

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2021 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**CHASE COUNTY**



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator for Chase 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 Chase 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: Dotty Bartels, Chase County Assessor

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## **Introduction**

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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.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate a county assessor'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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also 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 assessor'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.

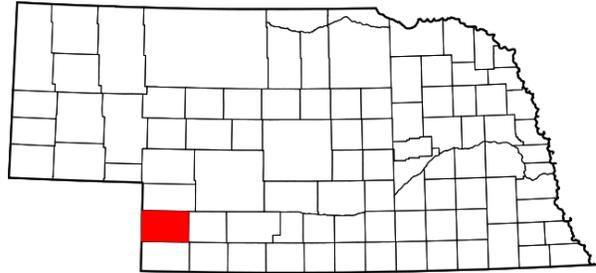
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 found 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. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

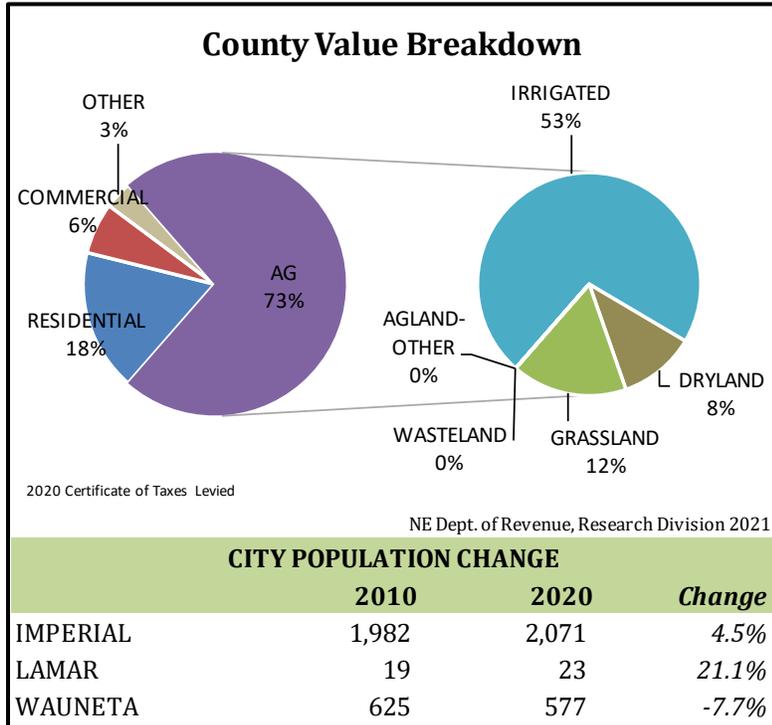
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 894 square miles, Chase County has 3,924 residents, per the Census Bureau Quick Facts for 2019, a 1% decrease from the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$115,846 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Chase County are located in and around Imperial, the county seat. According to the latest information available from the U.S. Census Bureau, there are 160 employer establishments with total employment of 1,094.



Agricultural land is the main contributor to the county's valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Chase County is included in the Upper Republican Natural Resources Districts (NRD).

# 2021 Residential Correlation for Chase County

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## *Assessment Actions*

All rural residential property was physically inspected in 2020. New values will be implemented for the 2022 assessment year, as a Computer-Assisted Mass Appraisal (CAMA) conversion has delayed the data entry process for the county. Also, routine maintenance and pick-up work was completed.

## *Assessment Practice Review*

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

Sporadic sales submission has been a pattern for the county. The CAMA conversion affected the sales submission process this year. All sales for the study period were ultimately received for the measurement of real property in the county.

Review of the qualified and non-qualified sales rosters revealed the Chase County Assessor uses approximately 60% of residential sales; sales are qualified without an apparent bias and all available arm's-length sales have been utilized for the measurement of the residential class.

Chase County has identified three residential valuation groups based on local economic influences. The county assessor has provided a written Valuation Methodology to the Property Assessment Division (Division). The assessor's staff conducts physical review work for the county and is in compliance with the six-year inspection cycle.

## *Description of Analysis*

All three measures of central tendency, the median, mean and weighted mean, are within range for the overall residential class of property in Chase County. The PRD and COD are within the IAAO recommended range.

<b>Valuation Group</b>	<b>Description</b>
1	Imperial
2	Wauneta, Lamar, Enders, and Champion
3	Rural Residential

When stratified by valuation group, the sales in the small villages in Valuation Group 2 have a median and weighted mean slightly below range. The mean in Valuation Group 2 is within range. Substat analysis shows that the hypothetical removal of one sale at the low end of the ratio array would bring the median into range; the hypothetical removal of one sale at the upper end of the

## 2021 Residential Correlation for Chase County

array would lower the median by 2% rounded. Additionally, when the sales are stratified by study year it is shown that Valuation Group 2 sales from Year 1 are low and Year 2 is within range, which illustrates that the most recent sales are assessed within the acceptable range of market value.

Study Yrs							
10/01/2018 To 09/30/2019	16	89.22	98.14	90.96	20.13	107.89	
10/01/2019 To 09/30/2020	14	93.43	99.92	91.45	21.61	109.26	

Nearly two-thirds of the sales in Valuation Group 2 are within the village of Wauneta; when the sales in Wauneta are analyzed, it is found that all three measures of central tendency are within range and the COD is just slightly high. This analysis supports that Valuation Group 2 is assessed at the low end of the acceptable range. A substat of Valuation group 2 is provided in the addendum of this report.

Comparison of the statistics and the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the Certificate of Taxes Levied (CTL) Report indicated that both the sold properties and the abstract changed similarly. The residential class decreased less than 1% this year.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices indicate the assessments appear to be uniform and proportionate across the residential class. Although Valuation Group 3 has an insufficient number of sales for measurement and Valuation Group 2 is impacted by outliers, all residential property in Chase County is subject to the same appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	67	94.13	95.84	95.76	09.84	100.08
2	30	91.37	98.97	91.20	21.05	108.52
3	6	96.14	93.94	94.18	14.29	99.75
____ALL____	103	93.88	96.64	94.81	13.26	101.93

### *Level of Value*

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

## 2021 Commercial Correlation for Chase County

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### *Assessment Actions*

Only routine maintenance and pick-up work was completed for the commercial class of property in Chase County for this year.

### *Assessment Practice Review*

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

The Chase County Assessor has qualified approximately 45% of all commercial sales to be used for measurement, which is within the typical range for the state. Examination of qualified and non-qualified sales revealed no bias in qualification determination.

The Chase County commercial class is placed into a single valuation group, which is representative of the limited local commercial market. The county meets the six-year inspection requirement by hiring a commercial appraiser, the most recent reappraisal was completed in 2016 with both depreciation tables and costing updated at that time also.

### *Description of Analysis*

The commercial market in Chase County is sporadic and unpredictable. A small sample of sales and wide margin of sales ratios such as this year's statistics is common in Southwest Nebraska counties. The small statistical sample shows two of the three measures of central tendency are within range; the median is low and the COD is 29%. However, upon inspection of the sales sample, sales within Imperial are not low. The 2021 County Abstract of Assessment, Form 45, Schedule XII indicates that over 70% of the parcels in the commercial class are in Imperial; however, review of the sales indicates that only 6 of the 13 total sales occurred in Imperial, which is 46% of the sample.

This year's sample of sales does not adequately represent the population. Based on the dispersion in the sales file, and the makeup of the sales, the statistics will not be relied upon to determine a level of value for the class.

The 2021 County Abstract of Assessment for Real Property, Form 45 as Compared to the 2020 Certificate of Taxes Levied (CTL) parallel the reported assessment actions of routine maintenance.

### *Equalization and Quality of Assessment*

While the statistical sample size is considered unreliable for measurement purposes, review of the assessment practices demonstrate that the assessment practices are uniform and equalized. The

## **2021 Commercial Correlation for Chase County**

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

### ***Level of Value***

Based on analysis of all available information, the level of value for the commercial property in Chase County is determined to be at the statutory level of value of 100% of market value.

# 2021 Agricultural Correlation for Chase County

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## *Assessment Actions*

The Chase County Assessor conducted market analysis and evaluated values in neighboring counties to determine agricultural land values for the 2021 assessment year. Dryland values for 1D was increased by \$150 and 2D values were increase by \$50. Irrigated and grassland values remain the same.

All rural residential property including agricultural homes was physically inspected in 2020. New values will be implemented for the 2022 assessment year, as a Computer-Assisted Mass Appraisal (CAMA) conversion has delayed the data entry process for the county. Also, routine maintenance and pick-up work was completed for the agricultural class of property.

## *Assessment Practice Review*

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

Agricultural sales in Chase County are qualified at a slightly higher rate than typical. However, examination of the sales qualification process revealed no apparent bias in the qualification determination. All arm's-length sales have been included in the measurement of agricultural property in the county. All agricultural sales in the county are grouped into the same market area.

Agricultural homes are valued using a 2015 depreciation table, 2014 costing and lot values were last updated in 2018.

## *Description of Analysis*

For the agricultural class of property in Chase County, the median and weighted mean are within the acceptable range. The COD is slightly high, evidenced by the large span of sales ratios ranging from 41% to 361%.

When stratified by 80% Majority Land Use (MLU), only irrigated land has enough sales for reliable measurement. However, both the 80% MLU irrigated and grassland sales are within range. There has only been one dryland sale since March 2019 in Chase County and there is no indicator that the market in the region is increasing. Analysis of the 2021 Average Acre Value Comparison table shows that the weighted average dryland values in Chase County are higher than all of its neighboring counties; thus, the dryland values in Chase County appear to be equalized.

## *Equalization and Quality of Assessment*

Review of agricultural improvements indicate that those 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

## 2021 Agricultural Correlation for Chase County

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depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	19	70.46	76.22	71.42	14.11	106.72
1	19	70.46	76.22	71.42	14.11	106.72
<u>    Dry    </u>						
County	8	62.17	75.21	65.46	27.96	114.89
1	8	62.17	75.21	65.46	27.96	114.89
<u>    Grass    </u>						
County	9	72.38	100.69	82.32	61.30	122.32
1	9	72.38	100.69	82.32	61.30	122.32
<u>    ALL    </u>						
	44	70.56	83.10	73.97	28.77	112.34

### *Level of Value*

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

## 2021 Opinions of the Property Tax Administrator for Chase 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 (R.R.S. 2011). 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
<b>Residential Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	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, 2021.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2021 Commission Summary for Chase County

### Residential Real Property - Current

Number of Sales	103	Median	93.88
Total Sales Price	\$13,536,562	Mean	96.64
Total Adj. Sales Price	\$13,536,562	Wgt. Mean	94.81
Total Assessed Value	\$12,833,899	Average Assessed Value of the Base	\$103,946
Avg. Adj. Sales Price	\$131,423	Avg. Assessed Value	\$124,601

### Confidence Interval - Current

95% Median C.I	91.78 to 96.74
95% Wgt. Mean C.I	92.04 to 97.58
95% Mean C.I	93.27 to 100.01
% of Value of the Class of all Real Property Value in the County	14.10
% of Records Sold in the Study Period	5.85
% of Value Sold in the Study Period	7.01

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	108	97	97.47
2019	111	92	92.32
2018	114	93	92.60
2017	110	98	98.00

## 2021 Commission Summary for Chase County

### Commercial Real Property - Current

Number of Sales	13	Median	85.35
Total Sales Price	\$3,086,000	Mean	91.71
Total Adj. Sales Price	\$3,086,000	Wgt. Mean	97.81
Total Assessed Value	\$3,018,529	Average Assessed Value of the Base	\$171,963
Avg. Adj. Sales Price	\$237,385	Avg. Assessed Value	\$232,195

### Confidence Interval - Current

95% Median C.I	58.95 to 114.68
95% Wgt. Mean C.I	24.07 to 171.56
95% Mean C.I	70.13 to 113.29
% of Value of the Class of all Real Property Value in the County	6.37
% of Records Sold in the Study Period	2.70
% of Value Sold in the Study Period	3.65

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	14	100	82.67
2019	10	100	89.06
2018	8	100	93.97
2017	8	100	95.12

**15 Chase  
RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 103  
 Total Sales Price : 13,536,562  
 Total Adj. Sales Price : 13,536,562  
 Total Assessed Value : 12,833,899  
 Avg. Adj. Sales Price : 131,423  
 Avg. Assessed Value : 124,601

