896	367,411
01-OCT-17 To 30-SEP-18	11	71.71	75.47	75.70	11.23	99.70	64.47	90.48	65.73 to 84.47	966,733	731,792
01-OCT-18 To 30-SEP-19	10	68.48	69.74	70.16	08.35	99.40	58.05	82.71	64.17 to 77.31	852,924	598,404
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	12	72.98	74.93	75.57	11.47	99.15	52.43	92.07	65.73 to 82.96	840,524	635,152
01-JAN-18 To 31-DEC-18	10	69.50	71.96	71.19	11.28	101.08	58.05	84.47	64.17 to 83.68	889,714	633,402
<u>ALL</u>	29	71.19	72.45	72.78	10.37	99.55	52.43	92.07	66.38 to 77.31	804,223	585,277

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	29	71.19	72.45	72.78	10.37	99.55	52.43	92.07	66.38 to 77.31	804,223	585,277
<u>ALL</u>	29	71.19	72.45	72.78	10.37	99.55	52.43	92.07	66.38 to 77.31	804,223	585,277

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
<u>Dry</u>											
County	10	66.95	69.01	68.83	05.72	100.26	64.17	81.89	64.47 to 72.97	755,929	520,293
1	10	66.95	69.01	68.83	05.72	100.26	64.17	81.89	64.47 to 72.97	755,929	520,293
<u>ALL</u>	29	71.19	72.45	72.78	10.37	99.55	52.43	92.07	66.38 to 77.31	804,223	585,277

84 Stanton
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 : 29
 Total Sales Price : 23,322,466
 Total Adj. Sales Price : 23,322,466
 Total Assessed Value : 16,973,030
 Avg. Adj. Sales Price : 804,223
 Avg. Assessed Value : 585,277

MEDIAN : 71
 WGT. MEAN : 73
 MEAN : 72
 COD : 10.37
 PRD : 99.55

COV : 12.95
 STD : 09.38
 Avg. Abs. Dev : 07.38
 MAX Sales Ratio : 92.07
 MIN Sales Ratio : 52.43

95% Median C.I. : 66.38 to 77.31
 95% Wgt. Mean C.I. : 68.51 to 77.04
 95% Mean C.I. : 68.88 to 76.02

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	71.92	69.81	76.78	15.81	90.92	52.43	82.96	N/A	1,414,855	1,086,319
1	4	71.92	69.81	76.78	15.81	90.92	52.43	82.96	N/A	1,414,855	1,086,319
_____Dry_____											
County	21	71.19	72.33	71.03	09.21	101.83	58.05	92.07	65.73 to 77.31	704,460	500,380
1	21	71.19	72.33	71.03	09.21	101.83	58.05	92.07	65.73 to 77.31	704,460	500,380
_____Grass_____											
County	1	90.48	90.48	90.48	00.00	100.00	90.48	90.48	N/A	105,000	95,000
1	1	90.48	90.48	90.48	00.00	100.00	90.48	90.48	N/A	105,000	95,000
_____ALL_____											
	29	71.19	72.45	72.78	10.37	99.55	52.43	92.07	66.38 to 77.31	804,223	585,277

Stanton County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Stanton	1	5600	5600	5600	5600	5235	4960	4405	4000	5272
Colfax	1	6200	6000	5800	5554	5500	5300	5000	4598	5575
Cuming	2	7043	n/a	6638	7039	n/a	n/a	6128	4969	6615
Cuming	3	6270	6267	5914	6024	5201	5465	5325	4517	5677
Madison	1	6944	6620	6175	5877	5550	5328	4302	3581	5281
Pierce	1	6510	6310	5980	5830	5585	4925	4605	4335	5869
Platte	6	9088	8500	7772	7500	6900	6498	6000	5400	7271
Wayne	1	6100	6050	6000	5950	5750	5600	5400	4700	5624

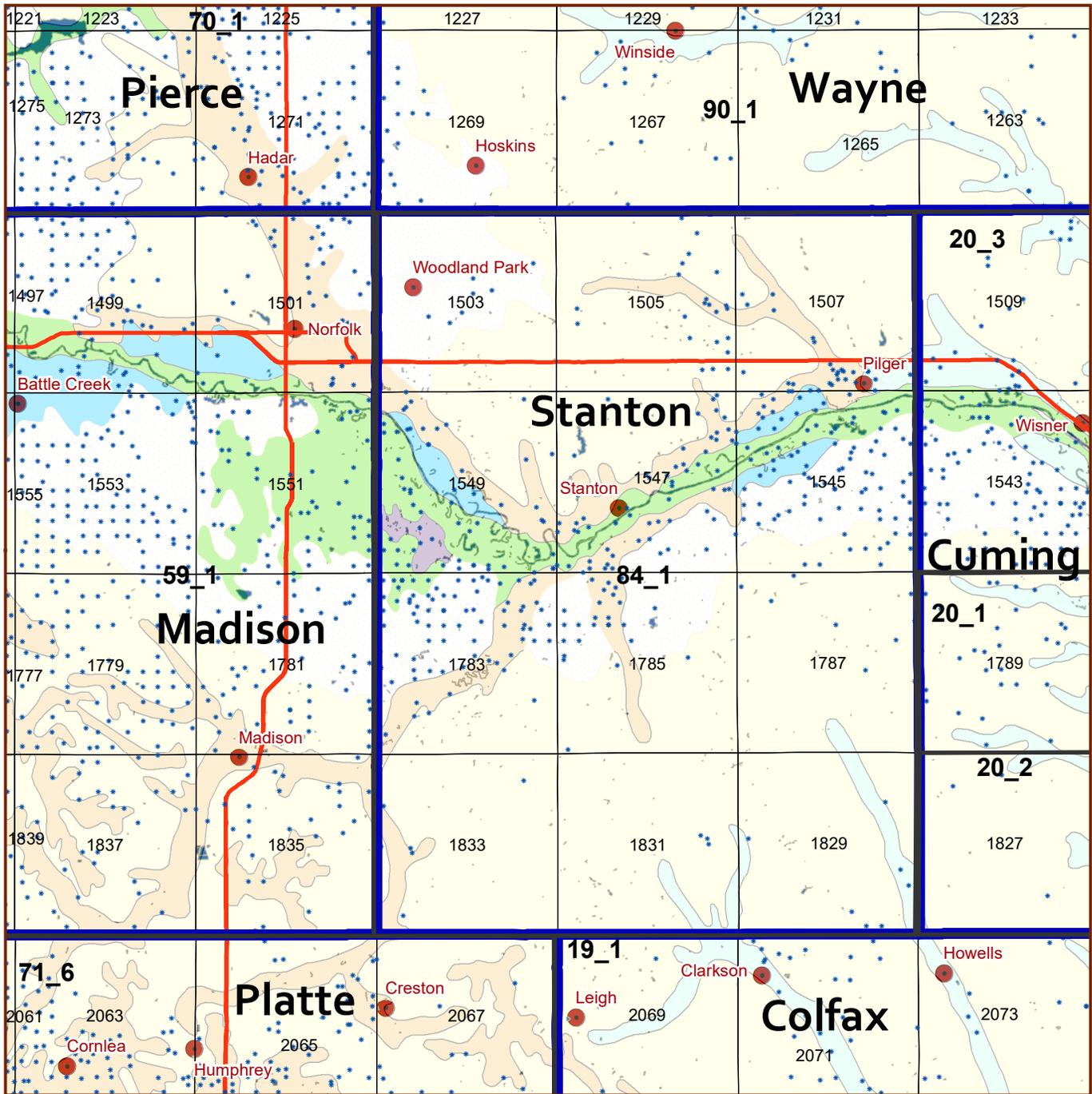
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Stanton	1	5100	5100	5060	3470	1822	4255	3975	3884	4392
Colfax	1	5742	5639	5398	5298	4974	4877	4502	4147	5126
Cuming	2	6724	6724	6310	n/a	5835	5835	4895	4889	6152
Cuming	3	5980	5980	5602	5463	3874	5115	4190	3841	5393
Madison	1	5867	5692	5292	5027	4721	4491	3500	2683	4973
Pierce	1	5445	5275	4955	4800	4640	4100	3816	3605	4779
Platte	6	6493	6100	5559	5499	5100	4599	3800	2900	5219
Wayne	1	5700	5650	5550	5450	5200	4650	4100	3795	4986

