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DEPARTMENT OF REVENUE

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

WASHINGTON 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 Washington 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 Washington 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: Steven Mencke, Washington 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.

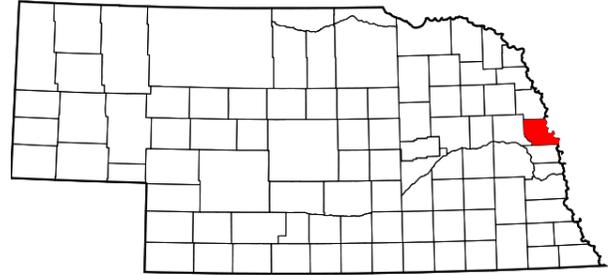
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

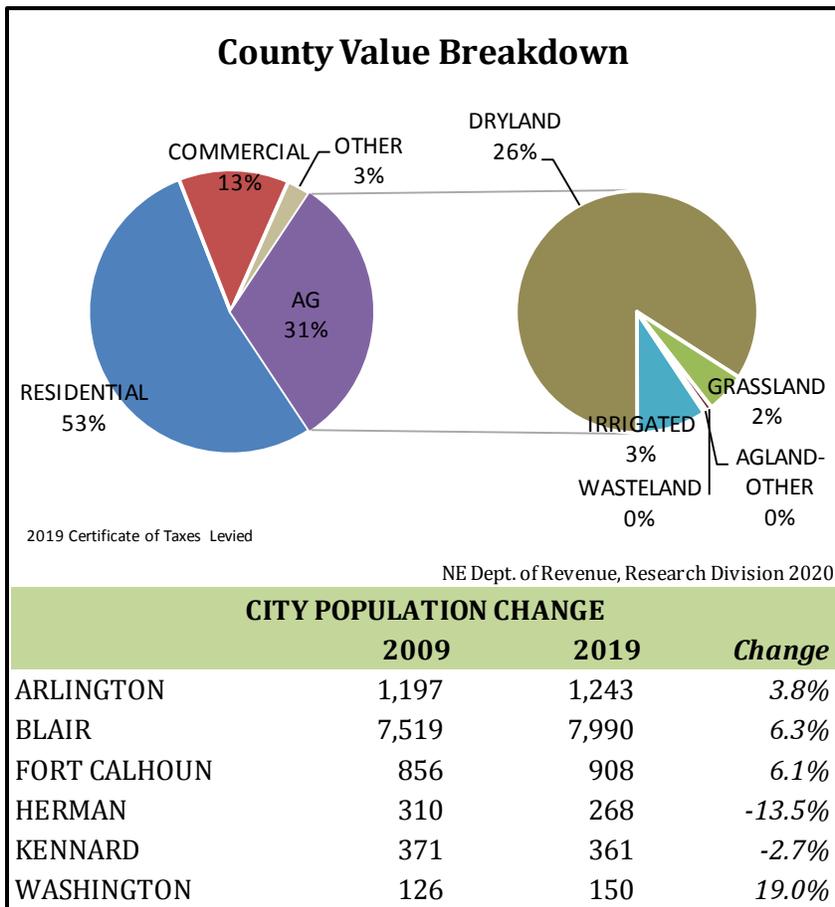
**Further information may be found in Exhibit 94*

County Overview

With a total area of 390 square miles, Washington County had 20,667 residents, per the Census Bureau Quick Facts for 2018, a 2% population increase over the 2010 U.S. Census. Reports indicated that 78% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$204,245 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Washington County are located in and around Blair, the county seat. According to information available from the U.S. Census Bureau, there were 591 employer establishments with total employment of 6,807.



Washington County is included in the Pappio-Missouri River Natural Resources District (NRD).

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

2020 Residential Correlation for Washington County

Assessment Actions

For the current assessment year, the city of Blair was reviewed and reappraised. The costing tables were updated for all valuation groups using 2019 tables. A sales analysis was completed and as a result, the county applied an economic percentage adjustment to the residential properties across the county not reviewed to adjust for increasing market values. Pick-up work was done in a timely fashion.

Assessment Practice Review

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

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and the percentage of sales used is acceptable. All sales that are non-qualified have been properly documented. The assessor's staff reviews sales and follows up with phone calls if needed for any clarification.

The review and analysis indicates that the County Assessor has adequately identified economic areas and geographic locations within the county with the five assigned valuation groups being used for the residential class. Lot values are reviewed when reappraisal is done by analyzing land to building ratios and vacant lot sales. The County Assessor determines values by utilizing a sales comparison approach relying on vacant land sales.

The County Assessor has an established five-year inspection plan and is current in the review process. The County Assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. Depreciation and costing tables being utilized are from 2019.

Description of Analysis

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

Valuation Group	Description
1	Blair
10	Arlington
15	Ft Calhoun
40	Rural Residential
50	Rural Subs, Herman, Kennard, Washington

2020 Residential Correlation for Washington County

For the residential property class, there were 560 qualified sales representing all valuation groups. All valuation groups with qualified sales fall within the acceptable ranges.

Analysis shows that overall all three measures of central tendency are within the range indicating the statistics are reliable. The COD and PRD are within the IAAO recommended range.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 7% to the residential class excluding growth. This supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Washington County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	262	94.24	95.51	95.30	12.14	100.22
10	39	94.70	96.85	95.67	12.54	101.23
15	21	94.67	93.11	92.40	09.12	100.77
40	92	91.74	92.00	90.72	17.04	101.41
50	146	94.43	96.85	93.40	14.69	103.69
<u> </u> ALL <u> </u>	560	94.16	95.29	93.53	13.49	101.88

Level of Value

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

2020 Commercial Correlation for Washington County

Assessment Actions

For the current assessment year, the towns of Ft Calhoun, Arlington, and Herman were reviewed and reappraised. The costing tables were updated for all valuation groups using 2019. A sales analysis was completed and as a result, the County Assessor applied an increase adjustment to the commercial improvements across the county to adjust for current market values. Pick-up work was done in a timely fashion.

Assessment Practice Review

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

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and to ensure all sales that are non-qualified have been properly documented as a non-arm's-length sale.

Based on the economic areas and geographic locations within the county, the County Assessor has assigned three valuation groups for the commercial class.

The County Assessor has an established five-year inspection plan and is current in the review process. All of the commercial properties were reviewed in 2018-2019. Lot value studies are completed at least every six years with the last study being conducted in 2018-2019. Lot values are also reviewed when reappraisal is done by analyzing vacant lot sales.

The County assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. The Income, Cost and Sales Comparison approaches are used to value. Depreciation and costing tables being utilized are from 2019.

Description of Analysis

Commercial parcels are analyzed utilizing three valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Blair
2	Arlington
3	Ft Calhoun, Herman, Kennard and Rural

For the commercial property class, there were 19 qualified sales representing all valuation groups and are within the acceptable range. Overall two of the three measures of central tendency are

2020 Commercial Correlation for Washington County

within the acceptable range for the commercial class as a whole with the median being the best indicator the statistics are reliable. The COD and PRD are within the International Association of Assessing Officers (IAAO) recommended range. Valuation Group 1 has 10 qualified sales and is within the acceptable range. Valuation Group 3 has nine qualified sales and is within the acceptable range.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 3% to the commercial class excluding growth. This value change supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Washington County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	97.40	94.91	92.66	24.01	102.43
3	9	93.67	89.60	82.75	17.03	108.28
____ALL____	19	93.73	92.40	87.19	21.20	105.98

Level of Value

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

2020 Agricultural Correlation for Washington County

Assessment Actions

For the current assessment year, the County Assessor made the following overall adjustments to the agricultural class: irrigated land was increased approximately 1%, dryland was decreased approximately 8% and grassland was increased approximately 11%.

Assessment Practice Review

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

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and ensure all sales that are non-qualified have been properly documented as a non-arm's length sale. The County Assessor's staff reviews sales and follows up with phone calls if needed for any clarification.

The County Assessor has an established five-year inspection plan and is current in the review process. The County verifies land use through aerial imagery and physical inspections. Land use was last reviewed in 2015.

The County Assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. The depreciation and costing tables being utilized for agricultural improvements and outbuildings are from 2019.

Description of Analysis

All of Washington County is influenced by anticipation of future development. For this reason analysis was completed using agricultural sales from Burt County, the adjoining county to the north. Since Washington County's agricultural market is considered fully influenced, sales from within the county were not included in the analysis. There were 80 qualified sales in all three land classes and all three study periods. Overall the median is within the acceptable range with all three measures of central tendency being within the acceptable range and the COD is within the IAAO recommended range lending credibility to the statistics.

Another analysis studied the sales that have land category groups at 80% Majority Land Use (MLU) for dryland. There were 49 dryland sales with the median in the acceptable range. The major land classes with a sufficient number of sales all had medians that fell in the acceptable range.

There are not a sufficient number of grassland sales for measurement however the county's values are generally comparable to the adjoining counties and are believed to be within the acceptable range.

2020 Agricultural Correlation for Washington County

There are not a sufficient number of irrigated sales for measurement however the county's values are lower than Burt County's values in Market Area 2 and higher than values in Market Area 1 as referenced on the average acre comparison chart.

The average acre comparison chart displays that the values assigned by Washington County are comparable to the adjoining counties.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties and assessment practices indicate that Washington County has achieved equalized values. The quality of assessment in the agricultural land class of property in Washington County complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>								
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX
<u> Irrigated </u>								
County	12	92.65	100.36	91.57	23.28	109.60	56.00	151.90
1	12	92.65	100.36	91.57	23.28	109.60	56.00	151.90
<u> Dry </u>								
County	49	70.14	74.66	68.30	20.96	109.31	38.81	146.94
1	49	70.14	74.66	68.30	20.96	109.31	38.81	146.94
<u> Grass </u>								
County	1	118.31	118.31	118.31		100.00	118.31	118.31
1	1	118.31	118.31	118.31		100.00	118.31	118.31
<u> ALL </u>								
10/01/2016 To 09/30/2019	80	72.03	77.78	74.13	27.22	104.92	24.27	151.90

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Washington County is 72%.

Special Valuation

A review of agricultural land value in Washington County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of

2020 Agricultural Correlation for Washington County

market area one where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 72%.

2020 Opinions of the Property Tax Administrator for Washington County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	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 Washington County

Residential Real Property - Current

Number of Sales	560	Median	94.16
Total Sales Price	\$131,384,537	Mean	95.29
Total Adj. Sales Price	\$131,384,537	Wgt. Mean	93.53
Total Assessed Value	\$122,883,700	Average Assessed Value of the Base	\$180,275
Avg. Adj. Sales Price	\$234,615	Avg. Assessed Value	\$219,435

Confidence Interval - Current

95% Median C.I	92.50 to 95.40
95% Wgt. Mean C.I	92.16 to 94.90
95% Mean C.I	93.64 to 96.94
% of Value of the Class of all Real Property Value in the County	41.52
% of Records Sold in the Study Period	7.87
% of Value Sold in the Study Period	9.58

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	535	96	95.79
2018	571	96	96.36
2017	546	93	92.90
2016	476	94	94.24

2020 Commission Summary for Washington County

Commercial Real Property - Current

Number of Sales	19	Median	93.73
Total Sales Price	\$3,982,900	Mean	92.40
Total Adj. Sales Price	\$3,982,900	Wgt. Mean	87.19
Total Assessed Value	\$3,472,690	Average Assessed Value of the Base	\$519,498
Avg. Adj. Sales Price	\$209,626	Avg. Assessed Value	\$182,773

Confidence Interval - Current

95% Median C.I	70.85 to 107.67
95% Wgt. Mean C.I	75.60 to 98.78
95% Mean C.I	79.72 to 105.08
% of Value of the Class of all Real Property Value in the County	12.68
% of Records Sold in the Study Period	2.52
% of Value Sold in the Study Period	0.89

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	30	100	91.94
2018	36	96	95.84
2017	38	96	96.22
2016	33	96	96.24

89 Washington

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 : 560
 Total Sales Price : 131,384,537
 Total Adj. Sales Price : 131,384,537
 Total Assessed Value : 122,883,700
 Avg. Adj. Sales Price : 234,615
 Avg. Assessed Value : 219,435

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 95
 COD : 13.49
 PRD : 101.88

COV : 20.97
 STD : 19.98
 Avg. Abs. Dev : 12.70
 MAX Sales Ratio : 339.80
 MIN Sales Ratio : 27.62

95% Median C.I. : 92.50 to 95.40
 95% Wgt. Mean C.I. : 92.16 to 94.90
 95% Mean C.I. : 93.64 to 96.94

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	63	101.27	102.26	100.92	11.55	101.33	69.23	191.01	97.02 to 103.77	199,881	201,712
01-JAN-18 To 31-MAR-18	50	96.62	103.32	98.34	19.76	105.06	27.62	339.80	93.69 to 100.67	213,777	210,238
01-APR-18 To 30-JUN-18	83	94.52	94.80	94.91	10.93	99.88	64.56	134.67	91.03 to 97.55	213,482	202,623
01-JUL-18 To 30-SEP-18	69	94.14	93.87	93.17	09.96	100.75	53.39	146.51	90.91 to 97.30	266,675	248,459
01-OCT-18 To 31-DEC-18	85	96.35	95.62	92.10	12.05	103.82	64.54	169.13	91.83 to 99.90	247,431	227,874
01-JAN-19 To 31-MAR-19	42	95.86	98.20	97.93	16.96	100.28	28.45	164.62	88.68 to 104.19	222,831	218,217
01-APR-19 To 30-JUN-19	81	88.32	88.47	89.46	11.82	98.89	61.21	140.41	83.19 to 90.71	271,076	242,507
01-JUL-19 To 30-SEP-19	87	89.06	91.83	89.25	14.17	102.89	61.92	153.46	84.51 to 93.09	225,701	201,438
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	265	96.24	97.94	96.26	12.82	101.75	27.62	339.80	94.52 to 97.84	224,155	215,778
01-OCT-18 To 30-SEP-19	295	91.44	92.91	91.27	13.89	101.80	28.45	169.13	89.06 to 93.69	244,012	222,721
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	287	95.44	96.30	94.11	12.64	102.33	27.62	339.80	93.96 to 97.23	236,376	222,448
<u>ALL</u>	560	94.16	95.29	93.53	13.49	101.88	27.62	339.80	92.50 to 95.40	234,615	219,435

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	262	94.24	95.51	95.30	12.14	100.22	28.45	173.36	92.41 to 96.40	181,377	172,853
10	39	94.70	96.85	95.67	12.54	101.23	67.45	149.50	90.76 to 100.88	181,738	173,868
15	21	94.67	93.11	92.40	09.12	100.77	68.18	119.27	89.06 to 100.30	222,243	205,352
40	92	91.74	92.00	90.72	17.04	101.41	27.62	140.41	87.03 to 96.71	343,658	311,753
50	146	94.43	96.85	93.40	14.69	103.69	61.21	339.80	90.72 to 96.63	277,344	259,053
<u>ALL</u>	560	94.16	95.29	93.53	13.49	101.88	27.62	339.80	92.50 to 95.40	234,615	219,435

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	560	94.16	95.29	93.53	13.49	101.88	27.62	339.80	92.50 to 95.40	234,615	219,435
06											
07											
<u>ALL</u>	560	94.16	95.29	93.53	13.49	101.88	27.62	339.80	92.50 to 95.40	234,615	219,435