MEDIAN : 94  
 WGT. MEAN : 95  
 MEAN : 97  
 COD : 13.26  
 PRD : 101.93

COV : 18.05  
 STD : 17.44  
 Avg. Abs. Dev : 12.45  
 MAX Sales Ratio : 176.76  
 MIN Sales Ratio : 60.95

95% Median C.I. : 91.78 to 96.74  
 95% Wgt. Mean C.I. : 92.04 to 97.58  
 95% Mean C.I. : 93.27 to 100.01

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	8	95.68	105.27	99.26	12.22	106.05	91.08	147.15	91.08 to 147.15	107,358	106,561	
01-JAN-19 To 31-MAR-19	13	93.83	93.40	94.83	09.78	98.49	75.11	118.87	81.57 to 106.14	130,538	123,787	
01-APR-19 To 30-JUN-19	19	90.51	93.82	90.69	14.55	103.45	70.27	176.76	80.30 to 101.51	130,921	118,738	
01-JUL-19 To 30-SEP-19	13	89.69	92.92	92.35	08.77	100.62	75.82	119.27	85.47 to 101.90	140,038	129,321	
01-OCT-19 To 31-DEC-19	8	111.29	108.08	102.42	13.23	105.53	81.81	129.23	81.81 to 129.23	102,000	104,466	
01-JAN-20 To 31-MAR-20	10	95.28	94.50	93.37	11.83	101.21	63.09	122.50	78.27 to 108.44	169,320	158,101	
01-APR-20 To 30-JUN-20	14	94.60	96.62	96.11	11.29	100.53	74.05	128.32	84.03 to 107.15	145,107	139,462	
01-JUL-20 To 30-SEP-20	18	96.90	96.92	96.89	15.99	100.03	60.95	133.22	81.19 to 113.86	118,444	114,766	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	53	93.33	95.22	93.23	11.78	102.13	70.27	176.76	89.45 to 95.86	129,507	120,734	
01-OCT-19 To 30-SEP-20	50	96.71	98.14	96.44	14.27	101.76	60.95	133.22	90.47 to 104.03	133,454	128,700	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	53	93.33	95.65	93.57	12.98	102.22	70.27	176.76	88.39 to 97.58	128,698	120,418	
<u>ALL</u>	103	93.88	96.64	94.81	13.26	101.93	60.95	176.76	91.78 to 96.74	131,423	124,601	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	67	94.13	95.84	95.76	09.84	100.08	74.05	119.35	91.78 to 99.13	148,837	142,521	
2	30	91.37	98.97	91.20	21.05	108.52	63.09	176.76	84.03 to 106.14	80,649	73,555	
3	6	96.14	93.94	94.18	14.29	99.75	60.95	122.50	60.95 to 122.50	190,833	179,722	
<u>ALL</u>	103	93.88	96.64	94.81	13.26	101.93	60.95	176.76	91.78 to 96.74	131,423	124,601	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	102	93.86	95.85	94.66	12.53	101.26	60.95	147.15	91.08 to 96.74	132,466	125,389	
06												
07	1	176.76	176.76	176.76	00.00	100.00	176.76	176.76	N/A	25,000	44,191	
<u>ALL</u>	103	93.88	96.64	94.81	13.26	101.93	60.95	176.76	91.78 to 96.74	131,423	124,601	

**15 Chase  
RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 103  
 Total Sales Price : 13,536,562  
 Total Adj. Sales Price : 13,536,562  
 Total Assessed Value : 12,833,899  
 Avg. Adj. Sales Price : 131,423  
 Avg. Assessed Value : 124,601

MEDIAN : 94  
 WGT. MEAN : 95  
 MEAN : 97  
 COD : 13.26  
 PRD : 101.93

COV : 18.05  
 STD : 17.44  
 Avg. Abs. Dev : 12.45  
 MAX Sales Ratio : 176.76  
 MIN Sales Ratio : 60.95

95% Median C.I. : 91.78 to 96.74  
 95% Wgt. Mean C.I. : 92.04 to 97.58  
 95% Mean C.I. : 93.27 to 100.01

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	1	95.27	95.27	95.27	00.00	100.00	95.27	95.27	N/A	12,262	11,682	
Less Than 30,000	7	108.41	118.35	119.30	24.31	99.20	84.15	176.76	84.15 to 176.76	21,823	26,035	
___Ranges Excl. Low \$___												
Greater Than 4,999	103	93.88	96.64	94.81	13.26	101.93	60.95	176.76	91.78 to 96.74	131,423	124,601	
Greater Than 14,999	102	93.86	96.65	94.81	13.38	101.94	60.95	176.76	91.08 to 96.99	132,591	125,708	
Greater Than 29,999	96	93.83	95.06	94.53	11.99	100.56	60.95	133.22	90.51 to 96.74	139,415	131,788	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	1	95.27	95.27	95.27	00.00	100.00	95.27	95.27	N/A	12,262	11,682	
15,000 TO 29,999	6	118.37	122.20	121.40	24.12	100.66	84.15	176.76	84.15 to 176.76	23,417	28,427	
30,000 TO 59,999	9	118.87	111.25	112.69	10.20	98.72	75.11	133.22	89.45 to 123.16	39,611	44,639	
60,000 TO 99,999	24	89.93	91.89	91.26	09.73	100.69	75.82	129.23	84.03 to 96.74	73,942	67,481	
100,000 TO 149,999	25	90.47	91.90	92.24	14.57	99.63	60.95	127.70	81.57 to 101.82	123,280	113,708	
150,000 TO 249,999	31	94.13	94.94	94.90	08.49	100.04	63.09	119.35	92.23 to 99.10	193,732	183,858	
250,000 TO 499,999	7	101.44	96.84	96.45	09.01	100.40	80.59	110.42	80.59 to 110.42	309,286	298,294	
500,000 TO 999,999												
1,000,000 +												
___ALL___	103	93.88	96.64	94.81	13.26	101.93	60.95	176.76	91.78 to 96.74	131,423	124,601	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	30	Median :	91	COV :	26.41	95% Median C.I. :	84.03 to 106.14
Total Sales Price :	2,419,462	Wgt. Mean :	91	STD :	26.14	95% Wgt. Mean C.I. :	82.57 to 99.84
Total Adj. Sales Price :	2,419,462	Mean :	99	Avg. Abs. Dev :	19.23	95% Mean C.I. :	89.21 to 108.73
Total Assessed Value :	2,206,656						
Avg. Adj. Sales Price :	80,649	COD :	21.05	MAX Sales Ratio :	176.76		
Avg. Assessed Value :	73,555	PRD :	108.52	MIN Sales Ratio :	63.09		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	4	109.22	115.09	110.56	18.37	104.10	94.79	147.15	N/A	38,066	42,084
01/01/2019 To 03/31/2019	5	85.79	87.40	92.08	08.82	94.92	75.11	106.14	N/A	85,800	79,004
04/01/2019 To 06/30/2019	4	75.78	99.65	80.67	38.12	123.53	70.27	176.76	N/A	86,875	70,086
07/01/2019 To 09/30/2019	3	89.69	91.43	91.35	02.64	100.09	88.75	95.86	N/A	92,167	84,191
10/01/2019 To 12/31/2019	5	120.10	113.92	121.65	10.72	93.65	84.15	129.23	N/A	57,200	69,585
01/01/2020 To 03/31/2020	3	78.27	78.39	75.34	13.08	104.05	63.09	93.81	N/A	147,400	111,050
04/01/2020 To 06/30/2020	3	84.03	98.35	87.28	18.10	112.68	82.69	128.32	N/A	81,667	71,277
07/01/2020 To 09/30/2020	3	93.05	99.71	89.41	21.62	111.52	72.86	133.22	N/A	80,333	71,825
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	16	89.22	98.14	90.96	20.13	107.89	70.27	176.76	80.31 to 106.14	75,329	68,517
10/01/2019 To 09/30/2020	14	93.43	99.92	91.45	21.61	109.26	63.09	133.22	78.27 to 128.32	86,729	79,313
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	17	88.75	98.79	95.28	21.01	103.68	70.27	176.76	80.31 to 120.10	78,765	75,051

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	30	91.37	98.97	91.20	21.05	108.52	63.09	176.76	84.03 to 106.14	80,649	73,555

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	30	Median :	91	COV :	26.41	95% Median C.I. :	84.03 to 106.14
Total Sales Price :	2,419,462	Wgt. Mean :	91	STD :	26.14	95% Wgt. Mean C.I. :	82.57 to 99.84
Total Adj. Sales Price :	2,419,462	Mean :	99	Avg. Abs. Dev :	19.23	95% Mean C.I. :	89.21 to 108.73
Total Assessed Value :	2,206,656						
Avg. Adj. Sales Price :	80,649	COD :	21.05	MAX Sales Ratio :	176.76		
Avg. Assessed Value :	73,555	PRD :	108.52	MIN Sales Ratio :	63.09		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	29	89.69	96.29	90.31	18.83	106.62	63.09	147.15	82.69 to 106.14	82,568	74,568
06											
07	1	176.76	176.76	176.76		100.00	176.76	176.76	N/A	25,000	44,191

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	95.27	95.27	95.27		100.00	95.27	95.27	N/A	12,262	11,682
Less Than 30,000	7	108.41	118.35	119.30	24.31	99.20	84.15	176.76	84.15 to 176.76	21,823	26,035
__Ranges Excl. Low \$__											
Greater Than 4,999	30	91.37	98.97	91.20	21.05	108.52	63.09	176.76	84.03 to 106.14	80,649	73,555
Greater Than 15,000	29	89.69	99.10	91.18	21.96	108.69	63.09	176.76	82.69 to 108.41	83,007	75,689
Greater Than 30,000	23	88.75	93.08	89.31	17.71	104.22	63.09	133.22	80.31 to 95.86	98,552	88,018
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	1	95.27	95.27	95.27		100.00	95.27	95.27	N/A	12,262	11,682
15,000 TO 29,999	6	118.37	122.20	121.40	24.12	100.66	84.15	176.76	84.15 to 176.76	23,417	28,427
30,000 TO 59,999	4	121.63	112.90	115.84	12.57	97.46	75.11	133.22	N/A	39,125	45,324
60,000 TO 99,999	9	93.05	93.96	92.93	08.93	101.11	80.31	129.23	84.03 to 95.86	75,667	70,318
100,000 TO 149,999	6	77.22	85.56	86.68	18.26	98.71	70.27	127.70	70.27 to 127.70	123,833	107,343
150,000 TO 249,999	4	80.48	82.55	82.51	14.75	100.05	63.09	106.14	N/A	171,550	141,550
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

**15 Chase**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 13  
Total Sales Price : 3,086,000  
Total Adj. Sales Price : 3,086,000  
Total Assessed Value : 3,018,529  
Avg. Adj. Sales Price : 237,385  
Avg. Assessed Value : 232,195

MEDIAN : 85  
WGT. MEAN : 98  
MEAN : 92  
COD : 28.90  
PRD : 93.76

COV : 38.94  
STD : 35.71  
Avg. Abs. Dev : 24.67  
MAX Sales Ratio : 180.01  
MIN Sales Ratio : 47.33

95% Median C.I. : 58.95 to 114.68  
95% Wgt. Mean C.I. : 24.07 to 171.56  
95% Mean C.I. : 70.13 to 113.29

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	1,800,000	1,811,129
01-JAN-18 To 31-MAR-18	1	83.45	83.45	83.45	00.00	100.00	83.45	83.45	N/A	68,000	56,744
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	2	88.28	88.28	92.42	07.25	95.52	81.88	94.67	N/A	91,000	84,104
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	2	71.70	71.70	73.17	19.04	97.99	58.05	85.35	N/A	60,500	44,266
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	1	63.44	63.44	63.44	00.00	100.00	63.44	63.44	N/A	65,000	41,237
01-OCT-19 To 31-DEC-19	2	147.35	147.35	158.23	22.17	93.12	114.68	180.01	N/A	150,000	237,347
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	1	133.02	133.02	133.02	00.00	100.00	133.02	133.02	N/A	45,000	59,858
01-JUL-20 To 30-SEP-20	3	58.95	65.71	63.00	24.60	104.30	47.33	90.84	N/A	168,333	106,043
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	4	89.06	90.16	99.32	08.41	90.78	81.88	100.62	N/A	512,500	509,020
01-OCT-18 To 30-SEP-19	3	63.44	68.95	69.77	14.34	98.82	58.05	85.35	N/A	62,000	43,256
01-OCT-19 To 30-SEP-20	6	102.76	104.14	100.32	37.40	103.81	47.33	180.01	47.33 to 180.01	141,667	142,114
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	3	83.45	86.67	89.98	05.10	96.32	81.88	94.67	N/A	83,333	74,984
01-JAN-19 To 31-DEC-19	5	85.35	100.31	124.37	40.59	80.65	58.05	180.01	N/A	97,200	120,892
<u>ALL</u>	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195
<u>ALL</u>	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195
04											
<u>ALL</u>	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195