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Stanton	1	1710	1790	1263	1750	715	n/a	n/a	1415	1460
Colfax	1	1984	1987	1800	1800	n/a	1700	n/a	1600	1941
Cuming	2	2471	2363	1936	2189	n/a	n/a	n/a	n/a	2304
Cuming	3	2463	2140	1631	1904	n/a	n/a	n/a	n/a	2079
Madison	1	2059	1951	1851	1780	1700	n/a	n/a	n/a	1925
Pierce	1	1900	2350	2270	2190	2090	2060	1860	1790	2058
Platte	6	1587	1575	1507	1512	n/a	1241	n/a	1309	1554
Wayne	1	2200	2100	1950	1850	1750	n/a	n/a	n/a	FALSE

County	Mkt Area	CRP	TIMBER	WASTE
Stanton	1	2743	190	138
Colfax	1	4997	1599	150
Cuming	2	5004	1092	125
Cuming	3	3969	1054	125
Madison	1	4010	694	150
Pierce	1	3224	934	152
Platte	6	1583	1358	100
Wayne	1	3821	n/a	100

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.

STANTON COUNTY



Legend

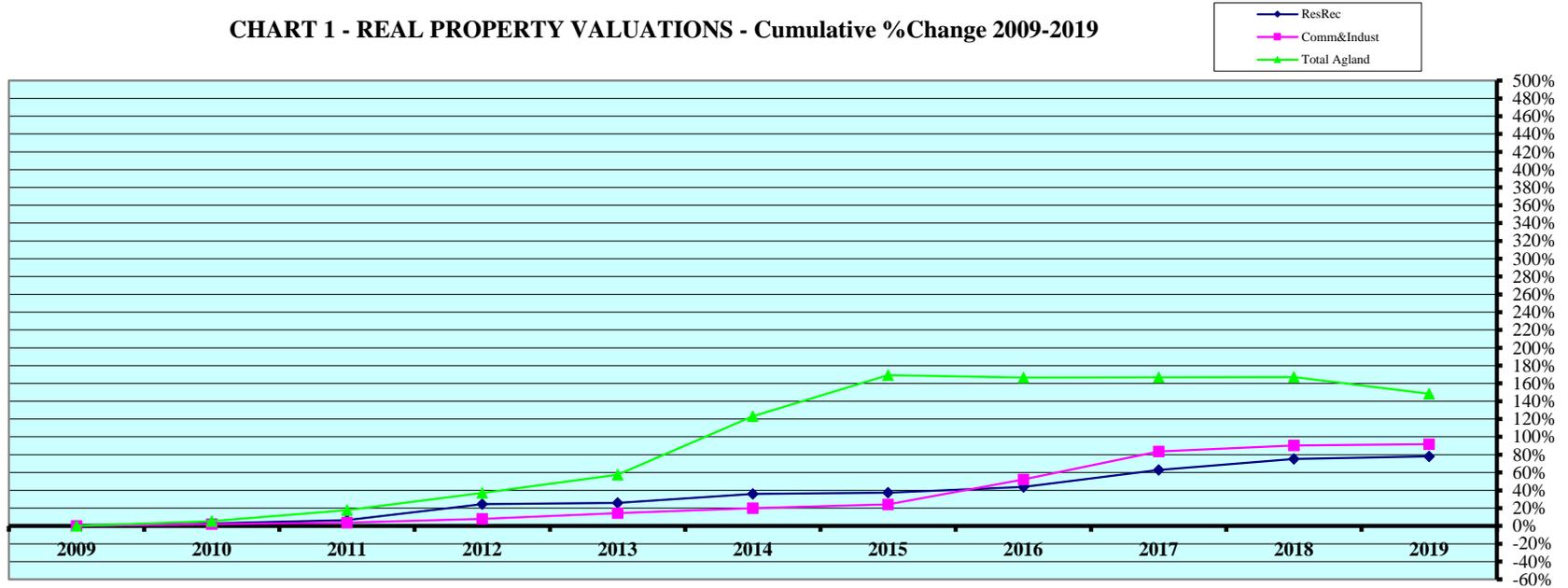
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	139,012,440	--	--	--	25,052,395	--	--	--	385,278,735	--	--	--
2010	142,918,765	3,906,325	2.81%	2.81%	25,573,760	521,365	2.08%	2.08%	405,870,550	20,591,815	5.34%	5.34%
2011	148,085,835	5,167,070	3.62%	6.53%	25,949,190	375,430	1.47%	3.58%	453,302,850	47,432,300	11.69%	17.66%
2012	172,938,195	24,852,360	16.78%	24.40%	27,054,215	1,105,025	4.26%	7.99%	528,517,590	75,214,740	16.59%	37.18%
2013	174,790,785	1,852,590	1.07%	25.74%	28,658,790	1,604,575	5.93%	14.40%	607,356,545	78,838,955	14.92%	57.64%
2014	189,115,745	14,324,960	8.20%	36.04%	30,028,335	1,369,545	4.78%	19.86%	859,110,420	251,753,875	41.45%	122.98%
2015	191,119,740	2,003,995	1.06%	37.48%	31,132,740	1,104,405	3.68%	24.27%	1,037,426,595	178,316,175	20.76%	169.27%
2016	199,786,610	8,666,870	4.53%	43.72%	38,153,275	7,020,535	22.55%	52.29%	1,026,443,315	-10,983,280	-1.06%	166.42%
2017	226,468,925	26,682,315	13.36%	62.91%	45,980,885	7,827,610	20.52%	83.54%	1,027,965,410	1,522,095	0.15%	166.81%
2018	243,608,480	17,139,555	7.57%	75.24%	47,704,940	1,724,055	3.75%	90.42%	1,029,505,025	1,539,615	0.15%	167.21%
2019	247,609,910	4,001,430	1.64%	78.12%	48,047,590	342,650	0.72%	91.79%	957,253,030	-72,251,995	-7.02%	148.46%

