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DEPARTMENT OF REVENUE

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

FRONTIER 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 Frontier 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 Frontier 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: Regina Andrijeski, Frontier County Assessor

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Introduction

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

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

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

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

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

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.

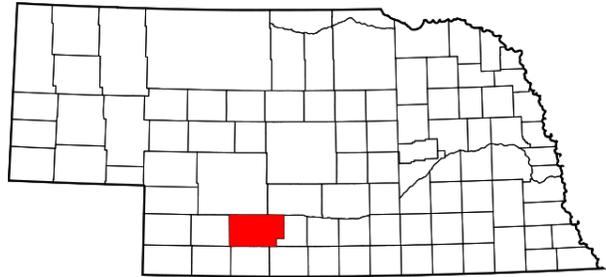
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

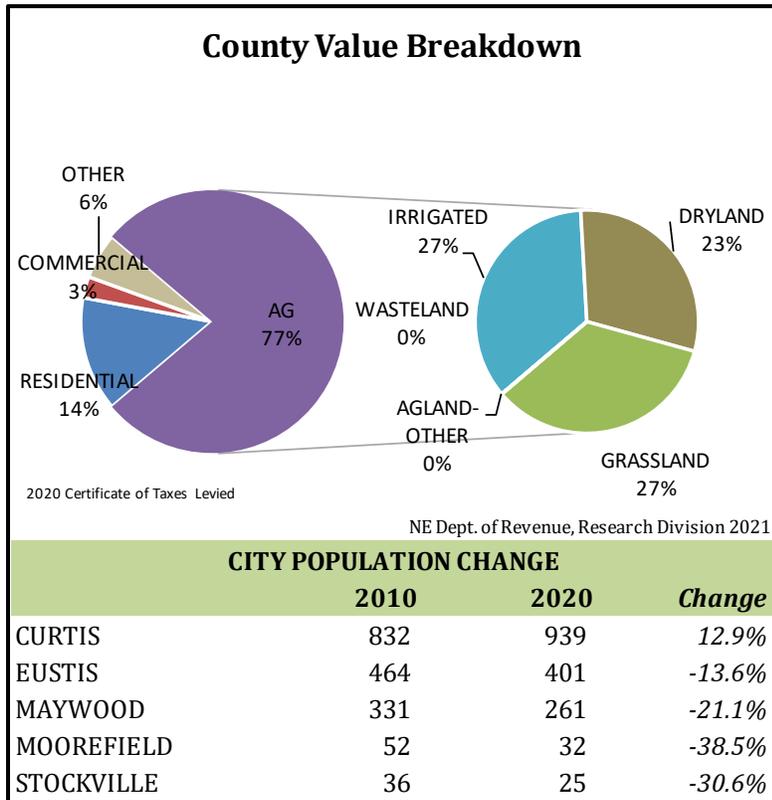
**Further information may be found in Exhibit 94*

County Overview

With a total area of 975 square miles, Frontier County has 2,627 residents, per the Census Bureau Quick Facts for 2019, reflecting a 5% overall population decline from the 2010 U.S. Census. Reports indicate that 75% of county residents are homeowners and 84% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$86,426 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Frontier County are located in and around Curtis, the largest town in the county. According information available from the U.S. Census Bureau, there are 69 employer establishments with total employment of 459.



Agricultural land is the single greatest contributor to the county’s valuation base by an overwhelming majority. Grassland and irrigated land make up a majority of the land in the county. Frontier is included in the Middle Republican Natural Resources District (NRD).

2021 Residential Correlation for Frontier County

Assessment Actions

Frontier County property review is on a four-year cycle and residential properties in Curtis, Eustis, Maywood, Stockville and Moorefield were physically reviewed in 2020 with assessment values updated for 2021. A residential vacancy rate was also developed. Pick-up work was completed as well.

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.

A review of residential sales in Frontier County revealed that sales qualification has consistently been within the typical range. Review of nonqualified sales revealed no bias in the qualification process. The assessor's office utilizes questionnaires which are mailed during the review process to obtain interior information.

The county has identified five residential valuation groups, which represents the local market. Frontier County has an established four-year review cycle and remains in compliance of the required review schedule. The assessor has a thorough valuation methodology which explains the assessment practices and procedures.

Depreciation tables were updated this year in conjunction with the physical review. The same depreciation table is used for all residential properties; an economic depreciation of 5% is applied to Maywood and 20% is applied to Stockville and Moorefield. The new Vanguard costing will be implemented in the county in conjunction with the next review cycle as the same depreciation scheduled is used throughout the county so it will be updated starting with the next residential review.