**15 Chase**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 13  
Total Sales Price : 3,086,000  
Total Adj. Sales Price : 3,086,000  
Total Assessed Value : 3,018,529  
Avg. Adj. Sales Price : 237,385  
Avg. Assessed Value : 232,195

MEDIAN : 85  
WGT. MEAN : 98  
MEAN : 92  
COD : 28.90  
PRD : 93.76

COV : 38.94  
STD : 35.71  
Avg. Abs. Dev : 24.67  
MAX Sales Ratio : 180.01  
MIN Sales Ratio : 47.33

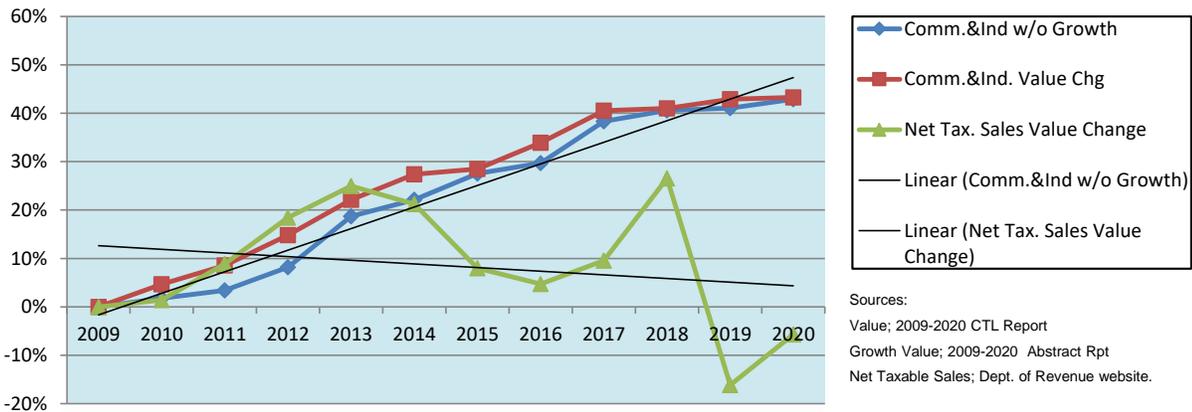
95% Median C.I. : 58.95 to 114.68  
95% Wgt. Mean C.I. : 24.07 to 171.56  
95% Mean C.I. : 70.13 to 113.29

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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												
___Ranges Excl. Low \$___												
Greater Than 4,999	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195	
Greater Than 14,999	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195	
Greater Than 29,999	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	4	69.97	80.07	81.74	39.13	97.96	47.33	133.02	N/A	40,250	32,901	
60,000 TO 99,999	4	84.40	80.77	81.20	08.68	99.47	63.44	90.84	N/A	68,750	55,824	
100,000 TO 149,999	1	114.68	114.68	114.68	00.00	100.00	114.68	114.68	N/A	100,000	114,682	
150,000 TO 249,999	2	137.34	137.34	143.43	31.07	95.75	94.67	180.01	N/A	175,000	251,009	
250,000 TO 499,999	1	58.95	58.95	58.95	00.00	100.00	58.95	58.95	N/A	400,000	235,801	
500,000 TO 999,999												
1,000,000 +	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	1,800,000	1,811,129	
___ALL___	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
141	1	83.45	83.45	83.45	00.00	100.00	83.45	83.45	N/A	68,000	56,744	
314	1	58.95	58.95	58.95	00.00	100.00	58.95	58.95	N/A	400,000	235,801	
326	1	63.44	63.44	63.44	00.00	100.00	63.44	63.44	N/A	65,000	41,237	
344	3	133.02	137.88	109.10	19.89	126.38	100.62	180.01	N/A	681,667	743,666	
350	1	114.68	114.68	114.68	00.00	100.00	114.68	114.68	N/A	100,000	114,682	
353	1	94.67	94.67	94.67	00.00	100.00	94.67	94.67	N/A	150,000	142,006	
386	1	81.88	81.88	81.88	00.00	100.00	81.88	81.88	N/A	32,000	26,201	
406	2	66.34	66.34	73.59	28.66	90.15	47.33	85.35	N/A	48,500	35,692	
470	1	90.84	90.84	90.84	00.00	100.00	90.84	90.84	N/A	75,000	68,131	
528	1	58.05	58.05	58.05	00.00	100.00	58.05	58.05	N/A	54,000	31,346	
___ALL___	13	85.35	91.71	97.81	28.90	93.76	47.33	180.01	58.95 to 114.68	237,385	232,195	

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 54,296,011	\$ 915,735		\$ 53,380,276	--	\$ 46,003,020	--
2009	\$ 56,452,017	\$ 57,325	0.10%	\$ 56,394,692	--	\$ 43,642,197	--
2010	\$ 59,078,830	\$ 1,630,098	2.76%	\$ 57,448,732	1.77%	\$ 44,266,683	1.43%
2011	\$ 61,275,013	\$ 2,897,786	4.73%	\$ 58,377,227	-1.19%	\$ 47,504,337	7.31%
2012	\$ 64,817,879	\$ 3,732,884	5.76%	\$ 61,084,995	-0.31%	\$ 51,702,077	8.84%
2013	\$ 68,931,302	\$ 1,928,755	2.80%	\$ 67,002,547	3.37%	\$ 54,534,234	5.48%
2014	\$ 71,909,127	\$ 2,971,128	4.13%	\$ 68,937,999	0.01%	\$ 52,908,609	-2.98%
2015	\$ 72,524,646	\$ 532,357	0.73%	\$ 71,992,289	0.12%	\$ 47,120,295	-10.94%
2016	\$ 75,590,358	\$ 2,361,174	3.12%	\$ 73,229,184	0.97%	\$ 45,708,731	-3.00%
2017	\$ 79,349,679	\$ 1,253,546	1.58%	\$ 78,096,133	3.31%	\$ 47,812,239	4.60%
2018	\$ 79,613,194	\$ 260,046	0.33%	\$ 79,353,148	0.00%	\$ 55,232,557	15.52%
2019	\$ 80,658,178	\$ 1,029,315	1.28%	\$ 79,628,863	0.02%	\$ 36,590,334	-33.75%
2020	\$ 80,887,002	\$ 219,670	0.27%	\$ 80,667,332	0.01%	\$ 41,157,718	12.48%
<b>Ann %chg</b>	3.63%			<b>Average</b>	<b>0.81%</b>	-1.75%	<b>-0.75%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	1.77%	4.65%	1.43%
2011	3.41%	8.54%	8.85%
2012	8.21%	14.82%	18.47%
2013	18.69%	22.11%	24.96%
2014	22.12%	27.38%	21.23%
2015	27.53%	28.47%	7.97%
2016	29.72%	33.90%	4.74%
2017	38.34%	40.56%	9.56%
2018	40.57%	41.03%	26.56%
2019	41.06%	42.88%	-16.16%
2020	42.90%	43.28%	-5.69%

County Number	15
County Name	Chase

**15 Chase**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 44  
Total Sales Price : 34,577,421  
Total Adj. Sales Price : 34,577,421  
Total Assessed Value : 25,577,234  
Avg. Adj. Sales Price : 785,850  
Avg. Assessed Value : 581,301

MEDIAN : 71  
WGT. MEAN : 74  
MEAN : 83  
COD : 28.77  
PRD : 112.34

COV : 57.42  
STD : 47.72  
Avg. Abs. Dev : 20.30  
MAX Sales Ratio : 361.14  
MIN Sales Ratio : 41.05

95% Median C.I. : 68.06 to 76.88  
95% Wgt. Mean C.I. : 69.14 to 78.80  
95% Mean C.I. : 69.00 to 97.20

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	2	86.04	86.04	71.39	38.63	120.52	52.80	119.28	N/A	248,540	177,430
01-JAN-18 To 31-MAR-18	6	72.30	76.99	66.53	14.98	115.72	59.44	108.32	59.44 to 108.32	653,000	434,436
01-APR-18 To 30-JUN-18	7	72.38	83.20	80.04	21.69	103.95	58.29	130.11	58.29 to 130.11	930,000	744,357
01-JUL-18 To 30-SEP-18	2	220.28	220.28	238.05	63.95	92.54	79.41	361.14	N/A	111,000	264,231
01-OCT-18 To 31-DEC-18	2	56.45	56.45	57.40	04.98	98.34	53.64	59.25	N/A	238,500	136,908
01-JAN-19 To 31-MAR-19	5	68.18	79.18	70.14	21.65	112.89	63.34	118.29	N/A	948,669	665,396
01-APR-19 To 30-JUN-19	6	70.84	71.61	72.12	03.46	99.29	66.40	78.55	66.40 to 78.55	570,250	411,281
01-JUL-19 To 30-SEP-19	1	54.36	54.36	54.36	00.00	100.00	54.36	54.36	N/A	75,000	40,768
01-OCT-19 To 31-DEC-19	1	62.76	62.76	62.76	00.00	100.00	62.76	62.76	N/A	725,000	455,032
01-JAN-20 To 31-MAR-20	5	69.16	69.51	68.56	03.27	101.39	65.49	75.45	N/A	1,416,800	971,313
01-APR-20 To 30-JUN-20	6	85.90	86.60	79.36	35.77	109.12	41.05	130.38	41.05 to 130.38	992,417	787,596
01-JUL-20 To 30-SEP-20	1	76.88	76.88	76.88	00.00	100.00	76.88	76.88	N/A	950,000	730,371
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	17	74.14	97.47	78.05	42.47	124.88	52.80	361.14	68.59 to 108.32	655,711	511,790
01-OCT-18 To 30-SEP-19	14	69.32	70.92	70.09	13.94	101.18	53.64	118.29	59.25 to 78.55	622,632	436,375
01-OCT-19 To 30-SEP-20	13	69.16	77.45	73.18	23.34	105.83	41.05	130.38	62.76 to 106.22	1,131,808	828,273
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	17	72.38	93.99	77.46	40.84	121.34	53.64	361.14	59.44 to 100.30	654,529	507,023
01-JAN-19 To 31-DEC-19	13	70.45	72.52	70.17	12.55	103.35	54.36	118.29	63.34 to 78.55	689,603	483,882
<u>ALL</u>	44	70.56	83.10	73.97	28.77	112.34	41.05	361.14	68.06 to 76.88	785,850	581,301

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	44	70.56	83.10	73.97	28.77	112.34	41.05	361.14	68.06 to 76.88	785,850	581,301
<u>ALL</u>	44	70.56	83.10	73.97	28.77	112.34	41.05	361.14	68.06 to 76.88	785,850	581,301

**15 Chase**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

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COD : 28.77  
PRD : 112.34

COV : 57.42  
STD : 47.72  
Avg. Abs. Dev : 20.30  
MAX Sales Ratio : 361.14  
MIN Sales Ratio : 41.05

95% Median C.I. : 68.06 to 76.88  
95% Wgt. Mean C.I. : 69.14 to 78.80  
95% Mean C.I. : 69.00 to 97.20