Rate Annual %chg: Residential & Recreational **5.94%**

Commercial & Industrial **6.73%**

Agricultural Land **9.53%**

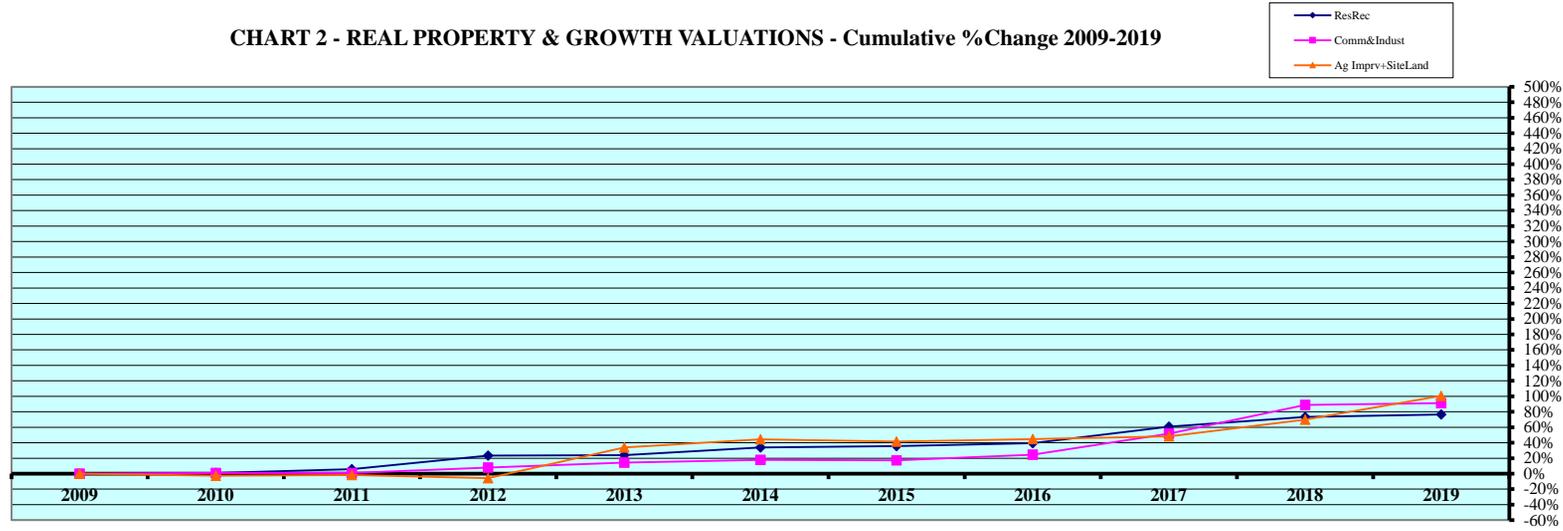
Cnty# **84**
County **STANTON**

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	139,012,440	2,702,450	1.94%	136,309,990	--	--	25,052,395	90,450	0.36%	24,961,945	--	--
2010	142,918,765	2,572,345	1.80%	140,346,420	0.96%	0.96%	25,573,760	275,000	1.08%	25,298,760	0.98%	0.98%
2011	148,085,835	1,068,235	0.72%	147,017,600	2.87%	5.76%	25,949,190	666,505	2.57%	25,282,685	-1.14%	0.92%
2012	172,938,195	1,404,135	0.81%	171,534,060	15.83%	23.39%	27,054,215	25,080	0.09%	27,029,135	4.16%	7.89%
2013	174,790,785	2,625,110	1.50%	172,165,675	-0.45%	23.85%	28,658,790	0	0.00%	28,658,790	5.93%	14.40%
2014	189,115,745	2,927,805	1.55%	186,187,940	6.52%	33.94%	30,028,335	475,165	1.58%	29,553,170	3.12%	17.97%
2015	191,119,740	2,721,635	1.42%	188,398,105	-0.38%	35.53%	31,132,740	1,792,930	5.76%	29,339,810	-2.29%	17.11%
2016	199,786,610	6,005,955	3.01%	193,780,655	1.39%	39.40%	38,153,275	6,977,600	18.29%	31,175,675	0.14%	24.44%
2017	226,468,925	2,847,300	1.26%	223,621,625	11.93%	60.86%	45,980,885	7,978,705	17.35%	38,002,180	-0.40%	51.69%
2018	243,608,480	2,653,580	1.09%	240,954,900	6.40%	73.33%	47,704,940	419,720	0.88%	47,285,220	2.84%	88.75%
2019	247,609,910	2,254,040	0.91%	245,355,870	0.72%	76.50%	48,047,590	139,470	0.29%	47,908,120	0.43%	91.23%
Rate Ann%chg	5.94%			4.58%			6.73%			C & I w/o growth 1.38%		

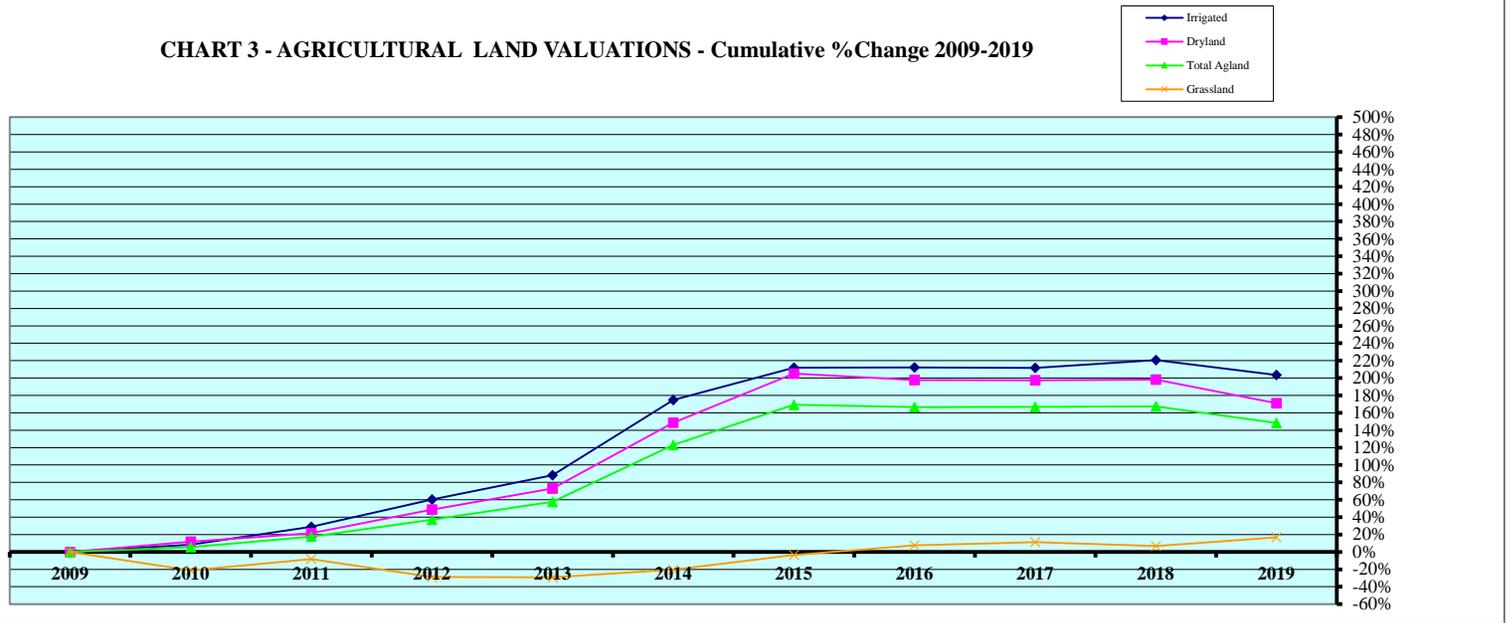
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2009	32,440,250	20,999,190	53,439,440	1,621,930	--	--
2010	32,214,430	20,848,155	53,062,585	950,440	-2.48%	-2.48%
2011	32,561,270	21,341,425	53,902,695	1,361,920	-0.98%	-1.68%
2012	31,591,450	21,573,235	53,164,685	2,816,000	-6.59%	-5.78%
2013	45,110,995	27,891,310	73,002,305	1,485,245	34.52%	33.83%
2014	46,268,270	31,530,090	77,798,360	596,910	3.21%	44.47%
2015	45,976,365	31,045,230	77,021,595	1,451,195	1.88%	41.41%
2016	47,276,520	32,544,680	79,821,200	2,558,385	-2.86%	44.58%
2017	47,689,460	33,415,810	81,105,270	1,831,945	0.31%	48.34%
2018	50,364,145	49,927,025	100,291,170	9,524,495	-0.69%	69.85%
2019	54,584,005	55,094,425	109,678,430	2,453,090	11.91%	100.65%
Rate Ann%chg	5.34%	10.13%	7.45%	Ag Imprv+Site w/o growth		4.58%