89 Washington

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 : 560
 Total Sales Price : 131,384,537
 Total Adj. Sales Price : 131,384,537
 Total Assessed Value : 122,883,700
 Avg. Adj. Sales Price : 234,615
 Avg. Assessed Value : 219,435

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 95
 COD : 13.49
 PRD : 101.88

COV : 20.97
 STD : 19.98
 Avg. Abs. Dev : 12.70
 MAX Sales Ratio : 339.80
 MIN Sales Ratio : 27.62

95% Median C.I. : 92.50 to 95.40
 95% Wgt. Mean C.I. : 92.16 to 94.90
 95% Mean C.I. : 93.64 to 96.94

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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												
Less Than 30,000	1	339.80	339.80	339.80	00.00	100.00	339.80	339.80	N/A	15,000	50,970	
___Ranges Excl. Low \$___												
Greater Than 4,999	560	94.16	95.29	93.53	13.49	101.88	27.62	339.80	92.50 to 95.40	234,615	219,435	
Greater Than 14,999	560	94.16	95.29	93.53	13.49	101.88	27.62	339.80	92.50 to 95.40	234,615	219,435	
Greater Than 29,999	559	94.14	94.85	93.50	13.04	101.44	27.62	191.01	92.42 to 95.40	235,008	219,737	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	339.80	339.80	339.80	00.00	100.00	339.80	339.80	N/A	15,000	50,970	
30,000 TO 59,999	12	129.76	129.42	128.89	26.43	100.41	75.86	191.01	87.95 to 169.13	49,308	63,555	
60,000 TO 99,999	36	101.91	102.44	101.79	17.14	100.64	28.45	145.48	94.09 to 113.99	84,325	85,832	
100,000 TO 149,999	114	94.65	95.19	95.06	13.97	100.14	27.62	153.46	90.48 to 97.10	126,823	120,556	
150,000 TO 249,999	198	93.18	93.41	93.19	10.70	100.24	63.88	146.51	91.44 to 94.96	192,712	179,594	
250,000 TO 499,999	177	93.05	92.61	92.70	11.64	99.90	61.21	138.06	90.83 to 96.35	344,228	319,107	
500,000 TO 999,999	22	90.99	92.73	92.93	13.13	99.78	53.39	118.16	85.96 to 103.24	645,411	599,777	
1,000,000 +												
___ALL___	560	94.16	95.29	93.53	13.49	101.88	27.62	339.80	92.50 to 95.40	234,615	219,435	

89 Washington

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 : 19
 Total Sales Price : 3,982,900
 Total Adj. Sales Price : 3,982,900
 Total Assessed Value : 3,472,690
 Avg. Adj. Sales Price : 209,626
 Avg. Assessed Value : 182,773

MEDIAN : 94
 WGT. MEAN : 87
 MEAN : 92
 COD : 21.20
 PRD : 105.98

COV : 28.46
 STD : 26.30
 Avg. Abs. Dev : 19.87
 MAX Sales Ratio : 162.27
 MIN Sales Ratio : 57.21

95% Median C.I. : 70.85 to 107.67
 95% Wgt. Mean C.I. : 75.60 to 98.78
 95% Mean C.I. : 79.72 to 105.08

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	118.00	118.00	88.83	37.52	132.84	73.73	162.27	N/A	217,000	192,753
01-APR-17 To 30-JUN-17	6	82.29	83.91	83.63	21.78	100.33	59.77	110.69	59.77 to 110.69	282,333	236,108
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	107.38	107.38	107.38	00.00	100.00	107.38	107.38	N/A	90,000	96,640
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	3	96.40	90.14	88.39	14.29	101.98	66.34	107.67	N/A	225,800	199,577
01-JUL-18 To 30-SEP-18	1	93.67	93.67	93.67	00.00	100.00	93.67	93.67	N/A	330,000	309,110
01-OCT-18 To 31-DEC-18	1	93.99	93.99	93.99	00.00	100.00	93.99	93.99	N/A	187,500	176,225
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	1	57.21	57.21	57.21	00.00	100.00	57.21	57.21	N/A	170,000	97,265
01-JUL-19 To 30-SEP-19	4	95.16	98.35	98.14	22.86	100.21	72.98	130.10	N/A	100,000	98,143
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	8	83.73	92.43	84.69	29.27	109.14	59.77	162.27	59.77 to 162.27	266,000	225,269
01-OCT-17 To 30-SEP-18	5	96.40	94.29	91.53	11.42	103.02	66.34	107.67	N/A	219,480	200,896
01-OCT-18 To 30-SEP-19	6	87.11	90.77	87.93	23.68	103.23	57.21	130.10	57.21 to 130.10	126,250	111,010
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	9	93.73	94.09	85.61	24.86	109.91	59.77	162.27	67.36 to 110.69	246,444	210,977
01-JAN-18 To 31-DEC-18	5	93.99	91.61	90.72	09.37	100.98	66.34	107.67	N/A	238,980	216,813
<u>ALL</u>	19	93.73	92.40	87.19	21.20	105.98	57.21	162.27	70.85 to 107.67	209,626	182,773

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	97.40	94.91	92.66	24.01	102.43	57.21	162.27	66.34 to 110.69	178,400	165,305
3	9	93.67	89.60	82.75	17.03	108.28	59.77	130.10	70.85 to 107.67	244,322	202,182
<u>ALL</u>	19	93.73	92.40	87.19	21.20	105.98	57.21	162.27	70.85 to 107.67	209,626	182,773

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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 : 19
 Total Sales Price : 3,982,900
 Total Adj. Sales Price : 3,982,900
 Total Assessed Value : 3,472,690
 Avg. Adj. Sales Price : 209,626
 Avg. Assessed Value : 182,773

MEDIAN : 94
 WGT. MEAN : 87
 MEAN : 92
 COD : 21.20
 PRD : 105.98

COV : 28.46
 STD : 26.30
 Avg. Abs. Dev : 19.87
 MAX Sales Ratio : 162.27
 MIN Sales Ratio : 57.21

95% Median C.I. : 70.85 to 107.67
 95% Wgt. Mean C.I. : 75.60 to 98.78
 95% Mean C.I. : 79.72 to 105.08

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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	2	83.70	83.70	83.27	11.91	100.52	73.73	93.67	N/A	345,000	287,268
03	17	93.99	93.42	88.01	22.35	106.15	57.21	162.27	67.36 to 110.09	193,700	170,480
04											
<u>ALL</u>	19	93.73	92.40	87.19	21.20	105.98	57.21	162.27	70.85 to 107.67	209,626	182,773

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	130.10	130.10	130.10	00.00	100.00	130.10	130.10	N/A	10,000	13,010
Less Than 30,000	1	130.10	130.10	130.10	00.00	100.00	130.10	130.10	N/A	10,000	13,010
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	93.73	92.40	87.19	21.20	105.98	57.21	162.27	70.85 to 107.67	209,626	182,773
Greater Than 14,999	18	93.70	90.30	87.08	20.22	103.70	57.21	162.27	70.85 to 107.38	220,717	192,204
Greater Than 29,999	18	93.70	90.30	87.08	20.22	103.70	57.21	162.27	70.85 to 107.38	220,717	192,204
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	130.10	130.10	130.10	00.00	100.00	130.10	130.10	N/A	10,000	13,010
15,000 TO 29,999											
30,000 TO 59,999	2	70.00	70.00	66.99	14.61	104.49	59.77	80.22	N/A	42,500	28,470
60,000 TO 99,999	3	107.38	123.57	121.13	19.00	102.01	101.07	162.27	N/A	84,667	102,560
100,000 TO 149,999	1	72.98	72.98	72.98	00.00	100.00	72.98	72.98	N/A	110,000	80,275
150,000 TO 249,999	6	93.86	86.06	86.84	14.16	99.10	57.21	107.67	57.21 to 107.67	185,817	161,368
250,000 TO 499,999	5	93.67	90.90	91.96	17.23	98.85	66.34	110.69	N/A	322,000	296,104
500,000 TO 999,999	1	70.85	70.85	70.85	00.00	100.00	70.85	70.85	N/A	799,000	566,055
1,000,000 +											
<u>ALL</u>	19	93.73	92.40	87.19	21.20	105.98	57.21	162.27	70.85 to 107.67	209,626	182,773

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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 : 19
 Total Sales Price : 3,982,900
 Total Adj. Sales Price : 3,982,900
 Total Assessed Value : 3,472,690
 Avg. Adj. Sales Price : 209,626
 Avg. Assessed Value : 182,773

MEDIAN : 94
 WGT. MEAN : 87
 MEAN : 92
 COD : 21.20
 PRD : 105.98

COV : 28.46
 STD : 26.30
 Avg. Abs. Dev : 19.87
 MAX Sales Ratio : 162.27
 MIN Sales Ratio : 57.21

95% Median C.I. : 70.85 to 107.67
 95% Wgt. Mean C.I. : 75.60 to 98.78
 95% Mean C.I. : 79.72 to 105.08

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	4	65.31	65.20	68.47	10.27	95.22	57.21	72.98	N/A	283,500	194,118
350	3	101.07	100.91	100.84	04.51	100.07	93.99	107.67	N/A	154,167	155,458
352	3	93.67	87.93	86.68	08.07	101.44	73.73	96.40	N/A	310,800	269,407
353	3	130.10	133.25	132.03	14.07	100.92	107.38	162.27	N/A	58,000	76,577
386	1	67.36	67.36	67.36	00.00	100.00	67.36	67.36	N/A	180,000	121,255
426	1	110.09	110.09	110.09	00.00	100.00	110.09	110.09	N/A	250,000	275,220
470	1	66.34	66.34	66.34	00.00	100.00	66.34	66.34	N/A	250,000	165,855
471	1	80.22	80.22	80.22	00.00	100.00	80.22	80.22	N/A	30,000	24,065
528	1	93.73	93.73	93.73	00.00	100.00	93.73	93.73	N/A	150,000	140,590
600	1	110.69	110.69	110.69	00.00	100.00	110.69	110.69	N/A	420,000	464,910
<u>ALL</u>	<u>19</u>	93.73	92.40	87.19	21.20	105.98	57.21	162.27	70.85 to 107.67	209,626	182,773

Type : Qualified

Number of Sales :	80	Median :	72	COV :	34.25	95% Median C.I. :	67.35 to 79.53
Total Sales Price :	59,796,540	Wgt. Mean :	74	STD :	26.64	95% Wgt. Mean C.I. :	70.15 to 78.12
Total Adj. Sales Price :	59,796,540	Mean :	78	Avg. Abs.Dev :	19.61	95% Mean C.I. :	71.94 to 83.62
Total Assessed Value :	44,329,063						
Avg. Adj. Sales Price :	747,457	COD :	27.22	MAX Sales Ratio :	151.90		
Avg. Assessed Value :	554,113	PRD :	104.92	MIN Sales Ratio :	24.27		

Printed : 04/02/2020

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	5	68.86	70.53	74.05	22.00	95.25	49.64	99.86	N/A	708,321	524,519
01/01/2017 To 03/31/2017	6	58.86	72.66	61.82	30.56	117.53	51.40	110.52	51.40 to 110.52	845,918	522,965
04/01/2017 To 06/30/2017	6	61.72	55.47	57.97	18.45	95.69	26.57	74.20	26.57 to 74.20	904,553	524,340
07/01/2017 To 09/30/2017	2	81.17	81.17	80.73	14.57	100.55	69.34	93.00	N/A	581,500	469,451
10/01/2017 To 12/31/2017	8	79.23	91.98	82.72	33.99	111.19	50.75	151.90	50.75 to 151.90	603,067	498,885
01/01/2018 To 03/31/2018	8	91.61	94.43	90.02	29.15	104.90	56.87	145.97	56.87 to 145.97	1,088,133	979,504
04/01/2018 To 06/30/2018	9	75.60	66.46	64.88	25.70	102.44	24.27	96.84	27.07 to 93.13	576,366	373,946
07/01/2018 To 09/30/2018	5	74.49	77.48	74.22	12.95	104.39	60.49	92.30	N/A	843,433	626,012
10/01/2018 To 12/31/2018	7	70.14	76.51	74.76	22.16	102.34	55.11	118.31	55.11 to 118.31	787,491	588,695
01/01/2019 To 03/31/2019	16	70.98	76.36	67.50	22.39	113.13	38.81	130.22	64.43 to 95.35	566,763	382,540
04/01/2019 To 06/30/2019	6	80.44	90.57	89.99	21.56	100.64	67.35	146.94	67.35 to 146.94	541,887	487,646
07/01/2019 To 09/30/2019	2	80.43	80.43	78.30	22.49	102.72	62.34	98.52	N/A	1,911,554	1,496,833
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	19	63.05	67.57	64.74	25.01	104.37	26.57	110.52	54.38 to 79.93	800,391	518,175
10/01/2017 To 09/30/2018	30	78.31	82.56	79.89	28.86	103.34	24.27	151.90	67.31 to 92.30	764,468	610,756
10/01/2018 To 09/30/2019	31	71.36	79.41	74.63	23.70	106.40	38.81	146.94	67.35 to 83.87	698,550	521,324
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	22	66.35	75.77	68.00	33.40	111.43	26.57	151.90	56.00 to 93.00	749,562	509,719
01/01/2018 To 12/31/2018	29	74.49	78.51	78.12	26.85	100.50	24.27	145.97	62.08 to 92.30	814,550	636,292

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	80	72.03	77.78	74.13	27.22	104.92	24.27	151.90	67.35 to 79.53	747,457	554,113

Type : Qualified

Number of Sales :	80	Median :	72	COV :	34.25	95% Median C.I. :	67.35 to 79.53
Total Sales Price :	59,796,540	Wgt. Mean :	74	STD :	26.64	95% Wgt. Mean C.I. :	70.15 to 78.12
Total Adj. Sales Price :	59,796,540	Mean :	78	Avg. Abs. Dev :	19.61	95% Mean C.I. :	71.94 to 83.62
Total Assessed Value :	44,329,063						
Avg. Adj. Sales Price :	747,457	COD :	27.22	MAX Sales Ratio :	151.90		
Avg. Assessed Value :	554,113	PRD :	104.92	MIN Sales Ratio :	24.27		

Printed : 04/02/2020

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	6	90.29	100.97	93.04	29.43	108.52	56.00	145.97	56.00 to 145.97	616,771	573,820
1	6	90.29	100.97	93.04	29.43	108.52	56.00	145.97	56.00 to 145.97	616,771	573,820
<u>Dry</u>											
County	40	70.89	74.85	68.65	21.10	109.03	38.81	146.94	64.43 to 74.72	806,510	553,653
1	40	70.89	74.85	68.65	21.10	109.03	38.81	146.94	64.43 to 74.72	806,510	553,653
<u>Grass</u>											
County	1	118.31	118.31	118.31		100.00	118.31	118.31	N/A	709,800	839,770
1	1	118.31	118.31	118.31		100.00	118.31	118.31	N/A	709,800	839,770
<u>ALL</u>											
10/01/2016 To 09/30/2019	80	72.03	77.78	74.13	27.22	104.92	24.27	151.90	67.35 to 79.53	747,457	554,113