Description of Analysis

In the statistical profile, two of the three measures of central tendency are within range. The mean is slightly high and is most influenced by outlier sales ratios. Frontier County residential sales occur primarily in Curtis, the largest community and Valuation Group 1, and the measures of central tendency for this valuation group reflect that of the overall county.

| <u>Valuation Group</u> | <u>Description</u> |
|-------------------------------|---------------------------------|
| 1 | Curtis |
| 2 | Eustis |
| 3 | Maywood, Stockville, Moorefield |
| 4 | Lake Properties |
| 5 | Rural Residential |

2021 Residential Correlation for Frontier County

Countywide, the COD is within range but the PRD is slightly high. Sales price substrata indicates that the PRD is influenced by extreme low dollar sales. The statistical sample and the 2021 County Abstract of Assessment, Form 45 Compared with the 2019 Certificate of Taxes Levied (CTL) Report indicate that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions of a reappraisal in the towns and additional economic depreciation for Maywood, Stockville and Moorefield.

Equalization and Quality of Assessment

Assessments appear to be uniform and proportionate across the residential class. Although most valuation groups have an insufficient number of sales to use in statistical analysis, all residential property in the entire county is subject to the same appraisal techniques. Valuation Groups 1 and 2 are within range, and the remaining valuation groups with few sales are within one-half percent of rounding into range. The vast majority of sales are single family homes, Property Type 1, and are within the acceptable range. A small sample of recreational sales are slightly low but appraised with the same appraisal techniques as the larger grouping of sales.

| VALUATION GROUP | | | | | | |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 37 | 99.40 | 103.47 | 97.77 | 11.70 | 105.83 |
| 2 | 8 | 98.11 | 96.85 | 95.54 | 06.48 | 101.37 |
| 3 | 11 | 100.52 | 109.79 | 101.15 | 13.81 | 108.54 |
| 4 | 5 | 91.04 | 101.18 | 94.96 | 26.54 | 106.55 |
| 5 | 3 | 91.02 | 95.29 | 106.02 | 24.92 | 89.88 |
| ____ALL____ | 64 | 98.96 | 103.17 | 98.78 | 13.28 | 104.44 |

Level of Value

Based on analysis of all available information, the level of value for the residential property in Frontier County is 99%.

2021 Commercial Correlation for Frontier County

Assessment Actions

Routine maintenance and pickup work of commercial properties in Frontier County was completed for the 2021 assessment 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.

Review of qualified and non-qualified sales showed that the Frontier County Assessor has qualified commercial sales at a slightly higher rate than the typical range across the state. There appears to be no bias based on review of the assessor's qualification practices.

The county identifies all commercial properties in the same valuation group, which is representative of the small market. The county is in compliance with the six-year inspection requirement; all commercial properties were reviewed in 2017 and both depreciation tables and lot values were updated at that time.

Description of Analysis

Frontier County has a sporadic, limited commercial market which is reflected in the statistics. Of the three measures of central tendency, only the median is within range. The COD is within range and the PRD is slightly high, which is not uncommon in rural areas with a weak commercial market.

The County Abstract of Assessment, Form 45 compared to the Certificate of Taxes Levied (CTL) report indicates very little change in the commercial class. Both the Abstract and the sales file changes support that only routine maintenance and pickup work were completed for commercial properties in Frontier County this year.

Equalization and Quality of Assessment

Although the sample is insufficient for measurement purposes, review of assessment actions indicate Frontier County's assessment of the commercial class appears to be equalized. It also supports that the commercial class appears to comply 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 Frontier County is determined to be at the statutory level of 100% of market value.

2021 Agricultural Correlation for Frontier County

Assessment Actions

Only routine maintenance and pickup work was completed for the agricultural class of property in Frontier County for the 2021 assessment 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.

Frontier County qualifies a higher than typical percentage of agricultural sales and review of assessment practices indicates that when sales are excluded from sales measurement, sufficient documentation is provided to explain the reason for disqualification.

There are similar agricultural characteristics across the county which prompts a singular market area. Depreciation tables are from 2017; Vanguard costing is dated 2008, the 2020 costing will be implemented with the next review cycle as properties in Frontier County are reviewed every four years. Agricultural homes and outbuildings were physically reviewed in 2018, which included lot value adjustments.