(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# 84
County STANTON

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	64,177,490	--	--	--	251,299,925	--	--	--	68,417,460	--	--	--
2010	69,520,360	5,342,870	8.33%	8.33%	280,981,890	29,681,965	11.81%	11.81%	53,993,250	-14,424,210	-21.08%	-21.08%
2011	82,760,245	13,239,885	19.04%	28.96%	305,645,770	24,663,880	8.78%	21.63%	62,826,950	8,833,700	16.36%	-8.17%
2012	102,929,495	20,169,250	24.37%	60.38%	373,854,815	68,209,045	22.32%	48.77%	48,753,315	-14,073,635	-22.40%	-28.74%
2013	120,855,160	17,925,665	17.42%	88.31%	434,456,435	60,601,620	16.21%	72.88%	48,414,450	-338,865	-0.70%	-29.24%
2014	176,302,385	55,447,225	45.88%	174.71%	624,617,245	190,160,810	43.77%	148.55%	54,479,205	6,064,755	12.53%	-20.37%
2015	200,162,430	23,860,045	13.53%	211.89%	766,750,080	142,132,835	22.76%	205.11%	66,031,380	11,552,175	21.20%	-3.49%
2016	200,390,195	227,765	0.11%	212.24%	748,125,410	-18,624,670	-2.43%	197.70%	73,628,750	7,597,370	11.51%	7.62%
2017	200,051,175	-339,020	-0.17%	211.72%	747,565,970	-559,440	-0.07%	197.48%	76,159,790	2,531,040	3.44%	11.32%
2018	205,772,850	5,721,675	2.86%	220.63%	749,423,630	1,857,660	0.25%	198.22%	73,071,625	-3,088,165	-4.05%	6.80%
2019	194,804,255	-10,968,595	-5.33%	203.54%	681,253,050	-68,170,580	-9.10%	171.09%	79,877,125	6,805,500	9.31%	16.75%

Rate Ann.%chg: Irrigated **11.74%** Dryland **10.49%** Grassland **1.56%**

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	1,383,860	--	--	--	0	--	--	--	385,278,735	--	--	--
2010	1,375,050	-8,810	-0.64%	-0.64%	0	0	--	--	405,870,550	20,591,815	5.34%	5.34%
2011	2,069,885	694,835	50.53%	49.57%	0	0	--	--	453,302,850	47,432,300	11.69%	17.66%
2012	776,945	-1,292,940	-62.46%	-43.86%	2,203,020	2,203,020	--	--	528,517,590	75,214,740	16.59%	37.18%
2013	726,395	-50,550	-6.51%	-47.51%	2,904,105	701,085	31.82%	--	607,356,545	78,838,955	14.92%	57.64%
2014	759,340	32,945	4.54%	-45.13%	2,952,245	48,140	1.66%	--	859,110,420	251,753,875	41.45%	122.98%
2015	990,070	230,730	30.39%	-28.46%	3,492,635	540,390	18.30%	--	1,037,426,595	178,316,175	20.76%	169.27%
2016	1,034,440	44,370	4.48%	-25.25%	3,264,520	-228,115	-6.53%	--	1,026,443,315	-10,983,280	-1.06%	166.42%
2017	1,051,800	17,360	1.68%	-24.00%	3,136,675	-127,845	-3.92%	--	1,027,965,410	1,522,095	0.15%	166.81%
2018	807,035	-244,765	-23.27%	-41.68%	429,885	-2,706,790	-86.29%	--	1,029,505,025	1,539,615	0.15%	167.21%
2019	806,420	-615	-0.08%	-41.73%	512,180	82,295	19.14%	--	957,253,030	-72,251,995	-7.02%	148.46%

Cnty# **84**
County **STANTON**

Rate Ann.%chg: Total Agric Land **9.53%**

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	64,003,030	31,525	2,030			251,687,810	155,959	1,614			68,880,750	58,831	1,171		
2010	68,689,195	31,860	2,156	6.19%	6.19%	281,358,730	155,450	1,810	12.16%	12.16%	54,205,995	58,236	931	-20.50%	-20.50%
2011	82,826,285	32,378	2,558	18.65%	26.00%	306,265,920	155,309	1,972	8.95%	22.19%	62,599,070	57,717	1,085	16.52%	-7.37%
2012	103,570,530	35,257	2,938	14.84%	44.69%	374,673,130	161,378	2,322	17.74%	43.87%	48,825,225	46,644	1,047	-3.49%	-10.60%
2013	120,481,750	35,658	3,379	15.02%	66.43%	435,287,015	160,169	2,718	17.05%	68.40%	48,658,650	45,012	1,081	3.27%	-7.67%
2014	175,683,895	35,910	4,892	44.79%	140.97%	625,951,115	159,833	3,916	44.10%	142.67%	54,418,385	44,767	1,216	12.45%	3.82%
2015	199,540,835	36,046	5,536	13.15%	172.67%	769,288,060	159,632	4,819	23.05%	198.62%	65,793,945	44,765	1,470	20.91%	25.53%
2016	200,662,780	36,275	5,532	-0.07%	172.46%	750,013,255	155,186	4,833	0.29%	199.48%	73,378,455	48,806	1,503	2.29%	28.41%
2017	200,678,290	36,281	5,531	-0.01%	172.44%	747,421,590	154,609	4,834	0.03%	199.56%	75,674,090	49,508	1,529	1.67%	30.55%
2018	205,857,940	37,222	5,531	-0.01%	172.41%	753,385,275	155,802	4,836	0.03%	199.63%	71,883,255	55,767	1,289	-15.67%	10.09%
2019	196,389,385	37,181	5,282	-4.49%	160.17%	682,139,970	154,804	4,406	-8.87%	173.05%	79,976,145	56,980	1,404	8.89%	19.88%