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	12	92.65	100.36	91.57	23.28	109.60	56.00	151.90	78.92 to 144.34	717,838	657,342
1	12	92.65	100.36	91.57	23.28	109.60	56.00	151.90	78.92 to 144.34	717,838	657,342
<u>Dry</u>											
County	49	70.14	74.66	68.30	20.96	109.31	38.81	146.94	64.43 to 74.49	773,650	528,405
1	49	70.14	74.66	68.30	20.96	109.31	38.81	146.94	64.43 to 74.49	773,650	528,405
<u>Grass</u>											
County	1	118.31	118.31	118.31		100.00	118.31	118.31	N/A	709,800	839,770
1	1	118.31	118.31	118.31		100.00	118.31	118.31	N/A	709,800	839,770
<u>ALL</u>											
10/01/2016 To 09/30/2019	80	72.03	77.78	74.13	27.22	104.92	24.27	151.90	67.35 to 79.53	747,457	554,113

Washington County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Washington	1	6595	n/a	5915	5790	n/a	n/a	3555	2420	5243
Burt	1	5004	5200	4650	3632	n/a	3027	3575	2975	4230
Burt	2	6735	6675	6100	5851	n/a	5525	4475	3475	5952
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6241
Douglas	1	6278	0	5975	5625	0	0	4367	4094	5855

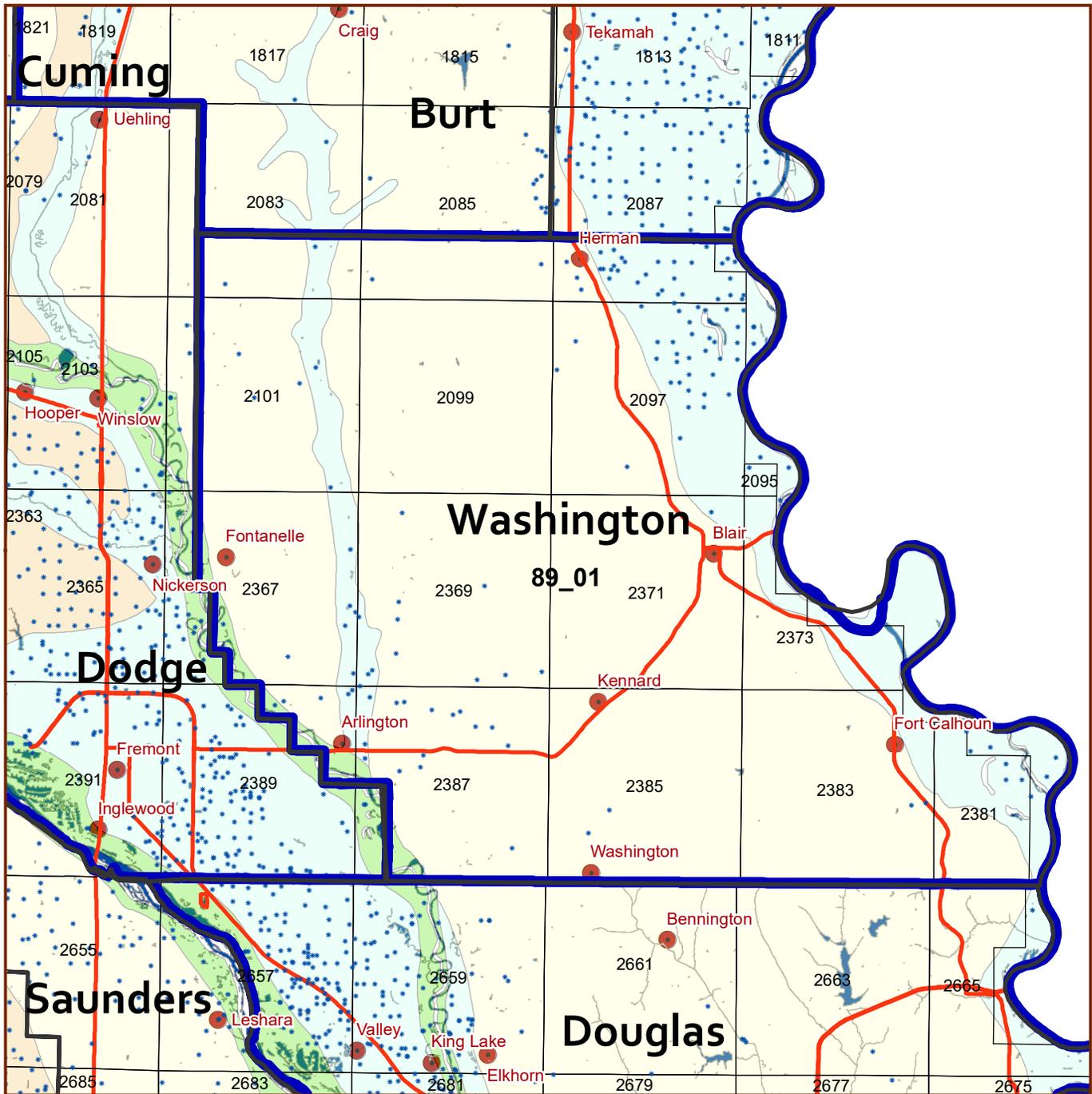
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Washington	1	6575	6545	5820	n/a	3710	3705	3365	2315	5027
Burt	1	5178	5150	4620	n/a	3443	3900	3398	2660	3978
Burt	2	6475	6450	5900	n/a	4505	5375	4300	3305	5702
Dodge	1	6435	6225	6020	n/a	5595	5340	5190	4980	5940
Douglas	1	5934	5620	5222	2560	4240	4109	2208	3656	4780

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Washington	1	2115	1945	1660	1600	n/a	n/a	1475	n/a	1926
Burt	1	2494	2251	1975	1950	n/a	1830	605	1655	2252
Burt	2	2650	2446	2155	2080	n/a	n/a	n/a	n/a	2448
Dodge	1	2460	2460	2355	2355	n/a	n/a	n/a	n/a	2429
Douglas	1	2238	1803	1599	1675	884	1781	878	746	1781

County	Mkt Area	CRP	TIMBER	WASTE
Washington	1	3773	n/a	381
Burt	1	3488	n/a	131
Burt	2	3621	n/a	150
Dodge	1	3210	n/a	181
Douglas	1	0	0	150

Source: 2020 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

WASHINGTON COUNTY



Legend

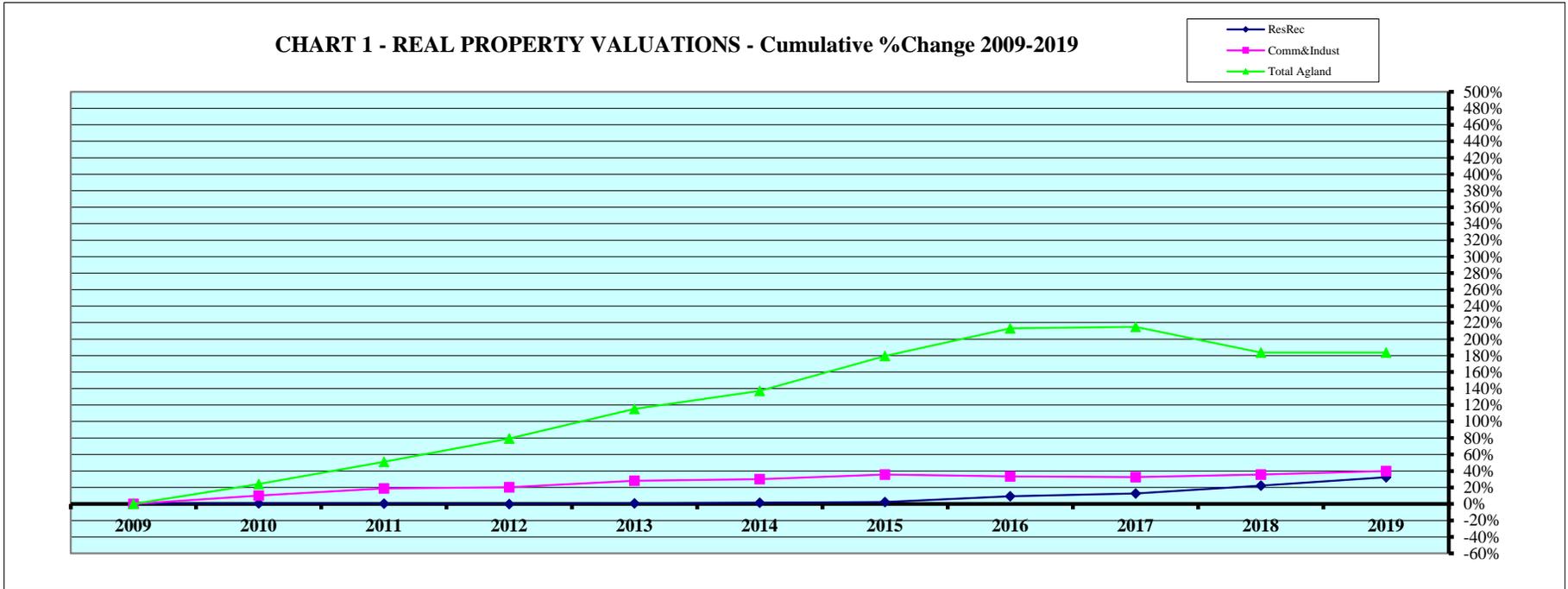
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	898,446,190	--	--	--	267,807,175	--	--	--	330,062,935	--	--	--
2010	904,894,250	6,448,060	0.72%	0.72%	295,139,665	27,332,490	10.21%	10.21%	410,188,920	80,125,985	24.28%	24.28%
2011	900,627,350	-4,266,900	-0.47%	0.24%	317,911,790	22,772,125	7.72%	18.71%	498,667,065	88,478,145	21.57%	51.08%
2012	897,670,450	-2,956,900	-0.33%	-0.09%	321,680,535	3,768,745	1.19%	20.12%	592,533,520	93,866,455	18.82%	79.52%
2013	902,909,865	5,239,415	0.58%	0.50%	342,798,585	21,118,050	6.56%	28.00%	710,537,205	118,003,685	19.92%	115.27%
2014	911,254,315	8,344,450	0.92%	1.43%	348,647,960	5,849,375	1.71%	30.19%	782,480,890	71,943,685	10.13%	137.07%
2015	920,078,520	8,824,205	0.97%	2.41%	363,225,290	14,577,330	4.18%	35.63%	922,466,665	139,985,775	17.89%	179.48%
2016	983,191,105	63,112,585	6.86%	9.43%	357,651,290	-5,574,000	-1.53%	33.55%	1,033,561,635	111,094,970	12.04%	213.14%
2017	1,013,206,740	30,015,635	3.05%	12.77%	354,991,435	-2,659,855	-0.74%	32.55%	1,039,139,720	5,578,085	0.54%	214.83%
2018	1,097,806,380	84,599,640	8.35%	22.19%	363,198,145	8,206,710	2.31%	35.62%	936,660,795	-102,478,925	-9.86%	183.78%
2019	1,189,464,040	91,657,660	8.35%	32.39%	374,764,395	11,566,250	3.18%	39.94%	935,894,395	-766,400	-0.08%	183.55%

Rate Annual %chg: Residential & Recreational **2.85%** Commercial & Industrial **3.42%** Agricultural Land **10.98%**

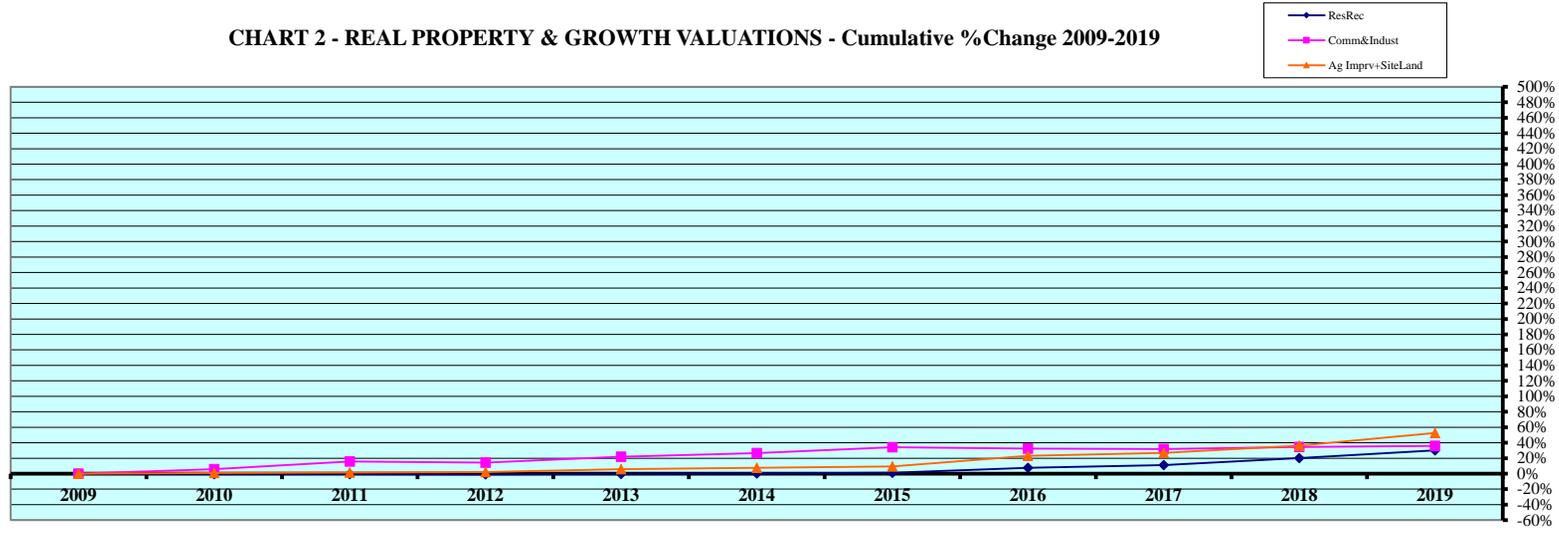
Cnty# **89**
County **WASHINGTON**

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	898,446,190	18,789,445	2.09%	879,656,745	--	--	267,807,175	2,679,370	1.00%	265,127,805	--	--	
2010	904,894,250	10,646,920	1.18%	894,247,330	-0.47%	-0.47%	295,139,665	11,865,775	4.02%	283,273,890	5.78%	5.78%	
2011	900,627,350	7,577,406	0.84%	893,049,944	-1.31%	-0.60%	317,911,790	8,005,805	2.52%	309,905,985	5.00%	15.72%	
2012	897,670,450	7,413,301	0.83%	890,257,149	-1.15%	-0.91%	321,680,535	15,207,630	4.73%	306,472,905	-3.60%	14.44%	
2013	902,909,865	7,640,845	0.85%	895,269,020	-0.27%	-0.35%	342,798,585	15,899,155	4.64%	326,899,430	1.62%	22.07%	
2014	911,254,315	8,974,000	0.98%	902,280,315	-0.07%	0.43%	348,647,960	9,937,205	2.85%	338,710,755	-1.19%	26.48%	
2015	920,078,520	11,588,138	1.26%	908,490,382	-0.30%	1.12%	363,225,290	3,559,400	0.98%	359,665,890	3.16%	34.30%	
2016	983,191,105	15,494,546	1.58%	967,696,559	5.18%	7.71%	357,651,290	2,879,310	0.81%	354,771,980	-2.33%	32.47%	
2017	1,013,206,740	15,029,820	1.48%	998,176,920	1.52%	11.10%	354,991,435	1,956,205	0.55%	353,035,230	-1.29%	31.82%	
2018	1,097,806,380	18,134,870	1.65%	1,079,671,510	6.56%	20.17%	363,198,145	2,926,400	0.81%	360,271,745	1.49%	34.53%	
2019	1,189,464,040	20,228,591	1.70%	1,169,235,449	6.51%	30.14%	374,764,395	10,768,515	2.87%	363,995,880	0.22%	35.92%	
Rate Ann%chg	2.85%					1.62%	3.42%					C & I w/o growth	0.89%