Description of Analysis

Review of the statistical profile for all agricultural sales indicates that all three measures of central tendency are within the acceptable range. The overall COD is within range. When each agricultural class is reviewed by 80% Majority Land Use (MLU), the measures of central tendency are all within range for dryland and grassland sales except for the grassland weighted mean, which is slightly high. There were only a few 80% MLU irrigated sales, which is not uncommon for the county.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are believed to be equalized at the statutorily required level. Agricultural land values appear to be equalized at the uniform portions of market value; all values have been determined to be acceptable and are comparable to Red Willow County, which has a similar agricultural market. The quality of assessment of agricultural land in Frontier County complies with generally accepted mass appraisal techniques.

2021 Agricultural Correlation for Frontier County

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 3 | 61.17 | 60.71 | 60.66 | 09.61 | 100.08 |
| 1 | 3 | 61.17 | 60.71 | 60.66 | 09.61 | 100.08 |
| <u>Dry</u> | | | | | | |
| County | 7 | 72.59 | 73.43 | 73.47 | 08.78 | 99.95 |
| 1 | 7 | 72.59 | 73.43 | 73.47 | 08.78 | 99.95 |
| <u>Grass</u> | | | | | | |
| County | 16 | 73.52 | 73.59 | 79.65 | 21.84 | 92.39 |
| 1 | 16 | 73.52 | 73.59 | 79.65 | 21.84 | 92.39 |
| <u>ALL</u> | | | | | | |
| | 53 | 70.69 | 72.71 | 71.97 | 15.94 | 101.03 |

Level of Value

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

2021 Opinions of the Property Tax Administrator for Frontier 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 |
|----------------------------------|----------------|---|----------------------------|
| Residential Real Property | 99 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Commercial Real Property | 100 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Agricultural Land | 71 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2021.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Frontier County

Residential Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 64 | Median | 98.96 |
| Total Sales Price | \$6,412,973 | Mean | 103.17 |
| Total Adj. Sales Price | \$6,412,973 | Wgt. Mean | 98.78 |
| Total Assessed Value | \$6,334,613 | Average Assessed Value of the Base | \$71,947 |
| Avg. Adj. Sales Price | \$100,203 | Avg. Assessed Value | \$98,978 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 96.71 to 102.48 |
| 95% Wgt. Mean C.I | 92.07 to 105.48 |
| 95% Mean C.I | 97.63 to 108.71 |
| % of Value of the Class of all Real Property Value in the County | 9.48 |
| % of Records Sold in the Study Period | 6.00 |
| % of Value Sold in the Study Period | 8.26 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2020 | 60 | 96 | 96.13 |
| 2019 | 66 | 99 | 98.72 |
| 2018 | 61 | 99 | 99.05 |
| 2017 | 51 | 100 | 99.79 |

2021 Commission Summary for Frontier County

Commercial Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|-----------|
| Number of Sales | 15 | Median | 96.84 |
| Total Sales Price | \$651,074 | Mean | 90.24 |
| Total Adj. Sales Price | \$651,074 | Wgt. Mean | 84.83 |
| Total Assessed Value | \$552,296 | Average Assessed Value of the Base | \$109,693 |
| Avg. Adj. Sales Price | \$43,405 | Avg. Assessed Value | \$36,820 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 69.94 to 100.89 |
| 95% Wgt. Mean C.I | 60.31 to 109.35 |
| 95% Mean C.I | 72.10 to 108.38 |
| % of Value of the Class of all Real Property Value in the County | 2.66 |
| % of Records Sold in the Study Period | 7.65 |
| % of Value Sold in the Study Period | 2.57 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2020 | 8 | 100 | 99.08 |
| 2019 | 9 | 100 | 99.80 |
| 2018 | 10 | 100 | 95.02 |
| 2017 | 16 | 100 | 96.35 |

**32 Frontier
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 : 64
 Total Sales Price : 6,412,973
 Total Adj. Sales Price : 6,412,973
 Total Assessed Value : 6,334,613
 Avg. Adj. Sales Price : 100,203
 Avg. Assessed Value : 98,978

MEDIAN : 99
 WGT. MEAN : 99
 MEAN : 103
 COD : 13.28
 PRD : 104.44

COV : 21.92
 STD : 22.61
 Avg. Abs. Dev : 13.14
 MAX Sales Ratio : 219.91
 MIN Sales Ratio : 62.91

95% Median C.I. : 96.71 to 102.48
 95% Wgt. Mean C.I. : 92.07 to 105.48
 95% Mean C.I. : 97.63 to 108.71