Rate Annual %chg Average Value/Acre: 10.03% 10.57% 1.83%

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	1,336,075	13,360	100			0	0				385,907,665	259,675	1,486		
2010	1,387,420	13,874	100	0.00%	0.00%	0	0				405,641,340	259,419	1,564	5.22%	5.22%
2011	2,065,555	13,769	150	50.01%	50.01%	0	0				453,756,830	259,174	1,751	11.97%	17.81%
2012	740,065	4,931	150	0.04%	50.07%	2,186,585	8,375	261			529,995,535	256,585	2,066	17.98%	38.99%
2013	765,510	5,101	150	-0.01%	50.06%	2,876,405	10,291	280	7.05%		608,069,330	256,230	2,373	14.89%	59.69%
2014	739,150	4,926	150	0.00%	50.06%	2,872,155	10,276	280	0.00%		859,664,700	255,711	3,362	41.66%	126.22%
2015	969,715	5,103	190	26.62%	90.01%	3,500,985	10,156	345	23.33%		1,039,093,540	255,702	4,064	20.88%	173.44%
2016	1,035,890	5,452	190	0.00%	90.00%	3,473,075	10,085	344	-0.10%		1,028,563,455	255,804	4,021	-1.05%	170.56%
2017	1,051,210	5,531	190	0.02%	90.04%	3,150,580	9,408	335	-2.76%		1,027,975,760	255,338	4,026	0.13%	170.90%
2018	796,845	4,193	190	0.01%	90.05%	431,430	2,259	191	-42.97%		1,032,354,745	255,242	4,045	0.46%	172.16%
2019	807,620	4,249	190	0.00%	90.05%	434,380	2,275	191	-0.01%		959,747,500	255,488	3,757	-7.12%	152.77%

84
STANTON

Rate Annual %chg Average Value/Acre: 9.72%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 5,635	Value : 1,413,966,850	Growth 9,542,630	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	151	758,840	30	508,860	90	1,171,950	271	2,439,650	
02. Res Improve Land	692	5,349,210	633	14,170,555	484	23,869,550	1,809	43,389,315	
03. Res Improvements	722	62,064,565	719	79,290,500	490	85,848,995	1,931	227,204,060	
04. Res Total	873	68,172,615	749	93,969,915	580	110,890,495	2,202	273,033,025	4,214,635
% of Res Total	39.65	24.97	34.01	34.42	26.34	40.61	39.08	19.31	44.17
05. Com UnImp Land	19	44,295	2	32,530	7	292,265	28	369,090	
06. Com Improve Land	104	623,415	14	230,480	17	619,560	135	1,473,455	
07. Com Improvements	105	15,966,185	14	2,905,165	23	5,481,770	142	24,353,120	
08. Com Total	124	16,633,895	16	3,168,175	30	6,393,595	170	26,195,665	239,205
% of Com Total	72.94	63.50	9.41	12.09	17.65	24.41	3.02	1.85	2.51
09. Ind UnImp Land	0	0	0	0	2	212,500	2	212,500	
10. Ind Improve Land	0	0	0	0	5	2,250,670	5	2,250,670	
11. Ind Improvements	0	0	0	0	6	20,156,035	6	20,156,035	
12. Ind Total	0	0	0	0	8	22,619,205	8	22,619,205	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.14	1.60	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	873	68,172,615	749	93,969,915	580	110,890,495	2,202	273,033,025	4,214,635
% of Res & Rec Total	39.65	24.97	34.01	34.42	26.34	40.61	39.08	19.31	44.17
Com & Ind Total	124	16,633,895	16	3,168,175	38	29,012,800	178	48,814,870	239,205
% of Com & Ind Total	69.66	34.08	8.99	6.49	21.35	59.43	3.16	3.45	2.51
17. Taxable Total	997	84,806,510	765	97,138,090	618	139,903,295	2,380	321,847,895	4,453,840
% of Taxable Total	41.89	26.35	32.14	30.18	25.97	43.47	42.24	22.76	46.67

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	100	22	198	320

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	14,075	0	0	2,496	731,792,410	2,497	731,806,485
28. Ag-Improved Land	0	0	0	0	701	240,746,670	701	240,746,670
29. Ag Improvements	0	0	0	0	758	119,565,800	758	119,565,800

30. Ag Total				3,255	1,092,118,955
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	21	18.87	283,050	21	18.87	283,050	
32. HomeSite Improv Land	475	488.15	7,322,250	475	488.15	7,322,250	
33. HomeSite Improvements	500	0.00	63,393,445	500	0.00	63,393,445	45,930
34. HomeSite Total				521	507.02	70,998,745	
35. FarmSite UnImp Land	174	331.43	994,285	174	331.43	994,285	
36. FarmSite Improv Land	571	2,026.04	6,078,120	571	2,026.04	6,078,120	
37. FarmSite Improvements	673	0.00	56,172,355	673	0.00	56,172,355	5,042,860
38. FarmSite Total				847	2,357.47	63,244,760	
39. Road & Ditches	2,500	4,868.34	0	2,500	4,868.34	0	
40. Other- Non Ag Use	6	350.03	210,025	6	350.03	210,025	
41. Total Section VI				1,368	8,082.86	134,453,530	5,088,790

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	27	2,201.44	2,175,235	27	2,201.44	2,175,235

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,129.16	8.47%	17,523,280	8.99%	5,599.99
46. 1A	2,072.57	5.61%	11,606,395	5.96%	5,600.00
47. 2A1	7,841.08	21.22%	43,910,020	22.54%	5,600.00
48. 2A	12,508.33	33.85%	70,046,665	35.95%	5,600.00
49. 3A1	2,951.63	7.99%	15,451,765	7.93%	5,234.99
50. 3A	127.51	0.35%	632,450	0.32%	4,960.00
51. 4A1	5,814.80	15.73%	25,614,170	13.15%	4,405.00
52. 4A	2,512.33	6.80%	10,049,320	5.16%	4,000.00
53. Total	36,957.41	100.00%	194,834,065	100.00%	5,271.85
Dry					
54. 1D1	6,407.25	4.13%	32,676,955	4.80%	5,100.00
55. 1D	34,129.77	22.01%	174,061,865	25.56%	5,100.00
56. 2D1	16,188.41	10.44%	81,913,270	12.03%	5,059.99
57. 2D	4,522.97	2.92%	15,693,760	2.30%	3,469.79
58. 3D1	2,164.85	1.40%	3,945,080	0.58%	1,822.33
59. 3D	44,457.94	28.67%	189,154,405	27.77%	4,254.68
60. 4D1	2,678.62	1.73%	10,647,730	1.56%	3,975.08
61. 4D	44,523.02	28.71%	172,944,575	25.39%	3,884.39
62. Total	155,072.83	100.00%	681,037,640	100.00%	4,391.73
Grass					
63. 1G1	8,142.51	14.43%	14,890,945	19.22%	1,828.79
64. 1G	11,947.93	21.17%	22,023,160	28.43%	1,843.26
65. 2G1	13,138.27	23.28%	17,697,440	22.84%	1,347.01
66. 2G	8,886.32	15.75%	16,256,500	20.98%	1,829.38
67. 3G1	9,292.91	16.47%	5,638,500	7.28%	606.75
68. 3G	867.99	1.54%	164,955	0.21%	190.04
69. 4G1	398.97	0.71%	75,795	0.10%	189.98
70. 4G	3,760.02	6.66%	723,885	0.93%	192.52
71. Total	56,434.92	100.00%	77,471,180	100.00%	1,372.75
Irrigated Total					
Irrigated Total	36,957.41	14.42%	194,834,065	20.34%	5,271.85
Dry Total					
Dry Total	155,072.83	60.52%	681,037,640	71.11%	4,391.73
Grass Total					
Grass Total	56,434.92	22.03%	77,471,180	8.09%	1,372.75
72. Waste	4,265.90	1.66%	589,975	0.06%	138.30
73. Other	3,491.09	1.36%	3,732,565	0.39%	1,069.17
74. Exempt	1,489.45	0.58%	0	0.00%	0.00
75. Market Area Total	256,222.15	100.00%	957,665,425	100.00%	3,737.64