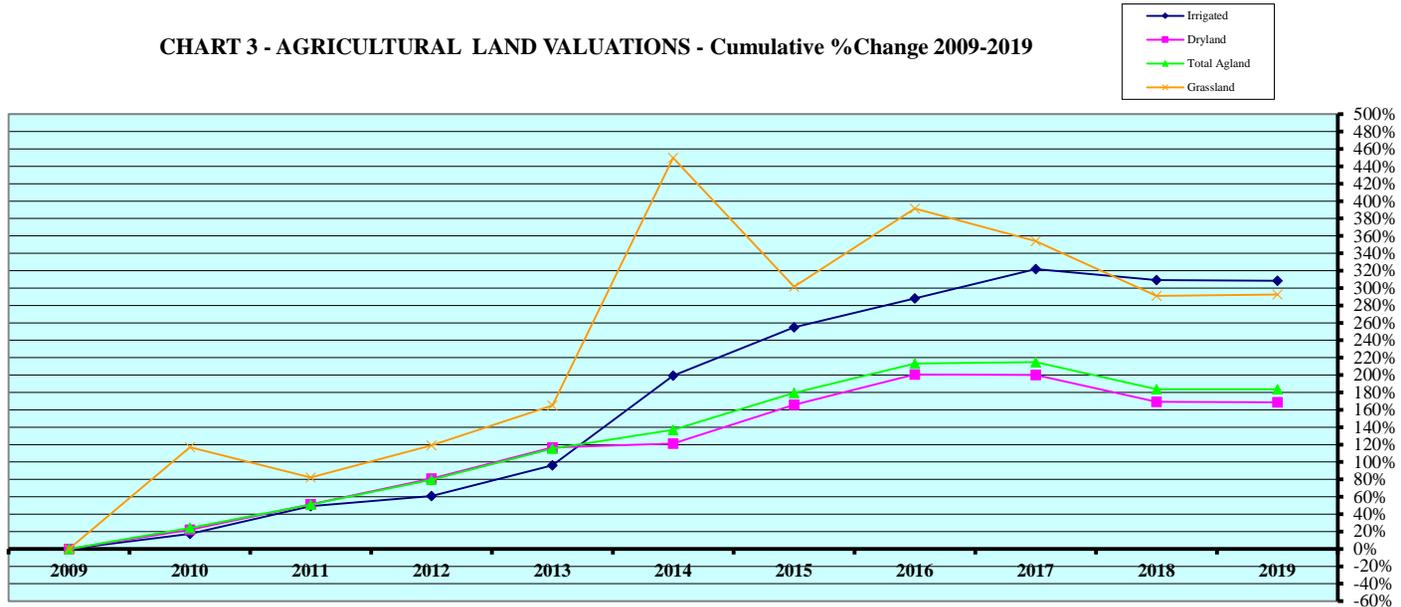
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv+Site Total Value					
2009	257,877,625	52,758,115	310,635,740	8,458,120	2.72%	302,177,620	--	--
2010	264,906,385	53,760,950	318,667,335	5,520,260	1.73%	313,147,075	0.81%	0.81%
2011	268,355,470	51,339,880	319,695,350	4,376,340	1.37%	315,319,010	-1.05%	1.51%
2012	269,127,505	52,324,675	321,452,180	4,862,155	1.51%	316,590,025	-0.97%	1.92%
2013	278,074,080	53,728,460	331,802,540	3,331,920	1.00%	328,470,620	2.18%	5.74%
2014	284,613,485	54,641,955	339,255,440	4,888,760	1.44%	334,366,680	0.77%	7.64%
2015	291,564,305	55,958,805	347,523,110	8,165,890	2.35%	339,357,220	0.03%	9.25%
2016	331,971,735	58,462,460	390,434,195	8,119,840	2.08%	382,314,355	10.01%	23.07%
2017	338,200,555	56,126,895	394,327,450	287,170	0.07%	394,040,280	0.92%	26.85%
2018	373,213,140	57,665,510	430,878,650	7,809,250	1.81%	423,069,400	7.29%	36.19%
2019	405,020,400	80,453,810	485,474,210	11,370,940	2.34%	474,103,270	10.03%	52.62%
Rate Ann%chg	4.62%	4.31%	4.57%	Ag Imprv+Site w/o growth			3.00%	

(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# 89
County WASHINGTON

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	21,321,885	--	--	--	292,850,775	--	--	--	12,806,620	--	--	--
2010	24,986,875	3,664,990	17.19%	17.19%	357,252,090	64,401,315	21.99%	21.99%	27,803,830	14,997,210	117.11%	117.11%
2011	31,824,060	6,837,185	27.36%	49.26%	443,405,730	86,153,640	24.12%	51.41%	23,317,345	-4,486,485	-16.14%	82.07%
2012	34,303,350	2,479,290	7.79%	60.88%	529,800,680	86,394,950	19.48%	80.91%	28,056,660	4,739,315	20.33%	119.08%
2013	41,842,845	7,539,495	21.98%	96.24%	634,316,105	104,515,425	19.73%	116.60%	33,929,415	5,872,755	20.93%	164.94%
2014	63,794,145	21,951,300	52.46%	199.20%	647,551,865	13,235,760	2.09%	121.12%	70,404,750	36,475,335	107.50%	449.75%
2015	75,643,835	11,849,690	18.57%	254.77%	778,065,965	130,514,100	20.16%	165.69%	51,437,940	-18,966,810	-26.94%	301.65%
2016	82,762,680	7,118,845	9.41%	288.16%	880,470,510	102,404,545	13.16%	200.66%	62,926,145	11,488,205	22.33%	391.36%
2017	89,943,175	7,180,495	8.68%	321.84%	878,471,210	-1,999,300	-0.23%	199.97%	58,139,895	-4,786,250	-7.61%	353.98%
2018	87,224,070	-2,719,105	-3.02%	309.08%	787,935,535	-90,535,675	-10.31%	169.06%	50,081,025	-8,058,870	-13.86%	291.06%
2019	87,081,700	-142,370	-0.16%	308.41%	787,129,535	-806,000	-0.10%	168.78%	50,258,940	177,915	0.36%	292.45%

Rate Ann.%chg: Irrigated 15.11% Dryland 10.39% Grassland 14.65%

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	3,076,865	--	--	--	6,790	--	--	--	330,062,935	--	--	--
2010	136,090	-2,940,775	-95.58%	-95.58%	10,035	3,245	47.79%	47.79%	410,188,920	80,125,985	24.28%	24.28%
2011	113,220	-22,870	-16.81%	-96.32%	6,710	-3,325	-33.13%	-1.18%	498,667,065	88,478,145	21.57%	51.08%
2012	371,700	258,480	228.30%	-87.92%	1,130	-5,580	-83.16%	-83.36%	592,533,520	93,866,455	18.82%	79.52%
2013	447,710	76,010	20.45%	-85.45%	1,130	0	0.00%	-83.36%	710,537,205	118,003,685	19.92%	115.27%
2014	724,035	276,325	61.72%	-76.47%	6,095	4,965	439.38%	-10.24%	782,480,890	71,943,685	10.13%	137.07%
2015	17,317,180	16,593,145	2291.76%	462.82%	1,745	-4,350	-71.37%	-74.30%	922,466,665	139,985,775	17.89%	179.48%
2016	7,402,300	-9,914,880	-57.25%	140.58%	0	-1,745	-100.00%	-100.00%	1,033,561,635	111,094,970	12.04%	213.14%
2017	7,836,610	434,310	5.87%	154.69%	4,748,830	4,748,830		69838.59%	1,039,139,720	5,578,085	0.54%	214.83%
2018	7,154,960	-681,650	-8.70%	132.54%	4,265,205	-483,625	-10.18%	62715.98%	936,660,795	-102,478,925	-9.86%	183.78%
2019	7,216,525	61,565	0.86%	134.54%	4,207,695	-57,510	-1.35%	61869.00%	935,894,395	-766,400	-0.08%	183.55%

Cnty# 89
 County WASHINGTON

Rate Ann.%chg: Total Agric Land 10.98%

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	21,325,985	10,967	1,945			292,947,840	170,039	1,723			12,699,420	16,412	774		
2010	25,154,705	10,658	2,360	21.37%	21.37%	357,572,750	170,514	2,097	21.72%	21.72%	19,746,990	21,375	924	19.39%	19.39%
2011	31,927,745	11,342	2,815	19.27%	44.76%	444,076,800	175,343	2,533	20.77%	47.00%	11,731,115	12,892	910	-1.50%	17.60%
2012	37,184,035	11,209	3,317	17.85%	70.60%	530,464,615	174,597	3,038	19.96%	76.35%	14,388,750	13,194	1,091	19.85%	40.94%
2013	41,474,835	10,884	3,811	14.87%	95.96%	633,452,135	173,946	3,642	19.86%	111.38%	17,192,920	13,145	1,308	19.94%	69.04%
2014	63,357,540	14,200	4,462	17.09%	129.45%	645,681,195	152,684	4,229	16.13%	145.46%	48,821,360	28,919	1,688	29.07%	118.18%
2015	76,256,890	14,199	5,371	20.37%	176.18%	775,676,915	152,682	5,080	20.13%	194.88%	39,991,385	26,472	1,511	-10.51%	95.24%
2016	83,008,920	14,377	5,774	7.50%	196.91%	877,725,940	152,445	5,758	13.33%	234.20%	62,691,185	28,968	2,164	43.25%	179.69%
2017	89,943,175	15,547	5,785	0.20%	197.49%	876,001,815	152,268	5,753	-0.08%	233.93%	57,821,935	26,922	2,148	-0.76%	177.57%
2018	87,224,035	16,762	5,204	-10.05%	167.59%	786,284,795	151,674	5,184	-9.89%	200.90%	49,929,630	25,954	1,924	-10.43%	148.63%
2019	87,201,460	16,759	5,203	0.00%	167.58%	784,969,635	151,561	5,179	-0.09%	200.62%	50,167,585	26,139	1,919	-0.23%	148.05%

Rate Annual %chg Average Value/Acre: 10.34% 11.64% 9.51%

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	3,081,305	14,778	209			900	5	200			330,055,450	212,200	1,555		
2010	138,315	1,174	118	-43.52%	-43.52%	7,796,565	8,221	948	374.21%	374.21%	410,409,325	211,942	1,936	24.50%	24.50%
2011	109,290	1,041	105	-10.88%	-49.66%	11,294,480	12,114	932	-1.69%	366.17%	499,139,430	212,732	2,346	21.17%	50.85%
2012	158,400	1,174	135	28.56%	-35.29%	15,142,610	12,669	1,195	28.19%	497.61%	597,338,410	212,843	2,806	19.61%	80.43%
2013	447,470	2,063	217	60.72%	4.00%	18,533,245	12,818	1,446	20.97%	622.93%	711,100,605	212,857	3,341	19.04%	114.78%
2014	722,255	2,682	269	24.18%	29.15%	23,878,630	14,418	1,656	14.54%	728.07%	782,460,980	212,902	3,675	10.01%	136.29%
2015	17,813,915	16,555	1,076	299.58%	416.06%	13,932,335	3,171	4,393	165.27%	2096.62%	923,671,440	213,078	4,335	17.95%	178.70%
2016	7,390,045	16,583	446	-58.58%	113.73%	3,291,440	600	5,482	24.79%	2641.22%	1,034,107,530	212,973	4,856	12.01%	212.18%
2017	7,839,185	17,519	447	0.41%	114.60%	3,280,440	594	5,520	0.68%	2659.97%	1,034,886,550	212,851	4,862	0.13%	212.59%
2018	7,137,700	17,765	402	-10.21%	92.69%	7,200,810	1,621	4,442	-19.53%	2120.96%	937,776,970	213,776	4,387	-9.78%	182.03%
2019	7,154,685	17,807	402	0.00%	92.69%	7,165,940	1,613	4,443	0.02%	2121.31%	936,659,305	213,878	4,379	-0.17%	181.56%

89
WASHINGTON

Rate Annual %chg Average Value/Acre: 10.91%

(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 : 12,509	Value : 3,089,558,255	Growth 30,286,917	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	443	8,634,855	112	2,417,120	524	9,434,435	1,079	20,486,410	
02. Res Improve Land	3,723	78,049,020	446	23,346,425	1,629	84,693,085	5,798	186,088,530	
03. Res Improvements	3,805	547,703,230	542	97,860,300	1,670	426,152,500	6,017	1,071,716,030	
04. Res Total	4,248	634,387,105	654	123,623,845	2,194	520,280,020	7,096	1,278,290,970	13,640,239
% of Res Total	59.86	49.63	9.22	9.67	30.92	40.70	56.73	41.37	45.04
05. Com UnImp Land	121	6,022,895	19	1,234,410	8	219,925	148	7,477,230	
06. Com Improve Land	480	20,914,770	25	2,011,540	31	1,905,000	536	24,831,310	
07. Com Improvements	483	115,337,270	28	21,189,660	39	12,845,350	550	149,372,280	
08. Com Total	604	142,274,935	47	24,435,610	47	14,970,275	698	181,680,820	1,288,475
% of Com Total	86.53	78.31	6.73	13.45	6.73	8.24	5.58	5.88	4.25
09. Ind UnImp Land	9	403,765	3	486,555	5	425,115	17	1,315,435	
10. Ind Improve Land	19	1,408,065	5	1,768,365	4	1,233,525	28	4,409,955	
11. Ind Improvements	19	8,475,160	15	163,423,010	5	32,397,030	39	204,295,200	
12. Ind Total	28	10,286,990	18	165,677,930	10	34,055,670	56	210,020,590	4,865,200
% of Ind Total	50.00	4.90	32.14	78.89	17.86	16.22	0.45	6.80	16.06
13. Rec UnImp Land	0	0	0	0	3	199,810	3	199,810	
14. Rec Improve Land	0	0	0	0	8	828,900	8	828,900	
15. Rec Improvements	0	0	0	0	17	3,520,080	17	3,520,080	
16. Rec Total	0	0	0	0	20	4,548,790	20	4,548,790	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.16	0.15	0.00
Res & Rec Total	4,248	634,387,105	654	123,623,845	2,214	524,828,810	7,116	1,282,839,760	13,640,239
% of Res & Rec Total	59.70	49.45	9.19	9.64	31.11	40.91	56.89	41.52	45.04
Com & Ind Total	632	152,561,925	65	190,113,540	57	49,025,945	754	391,701,410	6,153,675
% of Com & Ind Total	83.82	38.95	8.62	48.54	7.56	12.52	6.03	12.68	20.32
17. Taxable Total	4,880	786,949,030	719	313,737,385	2,271	573,854,755	7,870	1,674,541,170	19,793,914
% of Taxable Total	62.01	46.99	9.14	18.74	28.86	34.27	62.91	54.20	65.35

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	49	3,461,620	1,538,155	0	0	0
19. Commercial	131	16,632,170	12,431,230	0	0	0
20. Industrial	1	132,000	30,555	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	49	3,461,620	1,538,155
19. Commercial	0	0	0	131	16,632,170	12,431,230
20. Industrial	0	0	0	1	132,000	30,555
21. Other	0	0	0	0	0	0
22. Total Sch II				181	20,225,790	13,999,940