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	1	130.11	130.11	130.11	00.00	100.00	130.11	130.11	N/A	300,000	390,341
1	1	130.11	130.11	130.11	00.00	100.00	130.11	130.11	N/A	300,000	390,341
<b>Dry</b>											
County	8	62.17	75.21	65.46	27.96	114.89	52.80	119.28	52.80 to 119.28	267,490	175,104
1	8	62.17	75.21	65.46	27.96	114.89	52.80	119.28	52.80 to 119.28	267,490	175,104
<b>Grass</b>											
County	7	68.18	104.54	78.50	76.58	133.17	41.05	361.14	41.05 to 361.14	450,714	353,818
1	7	68.18	104.54	78.50	76.58	133.17	41.05	361.14	41.05 to 361.14	450,714	353,818
<b>ALL</b>	<b>44</b>	<b>70.56</b>	<b>83.10</b>	<b>73.97</b>	<b>28.77</b>	<b>112.34</b>	<b>41.05</b>	<b>361.14</b>	<b>68.06 to 76.88</b>	<b>785,850</b>	<b>581,301</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	19	70.46	76.22	71.42	14.11	106.72	59.44	130.38	65.57 to 76.88	1,167,237	833,679
1	19	70.46	76.22	71.42	14.11	106.72	59.44	130.38	65.57 to 76.88	1,167,237	833,679
<b>Dry</b>											
County	8	62.17	75.21	65.46	27.96	114.89	52.80	119.28	52.80 to 119.28	267,490	175,104
1	8	62.17	75.21	65.46	27.96	114.89	52.80	119.28	52.80 to 119.28	267,490	175,104
<b>Grass</b>											
County	9	72.38	100.69	82.32	61.30	122.32	41.05	361.14	53.64 to 100.30	439,222	361,568
1	9	72.38	100.69	82.32	61.30	122.32	41.05	361.14	53.64 to 100.30	439,222	361,568
<b>ALL</b>	<b>44</b>	<b>70.56</b>	<b>83.10</b>	<b>73.97</b>	<b>28.77</b>	<b>112.34</b>	<b>41.05</b>	<b>361.14</b>	<b>68.06 to 76.88</b>	<b>785,850</b>	<b>581,301</b>

## Chase County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Chase	1	3650	3650	3550	3550	3445	3445	3445	3445	<b>3566</b>
Perkins	1	3382	3399	2932	3296	3262	2962	3185	3171	<b>3313</b>
Hayes	1	2650	2650	2490	2490	2325	2325	2210	2210	<b>2501</b>
Hitchcock	1	2480	2480	2355	2355	2275	2275	2195	2195	<b>2448</b>
Dundy	1	3175	3001	2422	3174	3149	2688	3160	2978	<b>3132</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Chase	1	n/a	1200	1050	1050	970	n/a	920	920	<b>1128</b>
Perkins	1	n/a	975	975	910	910	n/a	855	855	<b>942</b>
Hayes	1	n/a	895	805	805	780	780	735	735	<b>863</b>
Hitchcock	1	1075	1075	1005	1005	935	935	830	830	<b>1045</b>
Dundy	1	n/a	1280	n/a	855	855	n/a	855	855	<b>1093</b>

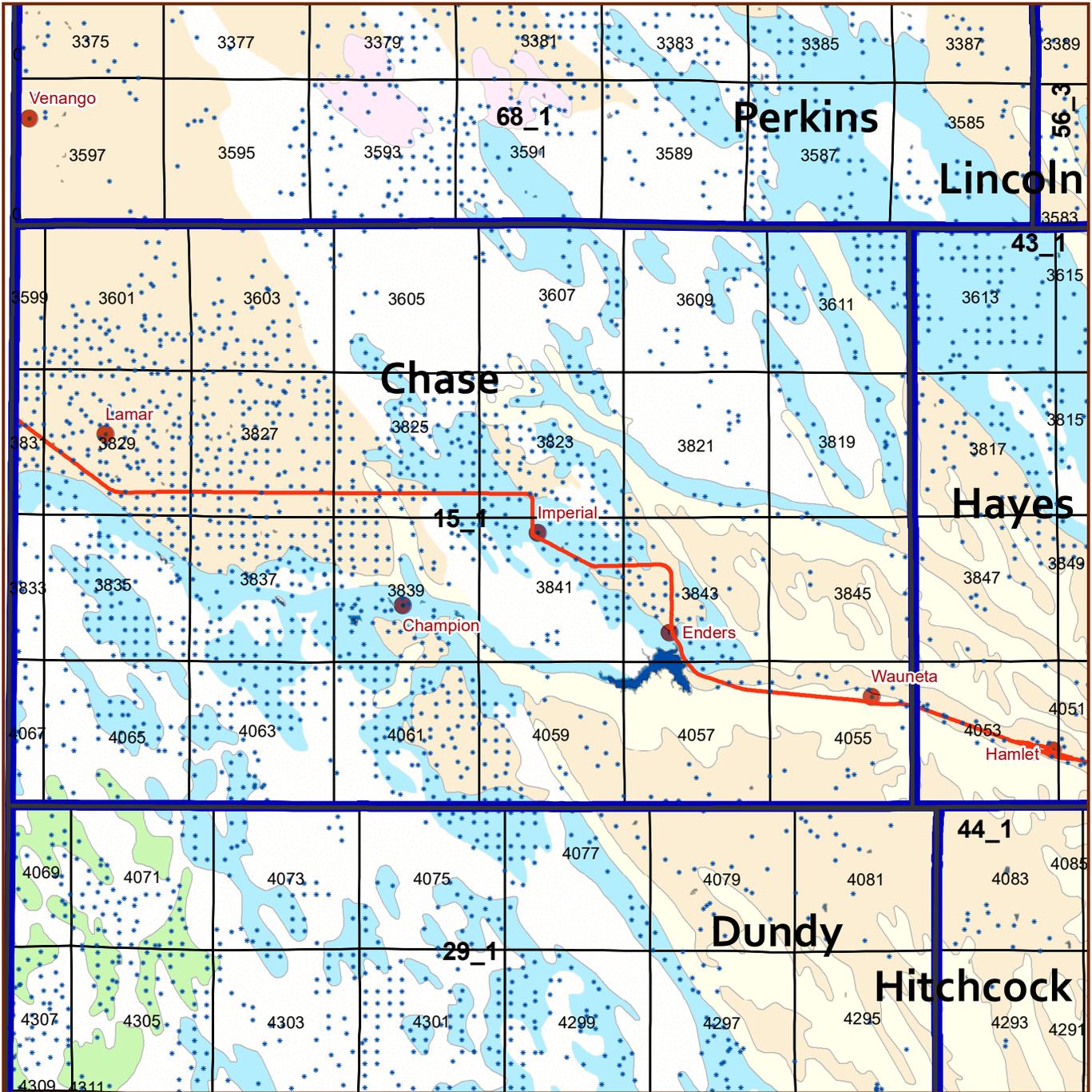
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Chase	1	863	3650	928	1902	3445	561	594	682	<b>605</b>
Perkins	1	585	n/a	n/a	585	n/a	585	585	585	<b>585</b>
Hayes	1	515	515	n/a	515	515	515	515	515	<b>515</b>
Hitchcock	1	585	585	585	585	n/a	585	585	585	<b>585</b>
Dundy	1	535	535	n/a	535	n/a	535	535	535	<b>535</b>

County	Mkt Area	CRP	TIMBER	WASTE
Chase	1	697	n/a	20
Perkins	1	577	n/a	80
Hayes	1	683	n/a	25
Hitchcock	1	1166	n/a	50
Dundy	1	n/a	n/a	50

Source: 2021 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.

# CHASE COUNTY



### Legend

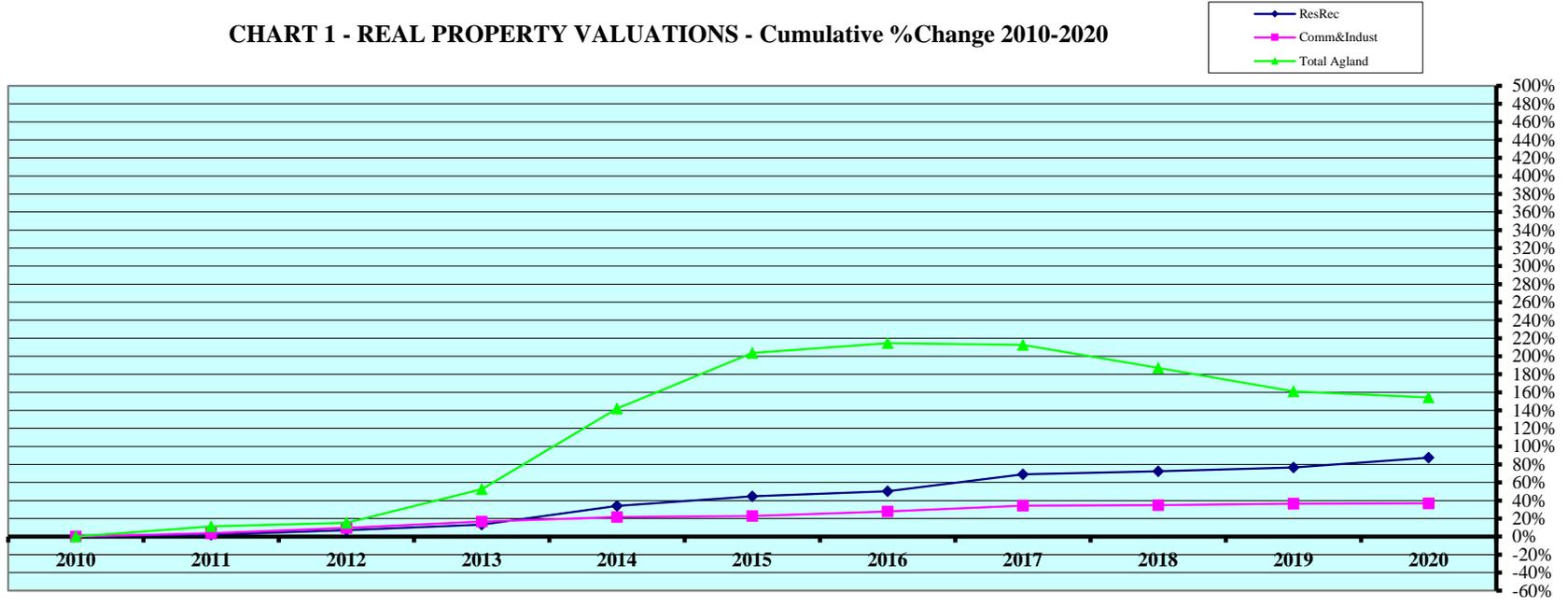
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

### 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 2010-2020**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	97,359,787	--	--	--	59,078,830	--	--	--	366,883,231	--	--	--
2011	99,293,990	1,934,203	1.99%	1.99%	61,275,013	2,196,183	3.72%	3.72%	408,377,859	41,494,628	11.31%	11.31%
2012	104,175,471	4,881,481	4.92%	7.00%	64,817,879	3,542,866	5.78%	9.71%	422,905,646	14,527,787	3.56%	15.27%
2013	110,373,242	6,197,771	5.95%	13.37%	68,931,302	4,113,423	6.35%	16.68%	559,953,254	137,047,608	32.41%	52.62%
2014	130,590,257	20,217,015	18.32%	34.13%	71,909,127	2,977,825	4.32%	21.72%	887,347,091	327,393,837	58.47%	141.86%
2015	140,837,993	10,247,736	7.85%	44.66%	72,524,646	615,519	0.86%	22.76%	1,113,914,369	226,567,278	25.53%	203.62%
2016	146,226,343	5,388,350	3.83%	50.19%	75,590,358	3,065,712	4.23%	27.95%	1,154,093,816	40,179,447	3.61%	214.57%
2017	164,506,632	18,280,289	12.50%	68.97%	79,349,679	3,759,321	4.97%	34.31%	1,146,945,954	-7,147,862	-0.62%	212.62%
2018	167,794,361	3,287,729	2.00%	72.34%	79,613,194	263,515	0.33%	34.76%	1,053,147,662	-93,798,292	-8.18%	187.05%
2019	171,903,055	4,108,694	2.45%	76.56%	80,658,178	1,044,984	1.31%	36.53%	957,791,534	-95,356,128	-9.05%	161.06%
2020	182,566,949	10,663,894	6.20%	87.52%	80,887,002	228,824	0.28%	36.91%	933,430,835	-24,360,699	-2.54%	154.42%