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| DATE OF SALE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Qrtrs</u> | | | | | | | | | | | | |
| 01-OCT-18 To 31-DEC-18 | 5 | 94.63 | 94.74 | 92.58 | 04.78 | 102.33 | 84.12 | 101.20 | N/A | 88,700 | 82,116 | |
| 01-JAN-19 To 31-MAR-19 | 3 | 107.59 | 106.21 | 103.39 | 06.57 | 102.73 | 94.92 | 116.13 | N/A | 54,333 | 56,175 | |
| 01-APR-19 To 30-JUN-19 | 5 | 95.11 | 102.88 | 93.96 | 15.02 | 109.49 | 80.22 | 131.61 | N/A | 90,960 | 85,469 | |
| 01-JUL-19 To 30-SEP-19 | 11 | 104.96 | 105.59 | 112.67 | 10.28 | 93.72 | 85.46 | 131.45 | 91.04 to 120.30 | 121,682 | 137,095 | |
| 01-OCT-19 To 31-DEC-19 | 7 | 98.75 | 99.72 | 94.27 | 12.56 | 105.78 | 62.91 | 124.09 | 62.91 to 124.09 | 59,500 | 56,092 | |
| 01-JAN-20 To 31-MAR-20 | 7 | 95.70 | 101.79 | 98.84 | 11.23 | 102.98 | 89.71 | 130.77 | 89.71 to 130.77 | 94,929 | 93,825 | |
| 01-APR-20 To 30-JUN-20 | 10 | 97.56 | 94.70 | 92.24 | 08.13 | 102.67 | 74.60 | 116.64 | 76.51 to 99.78 | 102,517 | 94,558 | |
| 01-JUL-20 To 30-SEP-20 | 16 | 100.71 | 111.05 | 95.71 | 19.98 | 116.03 | 63.41 | 219.91 | 96.84 to 110.26 | 119,188 | 114,070 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-18 To 30-SEP-19 | 24 | 100.42 | 102.84 | 104.78 | 11.04 | 98.15 | 80.22 | 131.61 | 94.09 to 109.42 | 99,992 | 104,771 | |
| 01-OCT-19 To 30-SEP-20 | 40 | 98.82 | 103.36 | 95.19 | 14.51 | 108.58 | 62.91 | 219.91 | 96.80 to 100.90 | 100,329 | 95,503 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-19 To 31-DEC-19 | 26 | 104.10 | 103.56 | 105.22 | 11.75 | 98.42 | 62.91 | 131.61 | 94.92 to 113.76 | 91,262 | 96,022 | |
| <u>ALL</u> | 64 | 98.96 | 103.17 | 98.78 | 13.28 | 104.44 | 62.91 | 219.91 | 96.71 to 102.48 | 100,203 | 98,978 | |

| VALUATION GROUP | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 1 | 37 | 99.40 | 103.47 | 97.77 | 11.70 | 105.83 | 74.57 | 219.91 | 96.80 to 103.83 | 86,107 | 84,184 | |
| 2 | 8 | 98.11 | 96.85 | 95.54 | 06.48 | 101.37 | 76.51 | 109.42 | 76.51 to 109.42 | 122,563 | 117,094 | |
| 3 | 11 | 100.52 | 109.79 | 101.15 | 13.81 | 108.54 | 92.18 | 170.96 | 94.92 to 124.09 | 70,545 | 71,358 | |
| 4 | 5 | 91.04 | 101.18 | 94.96 | 26.54 | 106.55 | 62.91 | 136.24 | N/A | 110,100 | 104,548 | |
| 5 | 3 | 91.02 | 95.29 | 106.02 | 24.92 | 89.88 | 63.41 | 131.45 | N/A | 306,667 | 325,126 | |
| <u>ALL</u> | 64 | 98.96 | 103.17 | 98.78 | 13.28 | 104.44 | 62.91 | 219.91 | 96.71 to 102.48 | 100,203 | 98,978 | |

| PROPERTY TYPE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 01 | 59 | 99.02 | 103.34 | 99.14 | 12.19 | 104.24 | 63.41 | 219.91 | 96.80 to 102.48 | 99,364 | 98,506 | |
| 06 | 5 | 91.04 | 101.18 | 94.96 | 26.54 | 106.55 | 62.91 | 136.24 | N/A | 110,100 | 104,548 | |
| 07 | | | | | | | | | | | | |
| <u>ALL</u> | 64 | 98.96 | 103.17 | 98.78 | 13.28 | 104.44 | 62.91 | 219.91 | 96.71 to 102.48 | 100,203 | 98,978 | |