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	36,957.41	194,834,065	36,957.41	194,834,065
77. Dry Land	2.76	14,075	0.00	0	155,070.07	681,023,565	155,072.83	681,037,640
78. Grass	0.00	0	0.00	0	56,434.92	77,471,180	56,434.92	77,471,180
79. Waste	0.00	0	0.00	0	4,265.90	589,975	4,265.90	589,975
80. Other	0.00	0	0.00	0	3,491.09	3,732,565	3,491.09	3,732,565
81. Exempt	191.52	0	12.36	0	1,285.57	0	1,489.45	0
82. Total	2.76	14,075	0.00	0	256,219.39	957,651,350	256,222.15	957,665,425

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	36,957.41	14.42%	194,834,065	20.34%	5,271.85
Dry Land	155,072.83	60.52%	681,037,640	71.11%	4,391.73
Grass	56,434.92	22.03%	77,471,180	8.09%	1,372.75
Waste	4,265.90	1.66%	589,975	0.06%	138.30
Other	3,491.09	1.36%	3,732,565	0.39%	1,069.17
Exempt	1,489.45	0.58%	0	0.00%	0.00
Total	256,222.15	100.00%	957,665,425	100.00%	3,737.64

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 Norfolk	23	402,885	170	7,817,485	170	32,158,545	193	40,378,915	1,002,860
83.2 Norfolk V	13	341,550	0	0	0	0	13	341,550	0
83.3 Pilger	76	358,980	130	743,975	130	7,386,660	206	8,489,615	255,430
83.4 Rural	79	858,920	381	18,784,135	387	66,414,465	466	86,057,520	1,502,815
83.5 Stanton	75	399,860	562	4,605,235	592	54,677,905	667	59,683,000	1,015,920
83.6 Wp	5	77,455	566	11,438,485	652	66,566,485	657	78,082,425	437,610
84 Residential Total	271	2,439,650	1,809	43,389,315	1,931	227,204,060	2,202	273,033,025	4,214,635

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	Norfolk	0	0	2	51,805	2	1,201,435	2	1,253,240	0
85.2	Pilger	13	20,655	14	113,865	15	9,363,545	28	9,498,065	103,265
85.3	Rural	9	504,765	23	2,875,990	30	25,714,090	39	29,094,845	0
85.4	Stanton	6	23,640	90	509,550	90	6,602,640	96	7,135,830	135,940
85.5	Wp	2	32,530	11	172,915	11	1,627,445	13	1,832,890	0
86	Commercial Total	30	581,590	140	3,724,125	148	44,509,155	178	48,814,870	239,205

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	7,162.76	17.47%	12,246,770	20.46%	1,709.78
88. 1G	9,710.69	23.68%	17,385,235	29.05%	1,790.32
89. 2G1	10,391.46	25.35%	13,125,960	21.93%	1,263.15
90. 2G	7,020.10	17.12%	12,286,645	20.53%	1,750.21
91. 3G1	6,707.03	16.36%	4,795,545	8.01%	715.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	7.70	0.02%	10,895	0.02%	1,414.94
95. Total	40,999.74	100.00%	59,851,050	100.00%	1,459.79
CRP					
96. 1C1	935.28	16.26%	2,635,720	16.70%	2,818.11
97. 1C	1,548.25	26.91%	4,507,005	28.56%	2,911.03
98. 2C1	1,697.23	29.50%	4,371,990	27.71%	2,575.96
99. 2C	1,387.81	24.12%	3,878,930	24.58%	2,795.00
100. 3C1	184.58	3.21%	386,695	2.45%	2,095.00
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	5,753.15	100.00%	15,780,340	100.00%	2,742.90
Timber					
105. 1T1	44.47	0.46%	8,455	0.46%	190.13
106. 1T	688.99	7.12%	130,920	7.12%	190.02
107. 2T1	1,049.58	10.84%	199,490	10.84%	190.07
108. 2T	478.41	4.94%	90,925	4.94%	190.06
109. 3T1	2,401.30	24.80%	456,260	24.80%	190.01
110. 3T	867.99	8.96%	164,955	8.97%	190.04
111. 4T1	398.97	4.12%	75,795	4.12%	189.98
112. 4T	3,752.32	38.76%	712,990	38.75%	190.01
113. Total	9,682.03	100.00%	1,839,790	100.00%	190.02
<hr/>					
Grass Total	40,999.74	72.65%	59,851,050	77.26%	1,459.79
CRP Total	5,753.15	10.19%	15,780,340	20.37%	2,742.90
Timber Total	9,682.03	17.16%	1,839,790	2.37%	190.02
<hr/>					
114. Market Area Total	56,434.92	100.00%	77,471,180	100.00%	1,372.75

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

84 Stanton

	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	247,609,910	273,033,025	25,423,115	10.27%	4,214,635	8.57%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	54,584,005	70,998,745	16,414,740	30.07%	45,930	29.99%
04. Total Residential (sum lines 1-3)	302,193,915	344,031,770	41,837,855	13.84%	4,260,565	12.43%
05. Commercial	25,458,385	26,195,665	737,280	2.90%	239,205	1.96%
06. Industrial	22,589,205	22,619,205	30,000	0.13%	0	0.13%
07. Total Commercial (sum lines 5-6)	48,047,590	48,814,870	767,280	1.60%	239,205	1.10%
08. Ag-Farmsite Land, Outbuildings	54,884,400	63,244,760	8,360,360	15.23%	5,042,860	6.04%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	210,025	210,025	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	55,094,425	63,454,785	8,360,360	15.17%	5,042,860	6.02%
12. Irrigated	194,804,255	194,834,065	29,810	0.02%		
13. Dryland	681,253,050	681,037,640	-215,410	-0.03%		
14. Grassland	79,877,125	77,471,180	-2,405,945	-3.01%		
15. Wasteland	806,420	589,975	-216,445	-26.84%		
16. Other Agland	512,180	3,732,565	3,220,385	628.76%		
17. Total Agricultural Land	957,253,030	957,665,425	412,395	0.04%		
18. Total Value of all Real Property (Locally Assessed)	1,362,588,960	1,413,966,850	51,377,890	3.77%	9,542,630	3.07%

2020 Assessment Survey for Stanton County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	Two Part Time
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$159,568.00
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$20,000.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,000.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$200.00
12.	Other miscellaneous funds:
	\$10,150.00
13.	Amount of last year's assessor's budget not used:
	\$13,730.71

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.stanton.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks maintains software, office staff maintains the maps
8.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
9.	When was the aerial imagery last updated?
	Use the latest images, currently 2018 flight
10.	Personal Property software:
	MIPS

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Pilger and Stanton are zoned.
4.	When was zoning implemented?
	1998

D. Contracted Services

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

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	One industrial property, Nucor Steel. (A verbal agreement was made between the Stanton County Board of Commissioner's and Nucor Steel to work with Wayne Kubert for all appraisal services. This was done approximately 25 years ago and has continued for this property only. Wayne Kubert/Industrial, Jeff Quist and William Kaiser/Commercial, and Tax Valuation Inc./Residential//Ag Improvements.
2.	If so, is the appraisal or listing service performed under contract?
	Contract with Tax Valuation Inc.
3.	What appraisal certifications or qualifications does the County require?
	Must be certified in Real Estate Appraisal.
4.	Have the existing contracts been approved by the PTA?
	Yes, Tax Valuation Inc.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No, values are calculated and recommended, then the final values implemented by the Assessor.