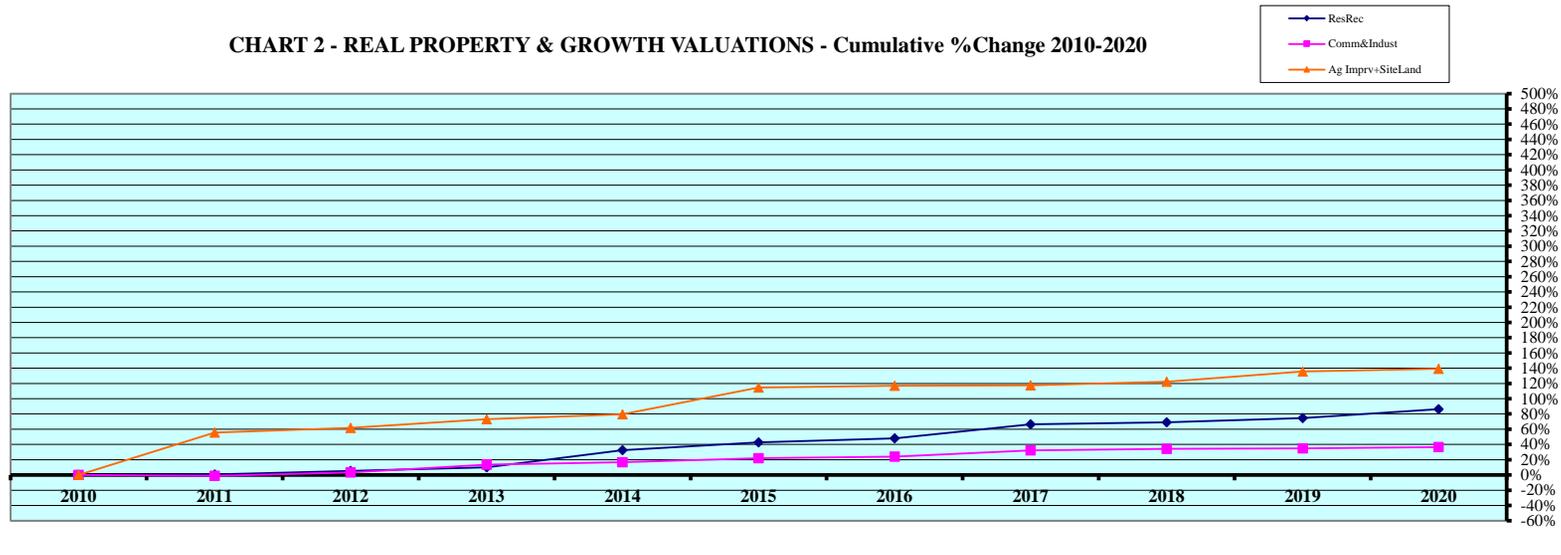
Rate Annual %chg: Residential & Recreational **6.49%** Commercial & Industrial **3.19%** Agricultural Land **9.79%**

Cnty# **15**  
County **CHASE**

**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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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
2010	97,359,787	735,803	0.76%	96,623,984	--	--	59,078,830	1,630,098	2.76%	57,448,732	--	--
2011	99,293,990	1,416,076	1.43%	97,877,914	0.53%	0.53%	61,275,013	2,897,786	4.73%	58,377,227	-1.19%	-1.19%
2012	104,175,471	1,720,885	1.65%	102,454,586	3.18%	5.23%	64,817,879	3,732,884	5.76%	61,084,995	-0.31%	3.40%
2013	110,373,242	3,213,783	2.91%	107,159,459	2.86%	10.07%	68,931,302	1,928,755	2.80%	67,002,547	3.37%	13.41%
2014	130,590,257	1,632,434	1.25%	128,957,823	16.84%	32.45%	71,909,127	2,971,128	4.13%	68,937,999	0.01%	16.69%
2015	140,837,993	1,823,229	1.29%	139,014,764	6.45%	42.78%	72,524,646	532,357	0.73%	71,992,289	0.12%	21.86%
2016	146,226,343	2,088,116	1.43%	144,138,227	2.34%	48.05%	75,590,358	2,361,174	3.12%	73,229,184	0.97%	23.95%
2017	164,506,632	2,499,046	1.52%	162,007,586	10.79%	66.40%	79,349,679	1,253,546	1.58%	78,096,133	3.31%	32.19%
2018	167,794,361	3,124,766	1.86%	164,669,595	0.10%	69.14%	79,613,194	260,046	0.33%	79,353,148	0.00%	34.32%
2019	171,903,055	1,906,020	1.11%	169,997,035	1.31%	74.61%	80,658,178	1,029,315	1.28%	79,628,863	0.02%	34.78%
2020	182,566,949	1,183,489	0.65%	181,383,460	5.51%	86.30%	80,887,002	219,670	0.27%	80,667,332	0.01%	36.54%
Rate Ann%chg	6.49%		Resid & Recreat w/o growth			4.99%	3.19%		C & I w/o growth			0.63%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2010	20,876,769	13,035,100	33,911,869	600,375	1.77%	--	--
2011	31,153,402	23,636,357	54,789,759	1,992,435	3.64%	55.69%	55.69%
2012	31,659,832	25,892,584	57,552,416	2,746,873	4.77%	0.03%	61.61%
2013	32,256,066	28,884,786	61,140,852	2,440,675	3.99%	1.99%	73.10%
2014	32,942,219	32,670,451	65,612,670	4,749,506	7.24%	-0.45%	79.47%
2015	38,726,382	35,173,157	73,899,539	1,137,278	1.54%	10.90%	114.56%
2016	38,811,306	35,783,542	74,594,848	968,918	1.30%	-0.37%	117.11%
2017	39,137,703	36,660,742	75,798,445	2,034,464	2.68%	-1.11%	117.52%
2018	38,823,832	37,068,391	75,892,223	511,180	0.67%	-0.55%	122.29%
2019	41,812,378	39,161,866	80,974,244	1,089,672	1.35%	5.26%	135.57%
2020	41,037,293	40,973,603	82,010,896	877,227	1.07%	0.20%	139.25%
Rate Ann%chg	6.99%	12.13%	9.23%	Ag Imprv+Site w/o growth		7.16%	

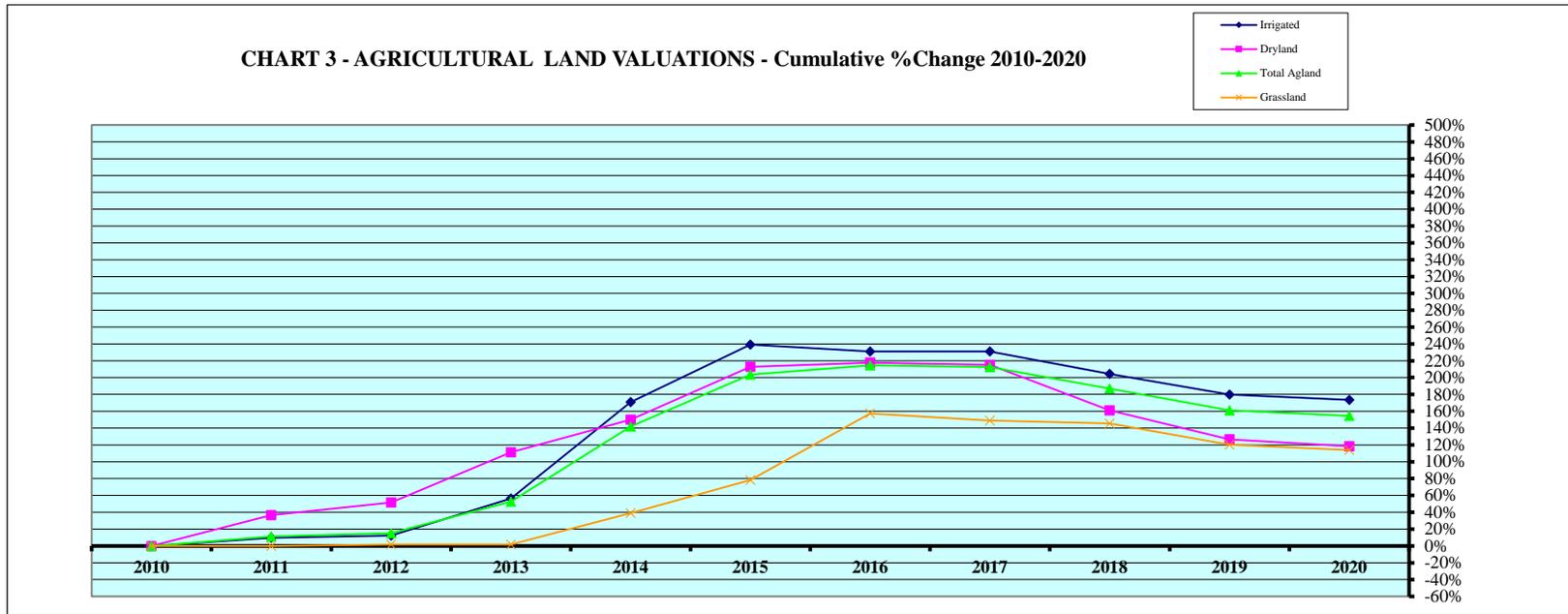
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.  
Sources:  
Value; 2010 - 2020 CTL  
Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 15  
County CHASE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	246,032,484	--	--	--	47,637,707	--	--	--	73,190,566	--	--	--
2011	270,203,014	24,170,530	9.82%	9.82%	65,016,132	17,378,425	36.48%	36.48%	73,130,774	-59,792	-0.08%	-0.08%
2012	276,225,613	6,022,599	2.23%	12.27%	72,195,685	7,179,553	11.04%	51.55%	74,456,424	1,325,650	1.81%	1.73%
2013	384,833,340	108,607,727	39.32%	56.42%	100,596,196	28,400,511	39.34%	111.17%	74,486,211	29,787	0.04%	1.77%
2014	666,469,903	281,636,563	73.18%	170.89%	119,039,542	18,443,346	18.33%	149.89%	101,800,036	27,313,825	36.67%	39.09%
2015	834,531,384	168,061,481	25.22%	239.20%	148,956,123	29,916,581	25.13%	212.69%	130,388,562	28,588,526	28.08%	78.15%
2016	814,388,372	-20,143,012	-2.41%	231.01%	151,339,326	2,383,203	1.60%	217.69%	188,328,903	57,940,341	44.44%	157.31%
2017	814,579,610	191,238	0.02%	231.09%	150,080,349	-1,258,977	-0.83%	215.05%	182,243,064	-6,085,839	-3.23%	149.00%
2018	748,902,447	-65,677,163	-8.06%	204.39%	124,435,498	-25,644,851	-17.09%	161.21%	179,762,310	-2,480,754	-1.36%	145.61%
2019	688,687,727	-60,214,720	-8.04%	179.92%	107,954,381	-16,481,117	-13.24%	126.62%	161,101,209	-18,661,101	-10.38%	120.11%
2020	672,855,179	-15,832,548	-2.30%	173.48%	104,047,002	-3,907,379	-3.62%	118.41%	156,478,913	-4,622,296	-2.87%	113.80%

Rate Ann.%chg: Irrigated **10.58%** Dryland **8.13%** Grassland **7.89%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	15,392	--	--	--	7,082	--	--	--	366,883,231	--	--	--
2011	15,739	347	2.25%	2.25%	12,200	5,118	72.27%	72.27%	408,377,859	41,494,628	11.31%	11.31%
2012	15,724	-15	-0.10%	2.16%	12,200	0	0.00%	72.27%	422,905,646	14,527,787	3.56%	15.27%
2013	21,183	5,459	34.72%	37.62%	16,324	4,124	33.80%	130.50%	559,953,254	137,047,608	32.41%	52.62%
2014	21,222	39	0.18%	37.88%	16,388	64	0.39%	131.40%	887,347,091	327,393,837	58.47%	141.86%
2015	21,063	-159	-0.75%	36.84%	17,237	849	5.18%	143.39%	1,113,914,369	226,567,278	25.53%	203.62%
2016	19,859	-1,204	-5.72%	29.02%	17,356	119	0.69%	145.07%	1,154,093,816	40,179,447	3.61%	214.57%
2017	20,516	657	3.31%	33.29%	22,415	5,059	29.15%	216.51%	1,146,945,954	-7,147,862	-0.62%	212.62%
2018	20,359	-157	-0.77%	32.27%	27,048	4,633	20.67%	281.93%	1,053,147,662	-93,798,292	-8.18%	187.05%
2019	20,046	-313	-1.54%	30.24%	28,171	1,123	4.15%	297.78%	957,791,534	-95,356,128	-9.05%	161.06%
2020	19,959	-87	-0.43%	29.67%	29,782	1,611	5.72%	320.53%	933,430,835	-24,360,699	-2.54%	154.42%