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	1	100	0	0	0	0	1	100	0
25. Total	1	100	0	0	0	0	1	100	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	347	33	275	655

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	144,730	283	40,576,240	2,309	540,194,170	2,594	580,915,140
28. Ag-Improved Land	0	0	222	33,314,320	1,789	347,630,240	2,011	380,944,560
29. Ag Improvements	0	0	222	51,886,960	1,822	401,270,325	2,044	453,157,285

30. Ag Total					4,638	1,415,016,985
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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	179	180.00	7,007,300	
33. HomeSite Improvements	0	0.00	0	185	175.00	46,239,690	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.57	285	7	251.59	1,080,670	
36. FarmSite Improv Land	0	0.00	0	182	248.00	1,647,850	
37. FarmSite Improvements	0	0.00	0	181	0.00	5,647,270	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	207.02	0	
40. Other- Non Ag Use	0	0.00	0	0	5.71	2,200	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	7	10.51	167,120	7	10.51	167,120	
32. HomeSite Improv Land	1,404	1,426.00	53,145,000	1,583	1,606.00	60,152,300	
33. HomeSite Improvements	1,461	1,408.00	342,837,655	1,646	1,583.00	389,077,345	10,493,003
34. HomeSite Total				1,653	1,616.51	449,396,765	
35. FarmSite UnImp Land	53	75.23	238,290	61	327.39	1,319,245	
36. FarmSite Improv Land	1,590	2,347.96	14,023,500	1,772	2,595.96	15,671,350	
37. FarmSite Improvements	1,611	0.00	58,432,670	1,792	0.00	64,079,940	0
38. FarmSite Total				1,853	2,923.35	81,070,535	
39. Road & Ditches	0	3,332.24	0	0	3,539.26	0	
40. Other- Non Ag Use	0	4.00	2,000	0	9.71	4,200	
41. Total Section VI				3,506	8,088.83	530,471,500	10,493,003

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	38.14	144,445	502	15,564.22	63,921,335
44. Market Value	2	38.14	237,740	502	15,564.22	105,598,360
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	4,077	201,227.02	819,405,500	4,581	216,829.38	883,471,280
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	1,435.44	8.56%	9,466,700	10.79%	6,594.98
46. 1A	937.35	5.59%	6,149,010	7.01%	6,559.99
47. 2A1	4,734.65	28.22%	28,005,510	31.91%	5,915.01
48. 2A	5,412.30	32.26%	31,337,205	35.71%	5,790.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	35.74	0.21%	137,600	0.16%	3,850.03
51. 4A1	2,279.92	13.59%	7,954,055	9.06%	3,488.74
52. 4A	1,942.35	11.58%	4,700,475	5.36%	2,419.99
53. Total	16,777.75	100.00%	87,750,555	100.00%	5,230.17
Dry					
54. 1D1	6,477.26	4.28%	42,587,880	5.86%	6,574.98
55. 1D	50,907.93	33.67%	333,192,650	45.83%	6,545.00
56. 2D1	19,491.32	12.89%	113,219,835	15.57%	5,808.73
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	6,197.72	4.10%	22,993,500	3.16%	3,709.99
59. 3D	40,547.85	26.81%	150,229,860	20.67%	3,705.00
60. 4D1	1,062.96	0.70%	3,297,570	0.45%	3,102.25
61. 4D	26,531.09	17.55%	61,436,415	8.45%	2,315.64
62. Total	151,216.13	100.00%	726,957,710	100.00%	4,807.41
Grass					
63. 1G1	15,929.52	61.14%	34,164,340	61.34%	2,144.72
64. 1G	5,325.17	20.44%	12,061,290	21.66%	2,264.96
65. 2G1	2,358.20	9.05%	3,989,765	7.16%	1,691.87
66. 2G	366.47	1.41%	586,360	1.05%	1,600.02
67. 3G1	21.50	0.08%	79,765	0.14%	3,710.00
68. 3G	486.01	1.87%	1,500,555	2.69%	3,087.50
69. 4G1	150.30	0.58%	221,730	0.40%	1,475.25
70. 4G	1,416.46	5.44%	3,088,835	5.55%	2,180.67
71. Total	26,053.63	100.00%	55,692,640	100.00%	2,137.62
Irrigated Total					
	16,777.75	7.86%	87,750,555	9.92%	5,230.17
Dry Total					
	151,216.13	70.80%	726,957,710	82.18%	4,807.41
Grass Total					
	26,053.63	12.20%	55,692,640	6.30%	2,137.62
72. Waste	17,938.36	8.40%	6,974,095	0.79%	388.78
73. Other	1,604.69	0.75%	7,170,485	0.81%	4,468.45
74. Exempt	641.00	0.30%	0	0.00%	0.00
75. Market Area Total	213,590.56	100.00%	884,545,485	100.00%	4,141.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,304.47	7,389,645	15,473.28	80,360,910	16,777.75	87,750,555
77. Dry Land	32.39	137,165	10,224.08	50,111,925	140,959.66	676,708,620	151,216.13	726,957,710
78. Grass	3.00	6,220	1,760.79	3,776,970	24,289.84	51,909,450	26,053.63	55,692,640
79. Waste	2.75	1,060	1,694.60	677,375	16,241.01	6,295,660	17,938.36	6,974,095
80. Other	0.00	0	435.39	2,196,625	1,169.30	4,973,860	1,604.69	7,170,485
81. Exempt	0.00	0	0.00	0	641.00	0	641.00	0
82. Total	38.14	144,445	15,419.33	64,152,540	198,133.09	820,248,500	213,590.56	884,545,485

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	16,777.75	7.86%	87,750,555	9.92%	5,230.17
Dry Land	151,216.13	70.80%	726,957,710	82.18%	4,807.41
Grass	26,053.63	12.20%	55,692,640	6.30%	2,137.62
Waste	17,938.36	8.40%	6,974,095	0.79%	388.78
Other	1,604.69	0.75%	7,170,485	0.81%	4,468.45
Exempt	641.00	0.30%	0	0.00%	0.00
Total	213,590.56	100.00%	884,545,485	100.00%	4,141.31

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>	
83.1 133 Estates	0	0	14	1,024,500	14	3,715,920	14	4,740,420	78,560
83.2 Al-bets	0	0	2	112,080	2	133,760	2	245,840	0
83.3 Allen Hills	0	0	50	2,820,480	50	18,004,775	50	20,825,255	36,475
83.4 Allen Hills V	8	208,000	8	437,000	8	3,025,510	16	3,670,510	405,775
83.5 Arlington	3	38,315	468	6,991,875	468	68,689,335	471	75,719,525	618,425
83.6 Arlington V	55	916,580	10	206,450	10	2,675,790	65	3,798,820	274,645
83.7 Blair	22	396,410	2,486	55,871,090	2,492	368,918,805	2,514	425,186,305	3,128,679
83.8 Blair V	231	5,572,665	74	2,107,215	74	17,974,020	305	25,653,900	857,842
83.9 Brierbrooke	0	0	3	211,665	3	455,200	3	666,865	0
83.10 Bur-ridge	0	0	8	550,000	8	2,508,375	8	3,058,375	0
83.11 C & C	0	0	2	58,945	2	653,535	2	712,480	0
83.12 C & C V	1	46,325	0	0	0	0	1	46,325	0
83.13 Clearwater Creek	0	0	14	765,120	14	5,300,425	14	6,065,545	367,410
83.14 Clearwater Creek V	9	182,500	3	152,500	3	1,173,435	12	1,508,435	0
83.15 Cooper Woods	0	0	17	723,760	17	5,743,090	17	6,466,850	47,745
83.16 Cooper Woods V	3	43,160	1	41,120	1	302,385	4	386,665	21,730
83.17 Cottonwood Creek	0	0	43	3,797,500	43	21,156,955	43	24,954,455	1,034,565
83.18 Cottonwood Creek V	7	456,000	17	1,397,500	17	6,811,695	24	8,665,195	477,730
83.19 Country Air	0	0	5	222,720	5	514,830	5	737,550	0
83.20 Country Air V	1	500	0	0	0	0	1	500	0
83.21 Countryland	0	0	21	1,115,520	21	5,010,380	21	6,125,900	0
83.22 Countryland V	3	106,700	0	0	0	0	3	106,700	0
83.23 Crest Ridge	0	0	18	745,000	18	5,894,645	18	6,639,645	0
83.24 Crest Ridge V	11	342,000	4	150,000	4	1,322,960	15	1,814,960	0
83.25 Crystal Lake	0	0	13	674,330	13	4,381,325	13	5,055,655	712,540
83.26 Crystal Lake V	7	189,190	1	50,650	1	327,785	8	567,625	0
83.27 Deer Run	0	0	1	60,250	1	306,145	1	366,395	0
83.28 Deerson Acres	1	9,695	2	109,120	2	304,925	3	423,740	0
83.29 Du Du Dunes	0	0	1	90,790	1	318,730	1	409,520	0
83.30 Du Du Dunes V	1	24,095	0	0	0	0	1	24,095	0
83.31 Eagle View	0	0	38	2,529,380	38	14,878,260	38	17,407,640	13,690
83.32 Eagle View V	3	63,800	1	67,480	1	10,000	4	141,280	0
83.33 Elkhorn Oaks	0	0	3	156,970	3	1,246,140	3	1,403,110	0
83.34 Elkhorn Riverview	0	0	7	74,460	7	205,170	7	279,630	0
83.35 Elkhorn Riverview V	10	85,750	1	8,985	1	5,420	11	100,155	0
83.36 Exempt	5	14,390	4	574,990	4	470,020	9	1,059,400	0
83.37 Fawn Ridge	0	0	7	538,240	7	1,765,200	7	2,303,440	0

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83.38	Fawn Ridge V	1	55,000	0	0	0	0	1	55,000	0
83.39	Fontanelle	1	33,600	24	734,955	24	3,849,810	25	4,618,365	0
83.40	Fontanelle V	5	81,950	0	0	0	0	5	81,950	0
83.41	Four Pine	0	0	1	65,000	1	193,430	1	258,430	0
83.42	Frenchs	0	0	2	96,720	2	258,360	2	355,080	0
83.43	Ft Calhoun	3	53,715	330	9,197,300	330	55,214,660	333	64,465,675	915,101
83.44	Ft Calhoun Repl 2 V	1	24,390	0	0	0	0	1	24,390	0
83.45	Ft Calhoun Replat 2	0	0	1	71,145	1	298,060	1	369,205	0
83.46	Ft Calhoun V	40	983,575	15	376,320	15	3,330,065	55	4,689,960	0
83.47	Garryowen	0	0	2	99,805	2	234,500	2	334,305	0
83.48	Garryowen V	1	500	0	0	0	0	1	500	0
83.49	Glen Oaks	0	0	9	558,500	9	3,581,740	9	4,140,240	665,000
83.50	Glen Oaks V	26	1,369,715	9	558,500	9	3,464,220	35	5,392,435	299,711
83.51	Golden Pond	0	0	2	173,080	2	947,225	2	1,120,305	0
83.52	Gottsch	0	0	1	47,000	1	140,805	1	187,805	0
83.53	Gottsch 2	0	0	3	177,900	3	1,172,160	3	1,350,060	0
83.54	Gylden Bakke	0	0	9	423,000	9	2,677,240	9	3,100,240	0
83.55	Hallberg	0	0	2	130,060	2	531,550	2	661,610	0
83.56	Heidi Hollo	0	0	20	624,000	20	5,456,120	20	6,080,120	0
83.57	Heidi Hollo V	5	88,250	0	0	0	0	5	88,250	0
83.58	Heidi Hollo West	0	0	34	1,831,510	34	13,781,150	34	15,612,660	306,675
83.59	Heidi Hollo West V	14	284,325	0	0	0	0	14	284,325	0
83.60	Herman	2	10,465	126	675,685	126	7,907,860	128	8,594,010	0
83.61	Herman V	31	119,160	1	5,690	1	253,750	32	378,600	0
83.62	High Point	0	0	3	254,400	3	742,740	3	997,140	0
83.63	Highland	0	0	7	316,460	7	1,448,185	7	1,764,645	0
83.64	Hillview	0	0	3	134,710	3	861,600	3	996,310	0
83.65	Hwy 133 Hilltop V	1	500	0	0	0	0	1	500	0
83.66	Imp On Lease Land	6	0	0	0	204	3,563,095	210	3,563,095	12,445
83.67	Jensen Acres	0	0	2	99,135	2	620,910	2	720,045	0
83.68	Jensen Acres V	2	73,840	0	0	0	0	2	73,840	0
83.69	Kaers	0	0	5	290,860	5	638,105	5	928,965	0
83.70	Kameo	0	0	17	882,760	17	5,752,065	17	6,634,825	0
83.71	Karas	0	0	1	49,500	1	184,290	1	233,790	0
83.72	Kennard	0	0	162	2,317,055	162	16,730,475	162	19,047,530	0
83.73	Kennard V	19	421,115	1	14,260	1	166,820	20	602,195	0
83.74	Lakeland	1	6,275	316	6,716,710	316	61,916,690	317	68,639,675	643,185

Schedule XI : Residential Records - Assessor Location Detail

Line# Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
83.75 Lakeland V	153	1,080,285	5	69,260	5	771,400	158	1,920,945	0
83.76 Lakeview	0	0	5	205,000	5	1,148,835	5	1,353,835	0
83.77 Lakeview 2	0	0	6	205,460	6	1,197,930	6	1,403,390	0
83.78 Lakeview 2 V	3	22,060	0	0	0	0	3	22,060	0
83.79 Locust Creek	0	0	5	247,565	5	1,097,375	5	1,344,940	0
83.80 Locust Creek V	3	30,000	0	0	0	0	3	30,000	0
83.81 Long Creek	0	0	6	509,495	6	1,605,350	6	2,114,845	0
83.82 Long Creek V	3	8,020	1	108,360	1	452,995	4	569,375	0
83.83 Longview	0	0	5	331,300	5	2,030,020	5	2,361,320	0
83.84 Longview V	2	111,220	2	135,520	2	697,090	4	943,830	0
83.85 Looking Glass Hill V	98	411,035	2	41,810	2	450,090	100	902,935	0
83.86 Looking Glass Hills	0	0	40	908,195	40	8,017,595	40	8,925,790	5,310
83.87 Lorenzen Estates	0	0	2	137,620	2	767,840	2	905,460	0
83.88 Lorenzen Estates V	2	110,120	0	0	0	0	2	110,120	0
83.89 Millstone	0	0	19	1,118,120	19	7,057,250	19	8,175,370	0
83.90 Millstone V	1	55,360	2	113,620	2	824,150	3	993,130	0
83.91 Nashville	0	0	20	860,525	20	2,876,240	20	3,736,765	0
83.92 Nashville V	2	49,750	0	0	0	0	2	49,750	0
83.93 Nieto Valley	0	0	1	52,580	1	215,140	1	267,720	0
83.94 North Creek	0	0	2	101,300	2	563,965	2	665,265	0
83.95 Northwoods	0	0	14	1,381,760	14	11,096,040	14	12,477,800	0
83.96 Northwoods V	19	677,020	3	273,600	3	2,212,405	22	3,163,025	602,899
83.97 Oak Park 1	1	17,870	32	986,115	32	6,930,530	33	7,934,515	0
83.98 Oak Park 1 V	47	496,090	4	83,420	4	549,470	51	1,128,980	0
83.99 Oak Park 2	0	0	12	509,410	12	2,814,200	12	3,323,610	183,950
83.100 Oak Park 2 V	3	76,275	1	38,910	1	199,695	4	314,880	0
83.101 Oak Park 3	0	0	10	366,070	10	2,423,940	10	2,790,010	0
83.102 Oak Park 3 V	6	151,390	0	0	0	0	6	151,390	0
83.103 Oak Park 4	0	0	14	600,485	14	4,539,040	14	5,139,525	0
83.104 Oak Park 4 V	4	208,700	0	0	0	0	4	208,700	0
83.105 Oak Park 5	0	0	1	39,250	1	344,530	1	383,780	0
83.106 Oak Park 5 V	5	129,055	0	0	0	0	5	129,055	0
83.107 Oak Point Farms	0	0	2	95,285	2	346,530	2	441,815	0
83.108 Oak Point Farms 1	0	0	1	80,040	1	205,985	1	286,025	0
83.109 Ok Sub	0	0	1	51,260	1	234,215	1	285,475	0
83.110 Oleson	0	0	1	62,000	1	200,040	1	262,040	0
83.111 Owakonze Acres	0	0	3	153,780	3	398,845	3	552,625	0