2020 Residential Assessment Survey for Stanton County

1.	Valuation data collection done by:																		
	Office Staff																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
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	Correlation between cost and sales comparison																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Local market information within the valuation grouping develops the depreciation studies.																		
5.	Are individual depreciation tables developed for each valuation group?																		
	Yes																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sales.																		
7.	How are rural residential site values developed?																		
	Sales, and compare to surrounding counties first acre 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?

Current value of property divided by number of lots, develop the lot value by market as they are sold.

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	2007	2015	2018	2015-2016
5	2007	2015	2018	2015-2016
10	2007	2015	2019	2015-2016
15	2019	2019	2018	2015-2016
20	2007	2015	2019	2016
25	2012	2015	2012	2015
30	2007	2015	2008	2015-2016
AG	2019	2019	2018	2018-2019

The county has completed a reappraisal of valuation groups 15 and the AG for 2020 and the remainder will follow for 2021.

2020 Commercial Assessment Survey for Stanton County

1.	Valuation data collection done by:																							
	Jeff Quist, William Kaiser, Wayne Kubert - Industrial																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	Correlation between the cost and market approaches estimates commercial market values.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	No unique properties at this time.																							
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?																							
	Yes, local market information is used to develop depreciation studies.																							
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	No																							
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1	2015	2015	2015	2015-2016																				
5	2015	2015	2015	2015-2016																				
10	2015	2015	2015	2015-2016																				
	N/A																							

2020 Agricultural Assessment Survey for Stanton County

1.	Valuation data collection done by:							
	Office Staff. Improvements were under a contracted reappraisal with Tax Valuation Inc.							
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; padding: 5px;"><u>Market Area</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> <th style="text-align: center; padding: 5px;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1</td> <td style="padding: 5px;">The county has one market area for the entire county.</td> <td style="text-align: center; padding: 5px;">2019</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The county has one market area for the entire county.	2019	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The county has one market area for the entire county.	2019						
	Used the gWorks imagery to compare for land use and verify for buildings and improvements.							
3.	Describe the process used to determine and monitor market areas.							
	Annual study completed on sales.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Through sales, questionnaires included with those sales, FSA certifications, FSA flight 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?							
	Yes							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	The county is in the process of identifying parcels to be defined as intensive use.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Continue to rely on the Northeast area counties with like properties to determine value.							
	<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?							
	None							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
8c.	Describe the non-agricultural influences recognized within the county.							
	N/A							
8d.	Where is the influenced area located within the county?							

	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**2019 Plan of Assessment
Stanton County
2020, 2021, 2022**

Stanton County is located in Northeast Nebraska and is approximately 428 square miles in area. The county seat, Stanton, is located twelve miles southeast of Norfolk, NE on Highway 24. The counties bordering Stanton county include, Wayne, Cuming, Colfax, Platte and Madison. Population in the City of Stanton is approximately 1,577 and the county as a whole is 6,130.

The Stanton County Assessor’s office consists of three employees. The Assessor and two full time office clerks. No one serves in the capacity of deputy Assessor. The Assessor’s certificate has been maintained by the Assessor since 1978. Annual required educational classes are attended by way of online presentation, Northeast Assessor monthly meeting presentations and Assessor Workshop presentations. The Assessor completed 63.75 hours during the 1/1/2015 - 12/31/2018 timeframe. Two credit hours have been accumulated since January 1, 2019.

Real Property includes 2,189-residential, 6-industrial, 169-commercial, 327-exempt, 3,249-agricultural, and 27-Game and Parks. \$1,365,370,210 of valuation was included in the Abstract of Assessment for Real Property when it was filed on March 12, 2019.

Agricultural land covers approximately 92% of the county and consists of the following:

37,180.64 acres=irrigated	14.55%
154,803.55 acres=dryland	60.59%
41,567.95 acres=grassland	16.27%
4,249.43 acres=wasteland	1.66%
5,635.53 acres=CRP	2.21%
2,274.69 acres=other	.89%
9,776.33 acres=timber	3.83%

255,488.12 acres total

For 2019 there were 28 qualified sales of agricultural properties. Preliminary statistics showed that 18 sales of dryland had a median of 78.69 %, while the irrigated sales (4) were @ 75.95% median, grass sale (1) @ 67.83% median. Twenty-three of these sales were in the 80% majority land use statistics. The greatest percentage of sales were in the dryland category. After a review of the sales, we lowered the dryland valuations to bring values in line with what the market was showing. Although the number of irrigation sales seemed insufficient, we also lowered them somewhat, as the sales seem to be trending downward and the change of value reflects the market during the study period. Grassland values remained unchanged with only one qualified sale in the study.

In the last few years we have worked to identify our CRP acres. After establishing a way to reach out to the landowners and continually work to improve the correct land use, it was decided this year to make a change to the current CRP values. In the past CRP was valued as grassland. While the sales are minimal on CRP, it was determined that the acres that did sell within this study period

needed to be increased. CRP values for 2019 are now between the grassland and dryland value and at a level of value that is somewhat similar of neighboring Northeast Nebraska counties. Collection of data for CRP land is ongoing. We developed a spreadsheet with current contracts that included the start date and the expiration date. Once the expiration dates come to an end, those landowners are contacted by letter to find out if they have extended the contract and if so, provide us with the updated acres and contract copy. If the contract is not to be extended, we ask for an updated FSA map for the future land use changes to be made in our office. Our local FSA office has made it part of their ongoing process to direct the owner/operators with any land use changes to report this to the Assessor's office once certified with the FSA. We plan a mass mailing again in the near future to request voluntary reporting of CRP, as well as any other changes.

Overall values after adjustments were made as per market for 2019 changing the level of value for agricultural land to 72%. By State Statute, agricultural land should be 75%, with 69% to 75% as the acceptable range of value.

Residential property statistics included 130 qualified sales for the 2019 study. Preliminary statistics showed the overall median for the county at 87% with the locations of eleven (11) Norfolk area properties at 94%, eleven (11) Village of Pilger at 96%, twelve (12) rural at 90%, forty-three (43) City of Stanton at 91%, forty-four (44) in one portion of Woodland Park at 82% and nine (9) in the remaining portion of Woodland Park at 94%. After a review of all the residential sales, we determined that 127 remained qualified to complete our values for 2019.

Two sales in the Norfolk area included a rural area of homes in the Eagle Ridge subdivision. Those two sales were at a median of 85%. For 2019 we increased all house values in the Eagle Ridge Subdivision and with that change brought the median to 92%. The Village of Pilger, with eleven sales, had acceptable statistics and no change was needed. Preliminary statistics in the City of Stanton included 43 sales. After further review we determined that that four of those did not qualify as an arm's length transaction. The remaining thirty-nine sales then had a ratio of 92% and met the statistical requirements. Preliminary statistics in the Woodland Park area showed an 83% median. When we broke that down in to the two areas of like homes, statistics on the one area were at 81.70% while the remaining portion had a median of 94%. Lot values were updated on all homes in Woodland Park. After a study of the sales it was determined that Bi-level homes, average quality continue with an economic 5% reduction same as in 2018. Fair quality over 1,000 sq ft, remove prior 5% economic reduction and change to an economic increase of 5%. Fair quality under 1,000 sq ft, was a 10% economic increase in 2018, for 2019 is now a 15% economic increase in value. One story homes, 2018 had an economic reduction of 5% and for 2019 changed to an economic increase of 5%. Average, one story homes were given a 10% economic reduction. Manufactured homes in Woodland Park that were given a 5% economic reduction in 2018, that was removed for 2019. After updates of value were made the overall level of value for residential is 92%, meeting the required range of 92% thru 100%.