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County **CHASE**

Rate Ann.%chg: Total Agric Land **9.79%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020** (from County Abstract Reports)<sup>(1)</sup>

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
2010	246,103,198	196,456	1,253			47,616,348	106,984	445			81,700,995	133,333	613		
2011	270,382,278	196,226	1,378	9.99%	9.99%	65,037,124	106,972	608	36.60%	36.60%	89,688,965	135,300	663	8.18%	9.46%
2012	276,228,850	195,508	1,413	2.54%	12.79%	72,261,545	107,283	674	10.79%	51.33%	89,574,800	130,628	686	3.44%	13.24%
2013	385,268,241	195,199	1,974	39.70%	57.56%	100,491,968	107,411	936	38.90%	110.21%	97,239,960	127,646	762	11.09%	25.80%
2014	666,498,703	195,237	3,414	72.96%	172.51%	119,133,882	107,297	1,110	18.68%	149.47%	128,539,130	127,483	1,008	32.36%	66.50%
2015	834,934,414	195,161	4,278	25.32%	241.51%	149,267,645	107,426	1,389	25.14%	212.19%	149,636,865	127,257	1,176	16.62%	94.17%
2016	815,415,005	189,098	4,312	0.79%	244.22%	152,381,467	102,885	1,481	6.59%	232.77%	164,929,515	127,713	1,291	9.83%	113.25%
2017	814,861,003	188,968	4,312	0.00%	244.23%	150,494,216	101,596	1,481	0.01%	232.82%	174,353,050	127,360	1,369	6.01%	126.06%
2018	748,905,946	188,756	3,968	-7.99%	216.72%	124,561,653	101,403	1,228	-17.07%	175.99%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	688,687,726	188,534	3,653	-7.93%	191.60%	108,035,799	102,077	1,058	-13.84%	137.80%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	673,065,273	188,729	3,566	-2.37%	184.69%	104,100,527	101,794	1,023	-3.37%	129.77%	156,280,447	259,437	602	-53.28%	-1.69%

Rate Annual %chg Average Value/Acre:

11.03%

8.67%

-0.17%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2010	15,392	1,026	15			7,081	472	15			366,932,583	553,041	663		
2011	15,668	1,044	15	0.00%	0.00%	12,199	813	15	0.01%	0.01%	408,545,626	552,845	739	11.38%	11.38%
2012	15,724	1,048	15	0.00%	0.00%	12,200	813	15	0.01%	0.02%	422,942,187	552,731	765	3.55%	15.33%
2013	21,183	1,059	20	33.32%	33.32%	16,324	816	20	33.23%	33.26%	560,276,112	552,746	1,014	32.47%	52.77%
2014	21,163	1,058	20	0.00%	33.32%	16,370	819	20	-0.01%	33.25%	887,433,179	552,613	1,606	58.43%	142.04%
2015	21,063	1,053	20	0.00%	33.32%	17,237	862	20	0.00%	33.25%	1,114,458,781	552,536	2,017	25.60%	204.00%
2016	19,708	985	20	-0.01%	33.30%	17,356	868	20	0.00%	33.25%	1,154,988,834	552,513	2,090	3.64%	215.07%
2017	20,516	1,026	20	0.01%	33.32%	22,164	1,108	20	-0.01%	33.24%	1,147,230,180	552,301	2,077	-0.63%	213.07%
2018	20,564	1,028	20	0.00%	33.32%	26,836	1,342	20	0.02%	33.26%	1,053,180,489	552,304	1,907	-8.20%	187.41%
2019	20,046	1,002	20	0.00%	33.32%	28,125	1,408	20	-0.13%	33.09%	957,811,019	552,310	1,734	-9.06%	161.38%
2020	19,959	1,490	1,490	1,490	1,490	1,490	1,490	20	0.13%	33.27%	933,496,001	552,447	1,690	-2.56%	154.68%

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CHASE

Rate Annual %chg Average Value/Acre:

9.80%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports  
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,966	CHASE	67,478,402	10,196,571	9,073,778	181,360,878	80,887,002	0	1,206,071	933,430,835	41,037,293	40,973,603	2,407,365	1,368,051,798
cnty sectorvalue % of total value:		4.93%	0.75%	0.66%	13.26%	5.91%		0.09%	68.23%	3.00%	3.00%	0.18%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,071	IMPERIAL	6,703,421	3,692,225	903,192	111,705,520	53,513,935	0	0	814,606	0	10,053	0	177,342,952
52.22%	%sector of county sector	9.93%	36.21%	9.95%	61.59%	66.16%			0.09%		0.02%		12.96%
	%sector of municipality	3.78%	2.08%	0.51%	62.99%	30.18%			0.46%		0.01%		100.00%
23	LAMAR	195,056	105,474	23,177	825,182	114,137	0	0	0	0	0	0	1,263,026
0.58%	%sector of county sector	0.29%	1.03%	0.26%	0.45%	0.14%							0.09%
	%sector of municipality	15.44%	8.35%	1.84%	65.33%	9.04%							100.00%
577	WAUNETA	306,076	640,025	640,835	15,779,387	4,294,761	0	0	126,759	1,935	53,639	0	21,843,417
14.55%	%sector of county sector	0.45%	6.28%	7.06%	8.70%	5.31%			0.01%	0.00%	0.13%		1.60%
	%sector of municipality	1.40%	2.93%	2.93%	72.24%	19.66%			0.58%	0.01%	0.25%		100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
2,671	<b>Total Municipalities</b>	<b>7,204,553</b>	<b>4,437,724</b>	<b>1,567,204</b>	<b>128,310,089</b>	<b>57,922,833</b>	<b>0</b>	<b>0</b>	<b>941,365</b>	<b>1,935</b>	<b>63,692</b>	<b>0</b>	<b>200,449,395</b>
67.35%	%all municip.sectors of cnty	10.68%	43.52%	17.27%	70.75%	71.61%			0.10%	0.00%	0.16%		14.65%

15 CHASE

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,972</b>	<b>Value : 1,298,564,935</b>	<b>Growth 4,232,231</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	169	1,287,519	4	82,415	15	197,160	188	1,567,094	
<b>02. Res Improve Land</b>	1,209	11,466,502	30	780,403	170	5,251,434	1,409	17,498,339	
<b>03. Res Improvements</b>	1,311	121,998,853	31	7,657,872	204	33,223,818	1,546	162,880,543	
<b>04. Res Total</b>	1,480	134,752,874	35	8,520,690	219	38,672,412	1,734	181,945,976	773,820
<b>% of Res Total</b>	85.35	74.06	2.02	4.68	12.63	21.25	34.88	14.01	18.28
<b>05. Com UnImp Land</b>	54	1,125,947	1	5,992	15	46,181	70	1,178,120	
<b>06. Com Improve Land</b>	358	3,931,559	5	111,352	22	1,485,737	385	5,528,648	
<b>07. Com Improvements</b>	377	55,141,659	6	1,851,189	28	19,014,497	411	76,007,345	
<b>08. Com Total</b>	431	60,199,165	7	1,968,533	43	20,546,415	481	82,714,113	1,893,779
<b>% of Com Total</b>	89.60	72.78	1.46	2.38	8.94	24.84	9.67	6.37	44.75
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	1	7,677	1	7,677	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	27	1,198,394	27	1,198,394	
<b>16. Rec Total</b>	0	0	0	0	28	1,206,071	28	1,206,071	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.56	0.09	0.00
<b>Res &amp; Rec Total</b>	1,480	134,752,874	35	8,520,690	247	39,878,483	1,762	183,152,047	773,820
<b>% of Res &amp; Rec Total</b>	84.00	73.57	1.99	4.65	14.02	21.77	35.44	14.10	18.28
<b>Com &amp; Ind Total</b>	431	60,199,165	7	1,968,533	43	20,546,415	481	82,714,113	1,893,779
<b>% of Com &amp; Ind Total</b>	89.60	72.78	1.46	2.38	8.94	24.84	9.67	6.37	44.75
<b>17. Taxable Total</b>	1,911	194,952,039	42	10,489,223	290	60,424,898	2,243	265,866,160	2,667,599
<b>% of Taxable Total</b>	85.20	73.33	1.87	3.95	12.93	22.73	45.11	20.47	63.03

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	23,889	1,918,568	0	0	0
19. Commercial	5	205,567	5,302,836	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	7	23,889	1,918,568
19. Commercial	0	0	0	5	205,567	5,302,836
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				12	229,456	7,221,404

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	32	1,365,920	32	1,365,920	0
24. Non-Producing	0	0	0	0	32	18,447	32	18,447	0
25. Total	0	0	0	0	64	1,384,367	64	1,384,367	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	249	26	63	338

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	205,914	34	10,761,028	2,045	719,861,055	2,083	730,827,997
28. Ag-Improved Land	3	99,980	17	7,310,923	527	221,155,318	547	228,566,221
29. Ag Improvements	3	58,967	17	3,104,088	562	68,757,135	582	71,920,190

30. Ag Total					2,665	1,031,314,408
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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	9	10.00	181,500	
33. HomeSite Improvements	1	0.00	1,935	6	7.00	1,045,684	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	8.60	12,900	
36. FarmSite Improv Land	2	4.44	6,660	15	38.47	82,705	
37. FarmSite Improvements	2	0.00	57,032	15	0.00	2,058,404	
38. FarmSite Total							
39. Road & Ditches	0	2.85	0	0	83.09	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	12	13.00	223,000	12	13.00	223,000	
32. HomeSite Improv Land	285	326.61	6,320,980	294	336.61	6,502,480	
33. HomeSite Improvements	313	306.95	33,580,900	320	313.95	34,628,519	1,564,632
34. HomeSite Total				332	349.61	41,353,999	
35. FarmSite UnImp Land	85	239.52	462,264	88	248.12	475,164	
36. FarmSite Improv Land	499	2,246.52	4,259,200	516	2,289.43	4,348,565	
37. FarmSite Improvements	527	0.00	35,176,235	544	0.00	37,291,671	0
38. FarmSite Total				632	2,537.55	42,115,400	
39. Road & Ditches	0	5,753.24	0	0	5,839.18	0	
40. Other- Non Ag Use	0	0.15	0	0	0.15	0	
41. Total Section VI				964	8,726.49	83,469,399	1,564,632

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	48,607.50	25.65%	177,417,602	26.25%	3,650.00
46. 1A	36,421.02	19.22%	132,936,971	19.67%	3,650.01
47. 2A1	2,731.35	1.44%	9,696,321	1.43%	3,550.01
48. 2A	50,265.06	26.52%	178,441,296	26.40%	3,550.01
49. 3A1	23,342.51	12.32%	80,414,966	11.90%	3,445.00
50. 3A	1,563.43	0.83%	5,386,024	0.80%	3,445.00
51. 4A1	22,266.09	11.75%	76,706,693	11.35%	3,445.00
52. 4A	4,307.22	2.27%	14,838,382	2.20%	3,445.00
53. Total	189,504.18	100.00%	675,838,255	100.00%	3,566.35
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	65,433.10	63.98%	78,519,720	68.04%	1,200.00
56. 2D1	4,565.58	4.46%	4,793,933	4.15%	1,050.02
57. 2D	15,895.68	15.54%	16,690,723	14.46%	1,050.02
58. 3D1	6,781.80	6.63%	6,578,386	5.70%	970.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,737.69	2.68%	2,518,667	2.18%	920.00
61. 4D	6,857.18	6.70%	6,308,600	5.47%	920.00
62. Total	102,271.03	100.00%	115,410,029	100.00%	1,128.47
<b>Grass</b>					
63. 1G1	5,809.68	2.25%	5,015,280	3.20%	863.26
64. 1G	593.34	0.23%	2,165,698	1.38%	3,650.01
65. 2G1	592.01	0.23%	549,355	0.35%	927.95
66. 2G	1,525.48	0.59%	2,901,052	1.85%	1,901.73
67. 3G1	582.92	0.23%	2,008,159	1.28%	3,445.00
68. 3G	153,003.23	59.27%	86,127,872	55.02%	562.92
69. 4G1	89,065.18	34.50%	53,013,960	33.86%	595.23
70. 4G	6,985.82	2.71%	4,764,936	3.04%	682.09
71. Total	258,157.66	100.00%	156,546,312	100.00%	606.40
<b>Irrigated Total</b>					
	189,504.18	34.30%	675,838,255	71.30%	3,566.35
<b>Dry Total</b>					
	102,271.03	18.51%	115,410,029	12.18%	1,128.47
<b>Grass Total</b>					
	258,157.66	46.73%	156,546,312	16.52%	606.40
72. Waste	1,015.25	0.18%	20,309	0.00%	20.00
73. Other	1,505.06	0.27%	30,104	0.00%	20.00
74. Exempt	0.06	0.00%	0	0.00%	0.00
75. Market Area Total	552,453.18	100.00%	947,845,009	100.00%	1,715.70