Schedule XI : Residential Records - Assessor Location Detail

Line# Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
83.112 Owen	0	0	2	187,480	2	543,835	2	731,315	0
83.113 Papio View	0	0	2	118,840	2	454,755	2	573,595	247,086
83.114 Pioneer Hills	0	0	6	360,360	6	1,480,195	6	1,840,555	0
83.115 Pioneer Hills V	1	51,820	0	0	0	0	1	51,820	0
83.116 Pushs	0	0	10	891,260	10	2,752,440	10	3,643,700	0
83.117 Pushs V	2	128,000	0	0	0	0	2	128,000	0
83.118 Quail Ridge	0	0	10	512,180	10	4,577,160	10	5,089,340	0
83.119 Quail Ridge V	10	218,855	5	266,030	5	1,786,200	15	2,271,085	0
83.120 Quick Hill	0	0	4	166,065	4	498,300	4	664,365	0
83.121 Recreation	0	0	2	164,080	2	103,820	2	267,900	0
83.122 Richland	0	0	5	359,040	5	1,944,455	5	2,303,495	0
83.123 River	27	0	0	0	0	0	27	0	0
83.124 Riverbend Acres	0	0	7	307,905	7	1,400,615	7	1,708,520	0
83.125 Riverbend Acres V	1	31,690	0	0	0	0	1	31,690	0
83.126 Riverside	0	0	4	240,000	4	1,594,080	4	1,834,080	0
83.127 Riverside V	2	50,500	0	0	0	0	2	50,500	0
83.128 Rolland	0	0	3	130,050	3	579,210	3	709,260	0
83.129 Rolling Acres	0	0	34	2,414,120	34	8,209,335	34	10,623,455	7,980
83.130 Rolling Acres V	1	55,000	0	0	0	0	1	55,000	0
83.131 Rolling Hills	0	0	5	205,000	5	983,825	5	1,188,825	0
83.132 Rosalyn Ridge	0	0	4	274,750	4	1,386,965	4	1,661,715	159,070
83.133 Roseann	0	0	2	121,960	2	279,885	2	401,845	0
83.134 Rosenbaum Acres	1	1,675	2	63,500	2	297,640	3	362,815	0
83.135 Rural	0	0	2	122,080	2	371,420	2	493,500	0
83.136 Rural Res	2	18,440	815	48,966,395	815	169,541,345	817	218,526,180	576,734
83.137 Rural Res V	71	2,666,655	2	147,625	2	359,335	73	3,173,615	0
83.138 Ruths Nashville	0	0	6	234,315	6	828,255	6	1,062,570	0
83.139 Schmidt	0	0	1	57,770	1	327,390	1	385,160	0
83.140 Schmidts Sub	0	0	2	100,400	2	359,910	2	460,310	0
83.141 Schulz Farm	0	0	2	121,060	2	707,220	2	828,280	0
83.142 Shannon Estates	0	0	12	711,840	12	3,595,450	12	4,307,290	0
83.143 Shannon Estates V	2	76,400	0	0	0	0	2	76,400	0
83.144 Sherwood Acres	0	0	16	807,515	16	5,518,200	16	6,325,715	1,770
83.145 Sherwood Acres V	2	30,840	0	0	0	0	2	30,840	0
83.146 Siemer V	1	45,820	0	0	0	0	1	45,820	0
83.147 Sorensens	0	0	4	268,220	4	837,475	4	1,105,695	0
83.148 South Creek	0	0	1	57,175	1	118,140	1	175,315	0

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>	
83.149 Spracklin Acres	0	0	3	165,000	3	388,610	3	553,610	0
83.150 Spring Ridge	0	0	17	1,068,540	17	7,811,085	17	8,879,625	265,195
83.151 Spring Ridge V	11	395,620	9	575,640	9	4,239,360	20	5,210,620	149,597
83.152 Spring Valley	0	0	18	1,237,800	18	5,144,355	18	6,382,155	25,930
83.153 Spring Valley V	2	111,560	1	65,000	1	282,830	3	459,390	175,449
83.154 State	1	0	0	0	0	0	1	0	0
83.155 Stoops	0	0	1	41,000	1	123,945	1	164,945	0
83.156 Sunrise Estates	0	0	4	204,065	4	1,256,030	4	1,460,095	0
83.157 Sunrise Estates V	1	71,345	0	0	0	0	1	71,345	0
83.158 Surrey Hills	0	0	19	1,244,000	19	5,183,520	19	6,427,520	0
83.159 Surrey Hills I	0	0	3	268,980	3	1,099,930	3	1,368,910	0
83.160 Thomson Timbers	0	0	4	226,100	4	864,955	4	1,091,055	0
83.161 Thomson Timbers V	2	79,100	0	0	0	0	2	79,100	0
83.162 Valley View	0	0	6	298,620	6	1,717,865	6	2,016,485	0
83.163 Valley View V	3	55,840	0	0	0	0	3	55,840	0
83.164 Washington	0	0	61	948,010	61	8,006,965	61	8,954,975	0
83.165 Washington V	17	175,060	0	0	0	0	17	175,060	0
83.166 Wildwood	0	0	1	18,360	1	101,280	1	119,640	0
83.167 [none]	30	485,300	12	952,480	30	5,187,170	60	6,624,950	321,341
84 Residential Total	1,082	20,686,220	5,806	186,917,430	6,034	1,075,236,110	7,116	1,282,839,760	13,640,239

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	Arlington	1	29,325	41	674,990	41	4,122,020	42	4,826,335	0
85.2	Arlington V	6	126,890	1	6,160	1	9,505	7	142,555	0
85.3	Blair	10	501,250	352	18,292,900	352	103,134,335	362	121,928,485	36,435
85.4	Blair V	97	6,587,065	12	2,234,720	12	12,255,130	109	21,076,915	870,315
85.5	Cargill	0	0	2	263,175	2	595,645	2	858,820	0
85.6	Cole Nashville	0	0	1	44,540	1	500	1	45,040	0
85.7	Ericksen V	2	26,570	1	21,670	1	47,885	3	96,125	0
85.8	Exempt	8	155,290	6	260,050	6	1,256,560	14	1,671,900	381,725
85.9	Fontanelle	0	0	3	51,640	3	219,930	3	271,570	0
85.10	Ft Calhoun	0	0	55	1,541,525	55	16,114,750	55	17,656,275	0
85.11	Ft Calhoun V	7	314,600	2	183,165	2	670,190	9	1,167,955	0
85.12	Herman	0	0	26	207,815	26	1,295,175	26	1,502,990	0
85.13	Herman V	4	15,255	0	0	0	0	4	15,255	0
85.14	Imp On Lease Land	0	0	0	0	17	79,867,410	17	79,867,410	4,865,200
85.15	Kennard	0	0	12	96,665	12	549,945	12	646,610	0
85.16	Kennard V	2	17,550	2	20,980	2	127,635	4	166,165	0
85.17	Oak Park 1	0	0	1	124,440	1	415,580	1	540,020	0
85.18	Oak Park 1 V	7	146,400	1	42,375	1	167,930	8	356,705	0
85.19	Rural Res	0	0	1	55,110	1	362,230	1	417,340	0
85.20	State	7	7,980	1	1,775	1	500	8	10,255	0
85.21	Stoops	0	0	1	65,000	1	498,205	1	563,205	0
85.22	Washington	2	7,000	3	20,955	3	190,735	5	218,690	0
85.23	[none]	12	857,490	40	5,031,615	48	131,765,685	60	137,654,790	0
86	Commercial Total	165	8,792,665	564	29,241,265	589	353,667,480	754	391,701,410	6,153,675

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	15,847.09	65.97%	33,622,360	69.18%	2,121.67
88. 1G	4,978.79	20.73%	9,794,195	20.15%	1,967.18
89. 2G1	2,341.38	9.75%	3,891,895	8.01%	1,662.22
90. 2G	366.47	1.53%	586,360	1.21%	1,600.02
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	137.34	0.57%	208,750	0.43%	1,519.95
93. 4G1	150.30	0.63%	221,730	0.46%	1,475.25
94. 4G	200.28	0.83%	273,385	0.56%	1,365.01
95. Total	24,021.65	100.00%	48,598,675	100.00%	2,023.12
CRP					
96. 1C1	82.43	4.06%	541,980	7.64%	6,575.03
97. 1C	346.38	17.05%	2,267,095	31.96%	6,545.11
98. 2C1	16.82	0.83%	97,870	1.38%	5,818.67
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	21.50	1.06%	79,765	1.12%	3,710.00
101. 3C	348.67	17.16%	1,291,805	18.21%	3,704.95
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	1,216.18	59.85%	2,815,450	39.69%	2,314.99
104. Total	2,031.98	100.00%	7,093,965	100.00%	3,491.16
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	24,021.65	92.20%	48,598,675	87.26%	2,023.12
CRP Total	2,031.98	7.80%	7,093,965	12.74%	3,491.16
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	26,053.63	100.00%	55,692,640	100.00%	2,137.62

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

89 Washington

	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	1,184,440,455	1,278,290,970	93,850,515	7.92%	13,640,239	6.77%
02. Recreational	5,023,585	4,548,790	-474,795	-9.45%	0	-9.45%
03. Ag-Homesite Land, Ag-Res Dwelling	405,020,400	449,396,765	44,376,365	10.96%	10,493,003	8.37%
04. Total Residential (sum lines 1-3)	1,594,484,440	1,732,236,525	137,752,085	8.64%	24,133,242	7.13%
05. Commercial	168,082,540	181,680,820	13,598,280	8.09%	1,288,475	7.32%
06. Industrial	206,681,855	210,020,590	3,338,735	1.62%	4,865,200	-0.74%
07. Total Commercial (sum lines 5-6)	374,764,395	391,701,410	16,937,015	4.52%	6,153,675	2.88%
08. Ag-Farmsite Land, Outbuildings	80,449,495	81,070,535	621,040	0.77%	0	0.77%
09. Minerals	100	100	0	0.00	0	0.00%
10. Non Ag Use Land	4,315	4,200	-115	-2.67%		
11. Total Non-Agland (sum lines 8-10)	80,453,910	81,074,835	620,925	0.77%	0	0.77%
12. Irrigated	87,081,700	87,750,555	668,855	0.77%		
13. Dryland	787,129,535	726,957,710	-60,171,825	-7.64%		
14. Grassland	50,258,940	55,692,640	5,433,700	10.81%		
15. Wasteland	7,216,525	6,974,095	-242,430	-3.36%		
16. Other Agland	4,207,695	7,170,485	2,962,790	70.41%		
17. Total Agricultural Land	935,894,395	884,545,485	-51,348,910	-5.49%		
18. Total Value of all Real Property (Locally Assessed)	2,985,597,140	3,089,558,255	103,961,115	3.48%	30,286,917	2.47%

2020 Assessment Survey for Washington County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	.4 FTE
3.	Other full-time employees:
	4
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$347,983
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:
	This is already included in the staff salaries.
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:
	The computer system is funded through the County General budget
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$21,100

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	County assessor's 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, http://washington.gworks.com/
7.	Who maintains the GIS software and maps?
	County assessor staff along with the surveyor staff.
8.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
9.	When was the aerial imagery last updated?
	Fall, 2019
10.	Personal Property software:
	Terra Scan

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?
	Arlington, Blair, Ft. Calhoun, Herman, Kennard, and Washington.
4.	When was zoning implemented?
	1970; an updated comprehensive plan was implemented in June of 2005

D. Contracted Services

1.	Appraisal Services:
	NA
2.	GIS Services:
	gWorks
3.	Other services:
	NA

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2020 Residential Assessment Survey for Washington County

1.	Valuation data collection done by:												
	Appraisal staff												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Blair, county seat and major trade hub of the county; 2017 estimated population 8,091</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Arlington, estimated 2017 population of 1,281</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Ft. Calhoun, estimated 2017 population 941</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural</td> </tr> <tr> <td style="text-align: center;">50</td> <td>Rural Subdivisions--platted subdivisions throughout the county and remaining incorporated areas which include: Herman (2017 estimated population 263), Kennard (2017 estimated population 361), and Washington (2017 estimated population 153).</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Blair, county seat and major trade hub of the county; 2017 estimated population 8,091	10	Arlington, estimated 2017 population of 1,281	15	Ft. Calhoun, estimated 2017 population 941	40	Rural	50	Rural Subdivisions--platted subdivisions throughout the county and remaining incorporated areas which include: Herman (2017 estimated population 263), Kennard (2017 estimated population 361), and Washington (2017 estimated population 153).
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Blair, county seat and major trade hub of the county; 2017 estimated population 8,091												
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40	Rural												
50	Rural Subdivisions--platted subdivisions throughout the county and remaining incorporated areas which include: Herman (2017 estimated population 263), Kennard (2017 estimated population 361), and Washington (2017 estimated population 153).												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Sales comparison, Marshall & Swift costing data is used to achieve equalization within valuation groupings, the county uses the same costing year for all valuation groups.												
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?												
	The county uses depreciation cost tables provided by their CAMA system.												
5.	Are individual depreciation tables developed for each valuation group?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	The county utilizes a sales comparison approach, relying on vacant land sales.												
7.	How are rural residential site values developed?												
	Site values are derived from vacant land sales of 38 acres and below for bare land. Then additional costs are added for well, septic and electrical amenities.												
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?												
	The county looks at the income stream for all lots, within the combined parcel and applies a discount for the whole.												