Commercial preliminary level of value for 2019 on the three (3) sales within the study period was at 94% of market. The last inspection and review of these properties occurred in 2016. A review of information was completed for 2019 and due to the lack of sales within the study period it was determined that no changes would be made to the current values.

Form 521 Real Estate Transfer Statements are processed by staff in the Assessor's office. Each month, by the 15th and following the completion of the 521 ownership changes, all Sales Detail Information Forms are submitted to the Property Assessment Division. Once a 521 form is filed with our office, ownership records are updated, the sales information is entered, the sale will be qualified or not qualified depending on the information at that time. A sales questionnaire is mailed to all property purchasers to help in determining whether to consider a sale as an arm's length transaction. The sales are again reviewed later in the year when the process begins for setting values for the next tax year. If a sale is questionable for any reason, phone calls to the realtor, attorney, purchaser and anyone involved might be made to gather more information. If any pertinent information is found on the realtor's site or local newspaper, notes are made for future use in the next review process. Online virtual tours of homes provide additional information on finished basements, bathroom and bedroom counts, any new improvements made before the sale and these are also noted for use in the next reviews of that area. Drive by reviews or site inspections have been done if needed, to help determine usability. The agricultural land sales are reviewed using returned questionnaire information as well as the last available aerial flights. At times, current FSA maps are provided. Once the data and information is complete, the sales are further analyzed for changes and then again determine usability for the sales file. We consider the twelve (12) "NO" reasons listed in Statute 77-1371 as one of the tools in determining if a sale is to be used in the study. Actual or market value for the Sales Review process is defined as the most probable price paid between a willing buyer and seller on an open market.

Our office maintains a set of **cadastral maps** which includes the boundary and ownership changes. Updates are made on a regular basis as sales of property occur and lot splits or changes of boundaries are filed. This office also maintains and provides updated maps that are shared with the rescue and fire departments, zoning administrator and emergency management for situs purposes. We also provide our services to the SID #1 in Woodland Park, the City of Stanton and Village of Pilger.

Property record cards are maintained pursuant to Reg 10-004. The records include ownership, legal descriptions, classification codes, measurements of homes and buildings, sketches of homes, sketches of commercial buildings, building inventory listing and up to date photos and valuations. Lot sketches and land inventory with the parcel are also provided in the card.

Administrative software which includes personal property and real estate, is contracted through MIPS/County Solutions. The CMA program provides us with the pricing details of homes and buildings. gWorks provides our office with the mapping system which includes the land use, soil classifications, ownership boundaries, etc., that makes up Stanton County.

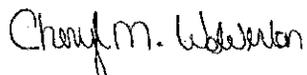
Mandatory reports and filings are completed each year on a monthly basis. This includes: Real Estate Abstract, Personal Property Abstract, Assessor Survey, Sales information, which includes rosters and assessed value updates, Certification of Value to Political Subdivisions, School District

Taxable Value, Homestead Exemption Applications, Homestead Exemption Tax Loss Report, Tax Relief Report, Certificate of Taxes Levied Report, Report of Values, Tax List Correction Sheets, Annual Tax Rolls (Personal Property, Real Estate and Specials) , Valuation Change Notices, review Certification of Centrally Assessed Values (Specials), establish assessment records for each, establish and update tax districts, compile tax rates, manage boundary changes necessary for proper assessment and tax information, input/review tax rates used for billing process, prepare and certify Tax Lists to the County Treasurer for Real Estate, Personal Property and Specials (Centrally Assessed), attend monthly Board of Equalization meetings and all meetings scheduled during the protest process annually, assemble and prepare evidence for the County Board members during the protest hearings, prepare for and attend TERC hearings, attend TERC statewide equalization hearings, implement orders made by TERC, attend monthly meetings of the Northeast Assessor's Association, attend workshops and educational classes in person as well as those provided online to obtain mandatory required hours of continued education to maintain the Assessor's Certification which is required to hold the office.

ASSESSMENT ACTIONS FOR 2020, 2021, 2022

-PLEASE SEE ATTACHMENT **

Respectfully submitted,



Cheryl M. Wolverton
Stanton County Assessor
(April 24, 2019)

(Stanton County)

Attachment: **

Assessment Actions proposed for 2020, 2021, 2022

2020:

-annual addition, inspection of new improvements, updates or alterations on all properties located in the county. (pick-up work). We are contracted with Tax Valuation Inc. for this. This includes changes due to zoning throughout the county. Building permits are received from Village of Pilger, City of Norfolk, City of Stanton and Stanton County Zoning Administrator to assist locating improvements and updates.

-locate and update all personal property

-complete all rural property inspections and reviews (part of the six- year plan) input information, this includes updated pricing, updated depreciation schedules, updated photos, new property record cards. Inspection and review began in 2018 thru 2019. Final information to be input into system late 2019 with Notice of Valuation to be sent June 1, 2020. Complete review/inspection of residential properties (Woodland Park, Country Village, City of Stanton and Village of Pilger as well as subdivisions in the county.) (part of the six- year plan).

-review of property damage, improvements and land, due to the flooding that occurred March, 2019. Our office will rely on owner self-reporting as well as information provided by Emergency Management records. In spring of 2019, the County Board made the decision to table a request from the Assessor to complete an aerial flight of the flooding damage along the Elkhorn River and the Wood Duck Recreation Area. This could possibly be completed in the spring of 2020.

-complete all duties and responsibilities of the Assessor's office as regulated by the State of Nebraska and the Nebraska Department of Revenue/Property Assessment Division, including all mandatory reports as defined by the annual calendar provided by the Department.

2021:

-annual addition, inspection of new improvements, updates or alterations on all properties located in the county. (pick-up work) We are contracted with Tax valuation Inc. for this. This includes changes due to zoning throughout the county. Building permits are received from Village of Pilger, City of Norfolk, City of Stanton and Stanton County Zoning Administrator to assist locating improvements and updates.

Residential properties in the City of Stanton, Village of Pilger, Woodland Park area, Country Village Mobile Home Court and subdivisions will continue to be inspected/reviewed by staff from TVI, an ongoing project that started in 2019. Input of information to be used and implemented for Notice of Valuation Change to be sent June 1, 2021. (part of the six- year plan)

-located and update all personal property

-complete all duties and responsibilities of the Assessor's office as regulated by the State of Nebraska and the Nebraska Department of Revenue/Property Assessment Division, including all mandatory reports as defined by the annual calendar provided by the Department

(Stanton County)

Attachment continued: **

2022:

-begin review/inspection of commercial properties. Data is collected by William Kaiser and Jeff Quist. Sales data and review of property and depreciation schedule is complete and updated at this time.

-annual addition, inspection of new improvements, updates or alterations on all properties located in the county. (pick-up work). We are contracted with Tax Valuation Inc. for this.

-locate and update all personal property

-complete all duties and responsibilities of the Assessor's office as regulated by the State of Nebraska and the Nebraska Department of Revenue/Property Assessment Division, including all mandatory reports as defined by the annual calendar provided by the Department.