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	27.68	100,432	4,525.88	16,162,144	184,950.62	659,575,679	189,504.18	675,838,255
<b>77. Dry Land</b>	116.85	138,994	795.56	866,717	101,358.62	114,404,318	102,271.03	115,410,029
<b>78. Grass</b>	106.80	59,808	1,366.38	765,175	256,684.48	155,721,329	258,157.66	156,546,312
<b>79. Waste</b>	0.00	0	14.38	287	1,000.87	20,022	1,015.25	20,309
<b>80. Other</b>	0.00	0	26.26	523	1,478.80	29,581	1,505.06	30,104
<b>81. Exempt</b>	0.06	0	0.00	0	0.00	0	0.06	0
<b>82. Total</b>	<b>251.33</b>	<b>299,234</b>	<b>6,728.46</b>	<b>17,794,846</b>	<b>545,473.39</b>	<b>929,750,929</b>	<b>552,453.18</b>	<b>947,845,009</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	189,504.18	34.30%	675,838,255	71.30%	3,566.35
<b>Dry Land</b>	102,271.03	18.51%	115,410,029	12.18%	1,128.47
<b>Grass</b>	258,157.66	46.73%	156,546,312	16.52%	606.40
<b>Waste</b>	1,015.25	0.18%	20,309	0.00%	20.00
<b>Other</b>	1,505.06	0.27%	30,104	0.00%	20.00
<b>Exempt</b>	0.06	0.00%	0	0.00%	0.00
<b>Total</b>	<b>552,453.18</b>	<b>100.00%</b>	<b>947,845,009</b>	<b>100.00%</b>	<b>1,715.70</b>

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 Ag	0	0	1	23,000	1	281,669	1	304,669	17,932
83.2 Champion	12	81,283	65	529,817	70	3,599,997	82	4,211,097	0
83.3 Enders	8	18,302	34	121,551	36	2,087,129	44	2,226,982	0
83.4 Imperial	81	1,025,607	774	9,972,653	866	100,964,225	947	111,962,485	252,858
83.5 Lamar	22	45,785	21	44,917	21	734,480	43	825,182	0
83.6 Rural Res	20	287,252	198	5,979,325	259	41,518,066	279	47,784,643	484,136
83.7 Wauneta	46	116,542	316	827,076	317	14,835,769	363	15,779,387	0
83.8 [none]	0	0	0	0	3	57,602	3	57,602	18,894
84 Residential Total	189	1,574,771	1,409	17,498,339	1,573	164,078,937	1,762	183,152,047	773,820

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Champion	0	0	9	19,998	9	214,753	9	234,751	0
85.2	Enders	3	7,390	9	6,893	9	572,130	12	586,413	0
85.3	Imperial	38	989,785	283	3,714,566	299	50,522,200	337	55,226,551	1,893,779
85.4	Lamar	1	4,446	2	2,942	2	106,749	3	114,137	0
85.5	Rural Comm	15	51,563	27	1,556,179	35	20,557,530	50	22,165,272	0
85.6	Wauneta	10	32,708	55	228,070	57	4,033,983	67	4,294,761	0
85.7	[none]	3	92,228	0	0	0	0	3	92,228	0
86	Commercial Total	70	1,178,120	385	5,528,648	411	76,007,345	481	82,714,113	1,893,779

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	5,798.18	2.28%	5,006,653	3.26%	863.49
88. 1G	593.34	0.23%	2,165,698	1.41%	3,650.01
89. 2G1	590.41	0.23%	548,155	0.36%	928.43
90. 2G	1,525.48	0.60%	2,901,052	1.89%	1,901.73
91. 3G1	582.92	0.23%	2,008,159	1.31%	3,445.00
92. 3G	150,624.29	59.30%	84,438,807	54.96%	560.59
93. 4G1	87,358.99	34.39%	51,853,747	33.75%	593.57
94. 4G	6,923.29	2.73%	4,722,416	3.07%	682.11
95. Total	253,996.90	100.00%	153,644,687	100.00%	604.91
<b>CRP</b>					
96. 1C1	11.50	0.28%	8,627	0.30%	750.17
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	1.60	0.04%	1,200	0.04%	750.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,378.94	57.18%	1,689,065	58.21%	710.01
102. 4C1	1,706.19	41.01%	1,160,213	39.98%	680.00
103. 4C	62.53	1.50%	42,520	1.47%	679.99
104. Total	4,160.76	100.00%	2,901,625	100.00%	697.38
<b>Timber</b>					
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	253,996.90	98.39%	153,644,687	98.15%	604.91
CRP Total	4,160.76	1.61%	2,901,625	1.85%	697.38
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	258,157.66	100.00%	156,546,312	100.00%	606.40

**2021 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

15 Chase

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	181,360,878	181,945,976	585,098	0.32%	773,820	-0.10%
02. Recreational	1,206,071	1,206,071	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	41,037,293	41,353,999	316,706	0.77%	1,564,632	-3.04%
<b>04. Total Residential (sum lines 1-3)</b>	<b>223,604,242</b>	<b>224,506,046</b>	<b>901,804</b>	<b>0.40%</b>	<b>2,338,452</b>	<b>-0.64%</b>
05. Commercial	80,887,002	82,714,113	1,827,111	2.26%	1,893,779	-0.08%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>80,887,002</b>	<b>82,714,113</b>	<b>1,827,111</b>	<b>2.26%</b>	<b>1,893,779</b>	<b>-0.08%</b>
08. Ag-Farmsite Land, Outbuildings	40,973,603	42,115,400	1,141,797	2.79%	0	2.79%
09. Minerals	2,407,365	1,384,367	-1,022,998	-42.49	0	-42.49%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>43,380,968</b>	<b>43,499,767</b>	<b>118,799</b>	<b>0.27%</b>	<b>0</b>	<b>0.27%</b>
12. Irrigated	672,855,179	675,838,255	2,983,076	0.44%		
13. Dryland	104,047,002	115,410,029	11,363,027	10.92%		
14. Grassland	156,478,913	156,546,312	67,399	0.04%		
15. Wasteland	19,959	20,309	350	1.75%		
16. Other Agland	29,782	30,104	322	1.08%		
<b>17. Total Agricultural Land</b>	<b>933,430,835</b>	<b>947,845,009</b>	<b>14,414,174</b>	<b>1.54%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,281,303,047</b>	<b>1,298,564,935</b>	<b>17,261,888</b>	<b>1.35%</b>	<b>4,232,231</b>	<b>1.02%</b>

## 2021 Assessment Survey for Chase County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1 Clerk
<b>4.</b>	<b>Other part-time employees:</b>
	1 Part-time lister
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$197,800
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$8,500
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$19,500 TerraScan and Gworks, Vanguard conversion has not been in assessor's budget yet
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,500
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$10,700

## B. Computer, Automation Information and GIS

<b>1.</b>	<b>Administrative software:</b>
	TerraScan, in the process of converting to Vanguard. Currently data-entering into Vanguard
<b>2.</b>	<b>CAMA software:</b>
	TerraScan, Vanguard. Currently comparing values to ensure accurate conversion
<b>3.</b>	<b>Personal Property software:</b>
	TerraScan, Vanguard
<b>4.</b>	<b>Are cadastral maps currently being used?</b>
	Yes
<b>5.</b>	<b>If so, who maintains the Cadastral Maps?</b>
	The County Assessor's Office
<b>6.</b>	<b>Does the county have GIS software?</b>
	Yes
<b>7.</b>	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes - chase.gworks.com
<b>8.</b>	<b>Who maintains the GIS software and maps?</b>
	The County Assessor's Office
<b>9.</b>	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	GIS and Oblique imagery. Assessor's office is still doing a physical review but use the imagery for additional information.
<b>10.</b>	<b>When was the aerial imagery last updated?</b>
	GIS 2020, Oblique imagery 2017

## C. Zoning Information

<b>1.</b>	<b>Does the county have zoning?</b>
	Yes
<b>2.</b>	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Imperial and Wauneta are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	2000

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott is contracted for producing mineral valuations. Stanard Appraisal Service is hired as needed--commercial pickup work was completed this year.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Stanard Appraisal Service is hired for the commercial appraisal work--pickup work completed this year.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Certified credentials are required for appraisers to work in the county.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes, with input from the county assessor for the commercial properties.

## 2021 Residential Assessment Survey for Chase County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	The Chase County Assessor's Office.										
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>										
	<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>Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>smaller villages of Wauneta, Enders, Champion and Lamar.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Rural- all rural homes outside of the villages limits.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.	2	smaller villages of Wauneta, Enders, Champion and Lamar.	3	Rural- all rural homes outside of the villages limits.	AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
1	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.										
2	smaller villages of Wauneta, Enders, Champion and Lamar.										
3	Rural- all rural homes outside of the villages limits.										
AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>										
	The cost approach is used. Sales from the local market are used to establish depreciation.										
<b>4.</b>	<b>For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>										
	Depreciation models are built from market data.										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>										
	Yes										
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>										
	From the market, a per square foot method has been developed.										
<b>7.</b>	<b>How are rural residential site values developed?</b>										
	Rural residential sites are valued the same as 1st acre sites for farms. Rural residential first acre were increased to reflect the cost of improving the land with sewer, water, and electricity.										
<b>8.</b>	<b>Are there form 191 applications on file?</b>										
	No										
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>										
	No methodology has been implemented for land under development. Vacant lots are valued based on market studies.										

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	2020	2018	2019	2018
	2	2014-2020	2014-2018	2018	2015-2016
	3	2014	2014	2018	2020
	AG	2015	2014	2018	2020

Champion--Assessor is using Imperial model with 5% economic to reach market value.

## 2021 Commercial Assessment Survey for Chase County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	The county assessor staff and Stanard Appraisal Service.				
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	All commercial within Chase County,			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	Cost approach, sales comparison, and income approach when data is available, are used to estimate market value of commercial properties.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	Stanard Appraisal Service consults and assists in valuing unique commercial properties.				
<b>4.</b>	<b>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?</b>				
	Sales will be reviewed and a contract appraiser values commercial properties. The sales will be charted for a cost range per square foot based on occupancy code, quality, condition, and age. Plus or minus adjustments will be applied when appropriate to arrive at estimated final values per square foot. The county uses the Marshall & Swift valuation manual and then the county staff put the data in the CAMA system (TerraScan).				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	N/A				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	A square foot cost was derived from the market, and a per acre value from the market is applied to large parcels.				
<b>7.</b>	<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	2016	2016	2016	2016-2017
	Stanard Appraisal reviewed and assisted in the revaluation of commercial parcels.				

## 2021 Agricultural Assessment Survey for Chase County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The county assessor and staff.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Unique characteristics cannot be identified that would warrant more than one market area within Chase County.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	2018						
	The county reviews parcels annually for certified irrigated acres and FSA maps. Many of the CRP and CREP acres have been identified.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	N/A							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Property is identified by actual use. Rural residential land is determined when there is no farming activity. Recreational land is only found around the lake, which is federal (exempt) land. The cabins at the lake are coded as Recreational.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes - they are the same value.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	Commercial feedlots of over 1,000 head are revalued at the same time as commercial properties with the help of a commercial appraiser. Feed lot site values are used for the smaller feedlots on a ranching operation.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	There are 3 WRP parcels that are currently valued at dryland.							
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>							
	No							
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	N/A							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							

	N/A
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

CHASE COUNTY ASSESSOR  
921 BROADWAY P O BOX 1299  
IMPERIAL, NE 69033  
308-882-5207

Dorothy Bartels, Assessor

Terrie State, Deputy

JUNE 15, 2020

PLAN OF ASSESSMENT FOR CHASE COUNTY  
ASSESSMENT YEARS 2021, 2022, AND 2023

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEBR. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, and one full time clerk, and a part time Person to help with the inspection process. Most all of the Appraisal work is done by this staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2020 has 4963 Real Property Records, a Total Value of \$1,281,684,265 and Total growth of \$ 2,280,386 as of March 19, 2020

	Parcels	Total Value
Residential	1735	\$ 182,508,832
Commercial	480	80,874,019
Recreational	28	1,206,071
Agricultural	2655	1,014,687,978
Mineral	65	2,407,365

Chase County for the year 2020 has a total of 552,447.04 Acres, with a total value of \$ 933,496,001

	Acres	Total Ag Value
Irrigation	188,728.91	\$ 673,065,273
Dry	101,793.99	104,100,527
Grassland	259,436.83	156,280,447
Waste	997.73	19,959
Other	1,407.97	29,795

Exempt Records for 2020 is 339

Personal Property Schedules filed for 2019 Commercial is 279 and for Ag is 345 for a total of 624 Chase County schedules.