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	2019	2019	2019	2019
	10	2019	2019	2014	2014
	15	2019	2019	2016	2016
	40	2019	2019	2017	2017;2018
	50	2019	2019	2016	2016;2018
<p>The County feels that location and amenities in these groups are similar and that they create their own unique market. These groups also represent the appraisal cycle. The rural and rural subdivisions along with the incorporated areas of Herman, Kennard and Washington are sometimes reviewed using a two year period. Overall the appraisal cycle is a five year cycle to ensure that the six year inspection requirement is fulfilled. For valuation group 40, Rural residential and agricultural homes south of Highway 30 were inspected in 2017, the homes north of Highway 30 were inspected in 2018.</p>					

2020 Commercial Assessment Survey for Washington County

1.	Valuation data collection done by:																							
	The data collection is completed by the Washington County assessor staff.																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Blair and Blair suburban</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Arlington</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Ft Calhoun, Herman, Kennard and Rural</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Blair and Blair suburban	2	Arlington	3	Ft Calhoun, Herman, Kennard and Rural												
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																							
1	Blair and Blair suburban																							
2	Arlington																							
3	Ft Calhoun, Herman, Kennard and Rural																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The County correlates a final value from the Income, Cost, and Sales Comparison approaches to value.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	The County relies on the experience and expertise of the appraisal staff and will rely on sales of similar properties throughout the area and adjust those to the local market.																							
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?																							
	The county develops their own depreciation tables to arrive at an effective age for the property. The effective age is then used to arrive at an equalized initial value. Once an entire grouping has been equalized the new values are correlated with the market value for adjustments to achieve compliance in the sales file.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	The county develops depreciation tables for each valuation group.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	Lot value studies are completed at least every six years. A sales review process is used to determine if a study needs to be completed more frequently. The county will review the lot values at the same time as the properties are reviewed.																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2019</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2019	2019	2019	2019	2	2019	2019	2018	2018	3	2019	2019	2018	2019
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																				
1	2019	2019	2019	2019																				
2	2019	2019	2018	2018																				
3	2019	2019	2018	2019																				
	The County feels these groupings have unique market influences due to the size and location of the communities. The County is on a five-year inspection cycle for the commercial class of property.																							

2020 Agricultural Assessment Survey for Washington County

1.	Valuation data collection done by:						
	Appraisal Staff						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire county is considered as one market area for special value. The County abstract still accounts for 16 market areas but there are areas where the county analyzes for other than agricultural influences.</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is considered as one market area for special value. The County abstract still accounts for 16 market areas but there are areas where the county analyzes for other than agricultural influences.	2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The entire county is considered as one market area for special value. The County abstract still accounts for 16 market areas but there are areas where the county analyzes for other than agricultural influences.	2015					
	The county is considered to be fully influenced by other than agricultural influences.						
3.	Describe the process used to determine and monitor market areas.						
	The county continually verifies sales to establish the market areas in the county. The process involves reviewing these sales to determine the market value to establish values for agricultural land. The county also uses the information to determine the market value of land associated with rural residential parcels where the land not associated with buildings or land is determined to be of an agricultural use.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county relies on the present use of the parcel, presently improved parcels under 38 acres are considered as rural residential. If the county determines that the primary use is agricultural for parcels under 38 acres and an application for special value has been filed then the land will be assessed at its special value or that value that represents the agricultural market. Recreational land is that land which is not used for an agricultural, or residential purposes.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Rural home sites and rural residential are valued in the same manner, but rural subdivisions may be valued higher reflecting sales of comparable properties.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Since there were no sales to identify market value, the excess farm site value seemed the most logical as the land could be turned into crop land.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	There are only two WRP parcels in the county. The county considers similar parcels in adjoining counties.						
	<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?						
	4,580						

8b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales were reviewed in the county as well as sales in neighboring Burt county. The county reviews comparable cash rents and expenses from Burt and Washington Counties. The assumption is if the operating income is comparable, then the market value for agricultural purposes should also be comparable. Any difference between the two counties' operating income would likely indicate a corresponding difference in the market value. The county then compares the market value in the various areas within the counties to those that are different and is it then determined that these are influenced by economic forces other than those recognized in the agricultural market.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Residential, new construction and commercial development.
8d.	Where is the influenced area located within the county?
	The county assessor feels the entire county has a non-agricultural influence with a lesser degree of influence in the northern part of the county.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	The assessor believes the highest and best use for neighboring counties to the North of Washington County is agricultural. Washington county uses sales in Burt county from market area two as basis for their special valuation. The county utilizes an income approach based on a comparison of cash rents and expenses in their county with those of Burt County.

2019 PLAN OF ASSESSMENT
FOR
WASHINGTON COUTNY
ASSESSMENT YEARS 2020, 2021 AND 2022
Date: June 11, 2019

PLAN OF ASSESSMENT REQUIREMENTS:

Pursuant to Nebraska State Statute 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter, the plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions, The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of revenue on or before October 31 each year.

DISCLAIMER:

This Plan of Assessment was developed to meet the requirements of Nebraska State Statute 77-1311.02. The reader should note that at the time this document is being prepared, the 2019 numbers are not available for State assessed personal property and State assessed real estate. In addition, homestead exemption applications are still being received, special valuation applications are being accepted and determinations on Nebraska Advantage exemptions are not finalized by the Property Assessment Division.

For the reasons stated above, it is difficult on June 11th, to describe and determine all the assessment actions necessary to achieve the levels of value required by law, and the resources necessary to complete those actions.

Thank you to the reader for your time and understanding.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value which is defined by law as "the marked value of real property in the ordinary course of trade." Nebraska Revised Statute 77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.

Reference, Nebraska Revised Statute 77-201.

RECORD MAINTENANCE:

MAPPING

Washington County's cadastral maps were completed in 1989. They are currently being maintained in the County Surveyor's Office for the Assessor's Office. All parcel splits, new subdivisions and ownership changes are kept up to date by the Assessor's Staff and Surveyor's Staff.

OWNERSHIP

Real estate transfer statements are received from the Register of Deeds on an ongoing basis. Ownership transfers are made on the property record cards and in our CAMA system along with the sale information.

REPORT GENERATION

Nebraska State Statutes require the production of many reports. In Washington County, report generation is the responsibility of the Deputy Assessor with final approval of all data by the County Assessor. The following reports are required by statute and completed each year:

- Abstract-Real Estate
- Abstract -Personal Property
- Certification of Values
- School District Taxable Value Report
- Certificate of Taxes Levied

From time to time, corrections to the tax list are required. If appropriate, the Assessor's Office presents the correction book to the County Board for approval. Once approved, the online computer correction is completed by the Assessor's Office, the property record card is updated and the information is forwarded to the Treasurer's Office via Washington County's CAMA system.

ADMINISTER HOMESTEAD EXEMPTION:

The Assessment Specialist and the Assessor work on the administration of the homestead exemption worksheets, documentation, mailing of all forms, finding the median average of the county totals and updating of documents and computer records to reflect exemption values and taxes.

For the year of 2018 (payable in 2019) we had a total of ((617)) applicants and a value exempted of ((\$74,132,405)) with a tax loss of ((\$1,482,120.12)). The average median value for 2019 is not available at this time. The 2018 average medium was ((\$190,303)).

ADMINISTER PERSONAL PROPERTY:

The Assessment Specialist works with the County Assessor in the administration of personal property. New business is obtained through following up on local and county building permits and discovery.

The County Assessor requested that personal property returns be accompanied with a copy of the federal depreciation worksheet as part of the updating process.

The 2019 value of centrally assessed and the final determination of Nebraska Advantage personal property is not available at this time.

ADMINISTER SPECIAL VALUATION:

The Assessor's Office administrates the filing of all special valuation applications for Washington County. This includes assisting the taxpayer in the completion of the application and verifying the information on the form for approval.

Corrections to the tax rolls for homestead exemption, personal property and special valuation are reviewed and approved by the County Assessor and the County Board in accordance with State rules, regulations and guidelines.

GENERATE TAX ROLL:

The Assessor's Office generates tax rolls for real estate, personal property, railroads and public services. Homestead exemption credits are included on parcels approved for exemption. The tax rolls are generated by the Assessor's office. Collection of taxes is the responsibility of the County Treasurer.

RESPONSIBILITIES OF APPRAISAL:

VALUE ALL REAL PROPERTY

The Assessor with the assistance of the Residential Appraiser, Commercial Appraiser and the Deputy Assessor are the core team. This is the team that identifies the value of real property for Washington County.

DEVELOP PLAN OF REVIEW

This core team also develops a yearly plan as to what needs to be reviewed, audited and updated for the upcoming year. As required by statute, the plan of review includes a physical inspection of property at least once every six years. This will include a spot check of measurements for accuracy, re-assessment of quality and condition scores, and the addition or subtraction of any physical improvements.

In 2015, new Marshall and Swift costing tables were loaded on our CAMA system with appropriate adjustments to the depreciation schedules. In addition, unimproved rural sites were reviewed, improved procedures for developers adjustments have been implemented, and adjustments to rural market areas that more accurately reflect the current market value.

ESTABLISH PROCEDURE FOR PICKUP WORK

The requirement for pickup work is determined monthly. The Assessor's Office acquires building permits from planning and zoning, and the city and villages on an ongoing basis. The researching of building permits and market areas with current sales and discovery are used to identify potential pickup work. If the project is incomplete at the time of inspection, the property will be revisited on a date that is as close to December 31st as possible. The project will be assigned a partial value for the amount of construction completed based off of the inspection completed closest to January 1st as possible. The value will be based off our own physical measurements, and not off the contractor's plans of specifications.

Pick up work is completed by the Commercial Appraiser, Residential Property Appraiser and the Deputy Assessor with the approval of the County Assessor. A filing system by legal description is comprised of a property record card with a permanent picture, footprint sketch, and complete site and improvement information.

REVIEW SALES

The Assessor's Office reviews sales that occur in Washington County. Residential lot sales are reviewed by an Assessment Specialist. Residential improved and agriculture improved and unimproved sales are being completed by another Assessment Specialist. Commercial sales are reviewed by the Commercial Appraiser with final review being performed by the County Assessor and Deputy Assessor.

Sales are audited and reviewed by the Assessor. Updates to values are performed on an annual basis. The Assessor with the assistance of the Residential Appraiser, Commercial Appraiser and the Deputy Assessor are the core team who value all real property for Washington County.

PERSONNEL COUNT:

Position: Assessor/Deputy Assessor (2)

Position Description:

The Assessor administrates all the assessment duties as required by Nebraska State Statutes. He/she is responsible for completing many reports during the year within the statutory deadlines. The Assessor works with the County Board of Supervisors as well as other elected officials and supervises the assessment and appraisal staff.

Continuing Education Requirements:

The Assessor and Deputy are required to obtain 60 hours of continuing education every 4 years. The Assessor/Deputy attends workshops and meetings to further his/her knowledge of the assessment field.

Position: Assessment Specialist (2)

Position Description:

The Assessment Specialist has his/her areas of "expertise" in the various activities of the assessment field, such as personal property, homestead exemption, real estate transfers (521's) and special valuations. All Assessment Specialists are able to assist in all areas, but every member has his or her own area for which they are responsible.

Continuing Education Requirements:

The current position holders have taken classes such as Residential Data Collection, Marshall & Swift, TerraScan user education, as well as IAAO classes. Most position holders have a current Assessor Certificate.

Position: Appraiser (2)

Position Description:

Establish property value on an annual basis, coordinate the re-evaluation process, compile the necessary data needed to support value, track recent sales, supervise job tasks of appraisal assistants and complete the appraisal assistant evaluation process.

Continuing Education Requirements:

Current position holders have voluntarily taken several classes in mass appraisal, geographical information systems and TerraScan user education. All position holders have a current Assessor Certificate.

BUDGETING:

Budget Worksheet 2019-2020

605-00	County Assessor		
1-0100	Official's Salary	\$	57,200.00
1-0201	Deputy's Salary	\$	45,767.00
1-0305	Regular Time Salaries	\$	146,016.00
1-0405	Part Time Salaries	\$	60,000.00
1-0505	Overtime	\$	<u>2,000.00</u>
	Personnel Services Total	\$	310,983.00
2-0100	Postal Services	\$	6,000.00
2-1701	Meals	\$	1,000.00
2-1702	Lodging	\$	2,000.00
2-1704	Mileage Allowance	\$	2,500.00
2-1801	Dues Subscriptions Registration	\$	1,000.00
2-2000	Printing & Publishing	\$	2,500.00
2-3910	Assessor School	\$	<u>3,000.00</u>
	Operating Expenses Total	\$	18,000.00
3-0100	Office Supplies	\$	12,000.00
3-0128	Supplies – Data Processing	\$	1,000.00
3-0211	Tires & Car Expenses	\$	2,000.00
	Supplies and Materials Total	\$	<u>15,000.00</u>
5-0315	Data Processing Equipment	\$	2,000.00
5-0500	Office Equipment	\$	1000.00
5-1309	Data Processing Software	\$	1000.00
	Capital Outlay Total	\$	<u>4,000.00</u>
	Total Expenditures	\$	347,983.00

HISTORY:

Washington County is currently using TerraScan for all computer functions. The appraisal is being calculated by using the current Marshall & Swift package and TerraScan.

WHAT HAS BEEN DONE IN CAMA

All residential, commercial, agricultural and personal property are entered into TerraScan, our current CAMA computer system. Washington County has the ability to digitize photos in this system with a digital camera.

PROCESS TO THIS POINT

Washington County has the capability of electronic pricing, generating reports, calculating personal property depreciation and performing many general tasks of the County Assessor's Office.

Washington County has completed the entering of pictures and sketches into the CAMA system. Washington County's CAMA or TerraScan is located in Lincoln, Nebraska.

Sales are loaded in the system. They are also recorded in a hard copy sales book along with pictures and the current history of the property. The 521's are kept in binders and archived for future reference. All documents are in good condition and order in accordance with the book and page number.

PICTURES AND SKETCHES

Pictures and sketches are maintained on-line and in the parcel record card.

COMPARABLE SELECTION

Washington County has a hard copy sales book that includes pictures and sales sheet for recent sales that have taken place in the county.

The county has an ongoing plan to keep the parcels updated to current through a review process of sales, building permits, discovery and drive by reviews.

RE-LISTED TOWNS

Records are accurate and complete.

WHAT WE NEED TO COMPLETE

June of 2015 Marshall and Swift costing tables are currently loaded on the CAMA system with appropriate adjustments to the depreciation schedules.

TOTAL RE-LISTING AND DATA ENTRY

The parcel cards are reviewed and edited on a yearly basis with any corrections being made to the card. The three year plan is reviewed on a yearly basis with the overall decisions based on current budget constraints.

The Assessor's Office, with the help of their consultant and the County Surveyor's Office, has developed a parcel grid for the Geographic Information System. In addition the, parcel identifier numbers have been loaded.

PARCEL COUNT:

The following numbers are based off the 2018 abstract. Please be aware that additional changes have occurred since the abstract. These numbers do not include centrally assessed and the final determinations for Nebraska Advantage by the Department of Revenue.

List the number of residential parcels and value. The number of parcels is ((7214)) with a value of ((\$1,186,538,480)).

List the number of commercial parcels and value. The number of parcels is ((694)) with a value of ((\$168,218,015)).

List the number of industrial parcels and value. The number of parcels is ((56)) with a value of ((\$207,528,835)).

List the number of agricultural parcels and value. The total number of agricultural parcels is ((4,593)) including agriculture land value, agricultural (home & building) sites and improvements ((\$1,422,303,610)). The total number of home site unimproved rural land, home site improved rural land, and home site improvements – is ((1,638)) with a value of ((\$345,002,145)).

The total number of parcels with greenbelt special value is ((4,539)). The greenbelt value is \$(935,911,335)

The number of recreational parcels is ((40)) with a value of \$((5,571,360)).

CADASTRAL MAPS:

Washington County's cadastral maps are in hard copy form. The rural areas have aerial photos, flown in 2016 along with mylars of the soil surveys. The urban and suburban areas only have area and ownership lines. A Geographic Information System has also been implemented in Washington County.

MAINTAINED BY ASSESSMENT

Washington County's cadastral maps are maintained by the County Surveyor's Office.

IN GOOD CONDITION

The cadastral maps are updated as required and are in good condition.

PROPERTY RECORD CARD:

The property record cards are a combination of hard copy, including a picture, along with a computer generated cost estimate and value summary sheet.