Homestead Exemptions for the year 2019 totaled 153 parcels.

## PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as: Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photo copies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited too:

Assessment of Real Property and Personal Property Jan.1, 12:01 is to list  
And value. 77-1301 & 77-1201

Permissive Exemption Recommendations. 77-202.01

Assessor issues notice of approval or denial of applicants of beginning farmer exemption (Form 1027) 77-5209.02

Assessor forwards an electronic copy of the Aircraft information reports filed with the county to the Property Tax Administrator 77-1250.02

Assessor notifies Gov't subdivisions of intent to Tax property not used for public purpose & not paying an In Lieu of Tax. 77-202.12

Assessor certifies to the PTA whether agricultural land has influences outside the typical market Reg. 17-003.03

Chase County has no Special Valuation applications as of June 15, 2020.  
Reg. 11-005.04

Inspect and review a portion of the real property parcels in the county such that all real property parcels in the county are inspected and reviewed no less than every 6 years. 77-1311.03

Mail Homestead Exemption on or before February 1st with all the statutory requirements 77-3513, 77-3514

Assessor completes assessment of real property 77-1301

Abstract of Real Property to PA&T. 77-1514

Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315

Send Notice of Valuation Change to owners of record as of May 20, if that property has increased or decreased in value: with final date for filing a valuation protest with the County Board of Equalization – 77-1315

Recertifies Abstract to PA&T from TERC action. 77-5029

Assessor mails assessment /sales ratio statistics (as determined by TERC) to Media and posts in assessor's office 77-1315

Prepare Plan of Assessment for Next 3 assessment years, files with Board of Equalization by July 31 and sent to Dept. of Rev. with all amendments by Oct.31. 77-1311.02

Accept Application & Waiver for late permissive exemptions 77-202.01

Last day to add personal property value with a 10% penalty 77-1233.04 (June 30) Exception for 2020 NO PENALTY'S WILL BE APPLIED BECAUSE OF COVID.

From this day forward, added personal property value is subject to a 25% penalty – 77-1233.04 ( July 1) AFTER JULY 15, 2020 TAXPAYER WILL LOSE THE \$10,000 EXEMPTION.

CBE equalizes overvalued, undervalued, and omitted real property 77-1504

Assessor approves or denies Special Value Application and notifies applicant on or before July 22. 77-1345.01

Electronically certify Personal Property Abstract to PTA (77-1514)

Homestead Applications to TC. 77-3517

Last day for county assessor to send claimants a notice of Rejection of Homestead Exemption, Form 458R for most cases. 77-3516

Last day for Annexations of political subdivisions is July 31 to be considered in the taxable valuation of the subdivisions for the current year. 13-509

Make a review of the ownership and use of all cemetery real property and Reports such to the County Board. 77-202.10

Assessor approves or denies homestead exemption applications based on Ownership and occupancy from January 1 –August 15. 77-3516

Certifies School District Taxable Report to PTA. 79-1016

Certifies Taxable Valuations and growth value, if applicable, to Political Subdivisions, CRA, and county treasurer. 13-509 &13-518 & 18-2148

Present annual inventory list to County Board. 23-347

Average Residential value for Homestead Exemptions & Send to Department

of Revenue. 77-3506.02  
Deliver the Tax List to Treasurer for Real and Personal Property along with  
a signed warrant for collection of taxes. 77-1616  
Certificate of Taxes Levied Report to the Property Tax Commissioner.  
77-1613.01  
Certified Homestead Tax Loss to Tax Commissioner. 77-3523  
Assessor and Treasurer certifies electronically the Personal Property  
Exemption for locally assessed property – 77-1239  
Deadline for County Assessor to ensure the sales data contained in the state  
sales file is accurate and all sales received by the county for the current  
study period are transferred into the state sales file – Directive 12-05

Qualifications and duties of the Chase County Assessor

Job Descriptions and qualifications of Office Staff

521 Procedures and Sales verifications

Valuations and Definitions

Accelerations

Soil Conversion Table

CBE procedures for hearings 77-1502

Mineral Interests

County Policies to follow City Ordinance

"Steps in a Revaluation" found in the text, Mass Appraisal of Real Property

This office will value property using Appraisal Techniques according to Nebraska Statutes 77-112, 77-1301.01, and all other rules and regulations set forth from Property Assessment and Taxation. Marshall and Swift programs and manuals are used in our office. The Standards on Ratio Studies approved July 1999 by IAAO is also used for appraisal purposes. All the Reports are generated on the administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing between the dates set forth by the Nebraska Department of Revenue. 77-3510 through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or before May 1 of each year. Penalties are applied if applicable. Abstract has to be sent to the Department of Revenue, Property Assessment Division on or before July 20, each year.

#### REAL PROPERTY

Property review by Classification in Chase County is done by the assessor's office.

**RESIDENTIAL:** As the residential properties are inspected, measured, new photos taken and reviewed in each location, for the six year cycle, value will be implemented as of January 1, of the following year. New

depreciation models will be created from the market in each location and implemented to the population of that designated location.

We are beginning a new residential cost table of June 2018 to be implemented as we review our residential properties. All Rural Residential properties are being reviewed in 2020 to complete the six year review process. The Rural Residential Model will be created with all the Sales from October 1, 2017 – September 30, 2020 Exterior inspection will include measurements, pictures, new construction and any other changes to the property. A Questionnaire was sent to all Rural home owners to complete the interior inspection data. Our return on the questionnaires was approximately 48% return. Rural Outbuilding will also be reviewed throughout the County with the current data. All new construction and addition will be added before the new value is applied in January of 2021. Review of the small villages of Champion, Enders, Lamar, and Lake Cabins in 2021, and Wauneta in 2022. In 2023 we will begin our review process again with a new updated cost table. All locations will be monitored each year with current sales information to remain in the statistical guidelines of 92-100% of actual market value. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass Appraisal of Real Property," by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor's office or a contracted appraisal service. We will study sales of the vacant land to stay current with our land values and remain equalized for 2021,2022,and 2023. We will continue to update pictures on files and pickup new construction and additions annually and add the valuation for the following assessment year. It is confirmed by the Property Assessment and Taxation, that the inspection and review process for the six year cycle is being completed.

COMMERCIAL: All the data information, photos, sketches, and Depreciation analysis was completed and all electronic Record Card were updated in late 2016 and early 2017. Our Cost table for Commercial is June 2016. The new values were applied for 2017 abstract with the cost tables being updated. Stanard Appraisal completed all the pickup and the assessor's office staff will maintain and study the market and Statistical Measures each year to stay in compliance. The new values were applied for 2017 abstract with the cost tables being updated. Study of the sales will be completed each year to be in compliance with the Statistical Measurements as part of the Equalization process. Our lot values were updated in 2016 and the unimproved land is continually studied each year to keep our lot values updated. Inspection and review process for the six year cycle will be inspected in 2022 and implemented in 2023. Pick-up of new construction and additions to real commercial property will be

completed each January for 2021, 2022, and 2023 to be reflected on the Abstracts.

**UNIMPROVED AGLAND:** The Assessor's Staff has kept all Agland maps current with changes and surveys. Our six year review was completed in 2017. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Soil types and LVG's are captured in the TerraScan Computer System. Hard Copies of the Land sheets are placed in each parcel and updated each year. Agland subclasses of Irrigation, Dry, CRP, CREP and Grass are studied for level of value and quality of assessment each year. In 2016 Chase County CREP and CRP was classified and identified to further enhance the market study of these land classifications. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values each year. GIS Workshop has had our records on the Website since October 2007, updated nightly. We have completed the process of applying our parcel ID numbers, surveys, land use layer, registered wells, E911 layer, railroad layer, and the soil layer on our GIS. New oblique aerial photos will be flown in late 2017 or spring of 2018. Our present software is Arc GIS Version 10.4 installed February 5, 2020. Chase County has completed the land use acres in conjunction with the certified allocation Natural Resource District Acres. Our GIS has been an extreme asset in this process. In 2020 a new Soil Conversion was completed before March as per Property Assessment Division, and implemented for 2020 values. Chase County will do a thorough review comparing previous Agland imagery with 2020 imagery to be completed by 2021. We will continue to monitor very closely the water issues in Chase County with the assistance of the NRD. We will continue to monitor and value accordingly with the Market in the next three years. We conduct a sales verification process to ensure each sale is an arm's length transaction. The values created by the Assessor have created equalization within the County and across County lines.

**IMPROVEMENTS:** The rural area improvements reappraisal for the six year review will be completed in 2020, including inspection, measurement, sketches, and photos. The Data will all be updated and studied to apply new values for 2021. New Electronic Property Record Cards will be completed. GIS Workshop new oblique photos will be added to our GIS system. All new construction discovered with photos or building permits such as machine sheds, bins, new homes, etc. are picked-up annually and valued each year for the next assessment year. Keeping current with our updates and Software and implementing a new Cama Vision in 2020 to be complete for 2021.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

Personal Property Abstract is filed electronically with the Property Assessment on or before July 20. 77-1514

## RESPONSIBILITIES OF ASSESSMENT

### Record Maintenance

Chase County Record Cards contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. Electronic Record Cards are being used now from our Administrative System. The Assessor's Staff keeps the Record Cards current.

### Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff for the taxpayer's convenience. The Geographic Information Systems is currently being used for all of the mapping purposes. Maps can be created for many uses. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

### Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables are used in Chase County. In 2021 Chase County will be converted to Cama Vision with Vanguard Appraisal. The new software will also have new cost tables which have been approved by Property Assessment Division of the Department of Revenue for the State of Nebraska.

### Computerized

Chase County has all the equipment to use our TerraScan System and for the new system Cama Vision. Our PCs were updated in 2020. We have a Konica Minolta bizhub with the capability to copy, print, fax, and scan. This printer is networked to all of our PC's. The Fax Machine in our office is a Brothers brand. We take all of our photos for our record cards with a digital camera. Our budget allows us to update our equipment as needed to keep our records current and up-to-date.

### Depreciation

Our Sales Analysis is done in the location of Residential and Commercial to determine the depreciation. Our vacant land in each subdivision are studied and

analyzed in Residential and Commercial, to determine lot or land values. Our Agland has special value of 75% of actual market value as per legislation. All the sales are studied and the land classifications are studied to determine the market value. Irrigation, Dry, CREP, CRP and Grass classifications are studied individually using 80% majority land use.

#### Pick-up

Defined in Reg 50-001.06

The Assessor does Chase County Residential and Ag Outbuildings pick-up work.

Commercial pick up is contracted by Stanard Appraisal. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year for the following year assessment.

#### Sales Review

Timely filing of the 521's- Reg. 12-003

Assessor shall forward the completed "original" Real Estate Transfer Statement, Form 521, for all deeds recorded, on or before the 15<sup>th</sup> of the second month following the month the deed was recorded to: Nebraska Dept. of Revenue, P. O. Box 94818, Lincoln, NE 68509-4818.(Reg. 12-003.03) Assessor shall process the sales file electronically to the division into the State Sales File within 45 days following the date the deed was recorded with the register of deeds. (Reg. 12-003.04) The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arms length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. Corrections to the sale property data, if necessary, are made at the proper time.

#### Staff

Chase County has an Assessor, Deputy Assessor, and one Clerk. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to-date. The Clerk attends educational classes to assist her in her office duties. Assessor and Staff prepare and file all reports required by law/regulation, in a timely manner.

#### Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by The Department of Revenue, Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned.

Respectfully submitted,

Dorothy Bartels  
Chase County Assessor

CC: Board of Equalization

CC: Department of Revenue