MAINTAINED BY ASSESSMENT

The property record cards are updated as needed. When a property is reviewed a new picture is taken, and a walk around or drive by inspection is completed. The information is then updated on the property record card and the CAMA system.

IN GOOD CONDITION

The property record cards are updated on a regular basis and are in good condition. All property record cards were updated with sales, transfers and building permit information. Computer data entry was completed at the same time.

REAL ESTATE TRANSFERS (521's):

WHAT ARE THEY

The 521's are in hard copy form with an attachment containing the document filed with the Register of Deeds Office. The 521's document the legal description, the successor or "grantor" and the purchaser or the grantee's name and address. In addition, the sale price, and type of sale are listed.

MAINTAINED BY ASSESSMENT

The 521's are in binders in the Assessor's Office for archival purposes.

IN GOOD CONDITION

The 521's are in hard copy form, bound by deed book and page number. They are kept in current status for referral use and archived in the vault for future reference.

PROCEDURE MANUAL:

The Assessor's Office is documenting individual procedures for inclusion in a procedural manual.

Two members of the staff studied for assessor certification, tested and became State certified. With continuing education classes, job sharing and workshop participation, the Assessor's Office has become more diversified in areas of expertise.

GENERALLY DESCRIBE EACH PROCESS IN THE OFFICE

Office functions have been previously addressed in this document. Each area has been instructed in specific office functions. Specific functions with help notes are available from TerraScan. In addition, compliance with Nebraska State Statutes and Regulations is a priority. Changes in the office have increased the areas of expertise within the Assessor's Office.

LEAVES ROOM FOR INDIVIDUAL APPROACHES

The Assessor's Office is sharing in ideas, work flow analysis and planning. This has allowed the office to implement additional training functions for each employee, to streamline the office and to increase workflow.

BASED ON REGULATIONS AND IAAO GUIDELINES

The Assessor establishes the guidelines for this assessment function. The Assessor and the Appraisal Team are working closely on function guidelines and the processing of the values. Also, the Appraiser establishes guidelines for appraisal functions. The Staff Appraiser is assessor certified currently training another Assessment Specialist to assist with outside reviews and updating of hard copy cards. Both work closely with the Assessor in this process. The Staff Appraiser reviews existing farm sites, rural subdivisions and residential properties. Properties lying within the review area are also visually reviewed and updates are made to the property record card for any recent improvements or depreciable items noted.

The Deputy Assessor is working closely with the commercial appraiser on appraisal techniques, software programs and reviewing lots, rural home sites and rural subdivisions.

ASSESSMENT FUNCTIONS:

SPECIFIC DUTIES ASSIGNED TO INDIVIDUALS

Assessor

Deputy Assessor

Assist county assessor

Commercial Appraiser

Assist county assessor concerning commercial property.

Residential Appraisers (2)

Assist county assessor concerning residential prop.

Assessment Specialist (2)

Assist county assessor with personal property, homestead and permissive exemptions.

Assist county assessor with residential lot sales, 521's and misc. Duties as needed.

Assist county assessor with agricultural, residential improvements & commercial sales 521's and green belt applications.

Procedures are established by the Assessor, State Statutes, and Regulations.

APPRAISAL FUNCTIONS:

SPECIFIC DUTIES ASSIGNED TO INDIVIDUALS

The Appraiser reviews residential improvements. The value for assessment purposes is determined by the Residential Appraiser with assistance from the Assessor.

Agricultural improvements, both old and new are reviewed by the residential appraiser. The assessed values are determined by the Residential Appraiser with assistance from the Assessor.

Residential urban, suburban and rural sites are reviewed and assessed values are determined by the Assessor and the Residential Appraiser.

Commercial land and improvements, both old and new are reviewed by the Commercial Appraiser. The assessed values are determined by the Commercial Appraiser.

Industrial land and improvements, both old and new are reviewed by the Commercial Appraiser. The assessed values are determined by the Commercial Appraiser.

Procedures are established by State Regulations and appraiser field work monitored by the Appraiser. All residential field work is completed and monitored by the Residential Appraiser. Due to job sharing one of the Assessment Specialists is assisting the Residential Appraiser.

All commercial field work is completed and monitored by the Commercial Appraiser.

All industrial field work is completed and monitored by the Commercial Appraiser.
All agricultural improvement field work is completed and monitored by the Residential Appraiser. All agricultural unimproved field work is completed by the Assessor and staff.

SALES ANALYZED BY THE APPRAISER

All 521's are reviewed for completion and accuracy

Residential sales are reviewed by the appraiser.

Commercial and industrial sales are reviewed by the Commercial Appraiser

ANNUAL ADJUSTMENTS TO CLASSES AND SUBCLASSES

Annual adjustments to classes and subclasses are based on statistical analysis of sales by market area or subclass. Annual adjustments are accomplished with the assistance of statistical information that is provided by the State and sales information. These adjustments are applied by area.

CLASS OR SUBCLASS

Every three to five years the new updated Marshall & Swift cost estimates are loaded on our CAMA system with new depreciation numbers being established for the individual properties. The most recent update was in June of 2015.

Land values are adjusted, based on sales of similar properties, to reflect market values.

PROPERTY REVIEW:

Detailed review of all property is scheduled every six years

RE-MEASURE RESIDENTIAL

Residential properties are normally inspected by viewing our GIS for land and physically viewing improvements every six years. If any changes are noted or if any contrary information appears, the properties are reviewed and re-measured.

COMMERCIAL

Commercial properties are normally inspected every six years. If any changes are noted or if any contrary information appears, the properties are reviewed and re-measured.

INDUSTRIAL

Industrial properties are inspected every six years. If any changes are noted or if contrary information appears, the properties are reviewed and re-measured.

AGRICULTURAL

Agricultural properties are inspected every six years, if any changes are noted or if any contrary information appears, the properties are reviewed and re-measured.

INTERIOR AND EXTERIOR INSPECTION

Interior inspections are completed on new construction and for property protests prior to meeting with the County Board of Equalization. Exterior inspections are completed with each sale and during any pickup work.

RESIDENTIAL

Residential properties/exterior are inspected on an ongoing basis. If any changes are noted or if the Assessor's information appears suspect the properties are reviewed and re-measured. Interior inspections are more difficult in Washington County since the majority of homeowners are working. Interior inspections are required by the County Board of Equalization as part of the protest process prior to any change in valuation by the Board.

COMMERCIAL

Commercial properties are inspected every six years. If any changes are noted or if contrary information appears, the properties are inspected on the exterior and interior.

INDUSTRIAL

Industrial properties are inspected every six years. If any changes are noted or if contrary information appears, the properties are inspected on the exterior and interior.

AGRICULTURAL

Agricultural properties are inspected every six years. If any changes are noted or if any contrary information appears, the properties are inspected on the exterior.

DEPRECIATION ANALYSIS BASED ON RCN AND SALES:

RESIDENTIAL

All residential sales are entered into TerraScan, Washington County's CAMA data base system. The system generates a printout that indicates a current RCN along with a sales price per sq. ft. The depreciation indicated by the sales is applied back to similar properties.

COMMERCIAL

All commercial sales are entered into a data base that generates a report that indicates overall depreciation based on current RCN, along with a sale price per sq. ft. The depreciation indicated by the sales is applied back to similar properties.

INDUSTRIAL

There are very few sales of industrial property. The depreciation used for industrial property in Washington County is usually observed condition along with age and life.

AGRICULTURAL

Agricultural sales are entered into TerraScan.

SALES REVIEW:

DONE ON MONTHLY BASIS

The sale review is conducted by the Assessment Specialist. The County Assessor ensures the review of 521's.

INTERVIEW BUYER WHERE POSSIBLE

Sellers are contacted when questions arise about facts pertaining to the sale. The County has found that this is the most efficient way to complete the process.

The sales book is maintained by the Assessment Specialists with counter copies available to the public.

DISCUSSION OF RESIDENTIAL PROPERTY:

HOW MUCH IS COMPLETE IN THE CAMA SYSTEM

All parcels in Washington County are in the Terra Scan system. The Assessor's Office has pictures and sketches in the CAMA system.

Hard copy files contain a picture and sketch of each parcel. The pictures and sketches are also loaded into the computer database.

ESTIMATED DATE OF COMPLETION

2020

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Blair will be the most likely choice for 2020 re-listing. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2021

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Arlington and Ft Calhoun will be the most likely choice for 2021. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2022

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Rural Subs will be the most likely choice for 2022 Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2023

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Rural South US Hwy 30 will be the most likely choice for 2023. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2024

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Rural North US Hwy 30 & Herman Village will be the most likely choice for 2024. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2025

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Blair will be the most likely choice for 2025 re-listing. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

DISCUSSION OF COMMERCIAL AND INDUSTRIAL PROPERTY:

HOW MUCH IS COMPLETED IN THE CAMA SYSTEM

All commercial property information is stored in the Marshall & Swift cost estimator. This is an appraisal data base that includes the land size along with the property characteristics.

ESTIMATED DATE OF COMPLETION

The county has initiated a six year cycle of re-valuing the commercial and industrial property in Washington County. The Commercial Appraiser reviews sales files to determine which subclasses require attention.

DISCUSSION OF AGRICULTURAL PROPERTY:

HOW MUCH IS COMPLETED IN THE CAMA SYSTEM

All land parcels including improvements are located in the TerraScan system.

LAND

All agricultural land in Washington County is valued. A market value is established based off of best use. The assessed value is established based on 75% of the special use value.

The Assessor reviews these values, as required.

IMPROVEMETS

All agricultural improvements in Washington County are valued with the Marshall & Swift cost manual. The acre of ground under the house is re-valued as required for all of the rural areas.

ESTIMATED DATE OF COMPLETION

The houses and out buildings are scheduled for re-valuation over a six-year period.

CONCLUSION:

DISCUSS PROPOSED END RESULT

Washington County has a good system to document growth, building permits, new buildings and commercial property sales. A system is in place for tracking personal property and new business in the county. Any furthering of a GIS system, total re-listing or additional education will need to be approved through the county board due to budgeting.

ADVANTAGES OF GOOD RECORDS

Good records maintain our information in an archival condition that exemplifies the respect and integrity of the data for the Assessor's Office, Washington County and State.

ANNUAL RE-VALUE

The decision of the annual re-value is the responsibility of the Assessor and the Appraisal Team.

LESS STICKER SHOCK

Washington County will always have sticker shock in varying degrees as due to the appreciated values of agricultural land, residential property and home sites.

June 11, 2019

Nebraska Department of Revenue
Property Assessment Division
Attn: Patrick Waldron – Field Liaison
301 Centennial Mall South
PO Box 98919
Lincoln, Nebraska 68509-8919

Re: The Washington County 2019 Plan of Assessment

Dear Mr. Waldron,

Pursuant to Nebraska State Statute 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter, the plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of revenue on or before October 31 each year.

Please contact me if you have questions or if more is required.

Sincerely,

Steven Mencke
Washington County Assessor
1555 Colfax Street
Blair, Nebraska 68008
(402)426-6800

WASHINGTON COUNTY ASSESSOR

1555 COLFAX STREET
BLAIR, NEBRASKA 68008-2094

ASSESSOR
STEVEN MENCKE

PHONE: (402) 426-6800
FAX: (402) 426-6802

DEPUTY ASSESSOR
JEAN RAY

June 11, 2019

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Sincerely,

Steven Mencke
Washington County Assessor
1555 Colfax Street
Blair, Nebraska 68008
(402)426-6800

February 04, 2020

Christy Light
Nebraska Department of Revenue
Property Assessment Division
P.O. Box 98919
Nebraska State Office Building – 301 Centennial Mall South
Lincoln, NE 68509-8919

RE: Special Valuation Methodology

Dear Christy Light,

Pursuant to REG – 11 – 005.04 – this document contains the methodology Washington County used to determine the special and actual valuation of land receiving special valuation.

Title 350, Chapter 11, Rev. 03/15/09 The assessor shall maintain a file of all data used for determining the special and actual valuation. This information shall be filled with the Department of Revenue Property Assessment Division on or before March 1 each year... This file shall include, but is not limited to:

005.04A A determination of the highest and best use of the properties to be valued:

Depending on location, the value of rural properties in Eastern Nebraska may or may not be influenced by anticipation of future development. This assessor believes the highest and best use for neighboring counties to the north of Washington County is agricultural. For the reasons stated above, Burt County was used as a basis for Washington County's 2020 special valuation.

Market valuation by area concept will continue to be monitored in Washington County to establish the differences in market value (acreage non-special value) due to general location within the county. This concept was used for 2020 to establish the one hundred percent of market valuation for non-special value acreages. All of Washington County has proven to be influenced by development potential. Market areas in the Southern part of the county have proven to be moderately influenced by development potential while market areas in the Northern part of the county have indicated less influence. These differences in value caused by development potential are accounted for by upfront loading additional value of the first acre and increasing other acres as required to achieve a true 100% market value.

005.04B An explanation of the valuation models used in arriving at the value estimates;

A county-level cash rent survey was conducted by USDA in 2019.

The 2019 and 2017 USDA NASS Nebraska Field Office studies on cropland and pasture rent were used to compare irrigated land, dry land and pasture land (rent paid per acre) by county in Nebraska. Very little difference was noted in non-irrigated cropland in Burt County when compared to Washington County.

For irrigated cropland - the cash rent was less in Burt County (-12%) when compared to Washington County. It is interesting that both counties had virtually the same cash rent for irrigated cropland in 2017.

For pasture, insufficient data was available in 2019 for pasture rent in Burt County. In 2017, when Burt County and Washington County pasture rents were compared, the cash rent was very close.

Washington County land sales are influenced and as a result, the assessor must base agricultural land values on non-influenced values from other counties. The capitalization rate of income from dry land cash rents in Burt County can be applied to the cash rents in Washington County to determine the non-influenced value of land in Washington County. When considering the slight difference in the cash rents and assuming that other factors between the two counties are very similar – the findings indicate that the special value for agricultural land by category for Washington County for irrigated land is comparable with irrigated land values for Burt County. The Assessor believes that Burt County dry land and pasture are also comparable.

005.04C A delineation and explanation of “market areas” recognized in the analysis;

Burt County includes market area #1 and market area #2. Both market areas in Burt County are considered a basis for Washington County’s special value. Cash rents and expenses for each county were considered.

005.04D An explanation and analysis including documentation of adjustments made to sales to reflect current cash equivalency of typical market conditions;

Since the income and expenses are considered in each of the two counties, a correlation between value of agricultural land in Burt County and the special value in Washington County does exist. Property Assessment Division determines their level of value for special value in Washington County from the State Sales File. The assessor’s level of value can be different from PAD since the assessor is required by Statute (77-1301) to value as of January 1 at 12:01 a.m. The level of value determined by Property Assessment Division is not known at this time.

005.04E An explanation and analysis of the estimate of economic rent or net operating income used in an income capitalization approach including estimates of yields, commodity prices, typical crop share, or documentation of cash rents.

USDA NASS Nebraska Field Office studies were used to establish cash rents per acre. Cash rent was used to establish operating income.

005.04F An explanation and analysis of typical expenses allowed in an income capitalization approach;

Expenses from Burt to Washington are considered to be equal.

005.04G An explanation and analysis of the overall capitalization rate used in an income capitalization approach; and,

The capitalization rate is the multiplier used with the established income to arrive at the value of the land.

005.04H Any other information necessary in supporting the estimate of valuations.

Steven Mencke
Washington County Assessor
1555 Colfax Street
Blair, Nebraska 68008