**32 Frontier
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 : 64 | MEDIAN : 99 | COV : 21.92 | 95% Median C.I. : 96.71 to 102.48 |
| Total Sales Price : 6,412,973 | WGT. MEAN : 99 | STD : 22.61 | 95% Wgt. Mean C.I. : 92.07 to 105.48 |
| Total Adj. Sales Price : 6,412,973 | MEAN : 103 | Avg. Abs. Dev : 13.14 | 95% Mean C.I. : 97.63 to 108.71 |
| Total Assessed Value : 6,334,613 | | | |
| Avg. Adj. Sales Price : 100,203 | COD : 13.28 | MAX Sales Ratio : 219.91 | |
| Avg. Assessed Value : 98,978 | PRD : 104.44 | MIN Sales Ratio : 62.91 | |

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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 | 5 | 116.64 | 143.49 | 138.23 | 31.03 | 103.81 | 96.17 | 219.91 | N/A | 9,435 | 13,041 | |
| Less Than 30,000 | 8 | 115.20 | 127.94 | 117.81 | 24.52 | 108.60 | 90.08 | 219.91 | 90.08 to 219.91 | 14,147 | 16,667 | |
| ___Ranges Excl. Low \$___ | | | | | | | | | | | | |
| Greater Than 4,999 | 64 | 98.96 | 103.17 | 98.78 | 13.28 | 104.44 | 62.91 | 219.91 | 96.71 to 102.48 | 100,203 | 98,978 | |
| Greater Than 14,999 | 59 | 98.75 | 99.75 | 98.49 | 10.51 | 101.28 | 62.91 | 136.24 | 95.70 to 100.90 | 107,895 | 106,261 | |
| Greater Than 29,999 | 56 | 98.61 | 99.63 | 98.44 | 10.60 | 101.21 | 62.91 | 136.24 | 95.70 to 100.90 | 112,496 | 110,737 | |
| ___Incremental Ranges___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 5 | 116.64 | 143.49 | 138.23 | 31.03 | 103.81 | 96.17 | 219.91 | N/A | 9,435 | 13,041 | |
| 15,000 TO 29,999 | 3 | 98.75 | 102.03 | 103.22 | 09.17 | 98.85 | 90.08 | 117.25 | N/A | 22,000 | 22,709 | |
| 30,000 TO 59,999 | 12 | 100.15 | 105.22 | 103.50 | 08.92 | 101.66 | 93.97 | 131.61 | 94.63 to 116.13 | 46,083 | 47,696 | |
| 60,000 TO 99,999 | 17 | 101.20 | 102.64 | 102.71 | 08.41 | 99.93 | 74.60 | 130.77 | 94.92 to 109.42 | 78,971 | 81,110 | |
| 100,000 TO 149,999 | 15 | 96.71 | 97.90 | 97.82 | 11.87 | 100.08 | 62.91 | 136.24 | 89.71 to 103.83 | 118,553 | 115,973 | |
| 150,000 TO 249,999 | 10 | 95.41 | 89.72 | 89.16 | 08.06 | 100.63 | 63.41 | 98.89 | 76.51 to 98.32 | 185,600 | 165,476 | |
| 250,000 TO 499,999 | 2 | 103.01 | 103.01 | 111.13 | 27.61 | 92.69 | 74.57 | 131.45 | N/A | 385,000 | 427,855 | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ALL___ | 64 | 98.96 | 103.17 | 98.78 | 13.28 | 104.44 | 62.91 | 219.91 | 96.71 to 102.48 | 100,203 | 98,978 | |

**32 Frontier
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 : 15
 Total Sales Price : 651,074
 Total Adj. Sales Price : 651,074
 Total Assessed Value : 552,296
 Avg. Adj. Sales Price : 43,405
 Avg. Assessed Value : 36,820

MEDIAN : 97
 WGT. MEAN : 85
 MEAN : 90
 COD : 23.33
 PRD : 106.38

COV : 36.29
 STD : 32.75
 Avg. Abs. Dev : 22.59
 MAX Sales Ratio : 173.93
 MIN Sales Ratio : 33.87

95% Median C.I. : 69.94 to 100.89
 95% Wgt. Mean C.I. : 60.31 to 109.35
 95% Mean C.I. : 72.10 to 108.38

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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 | 72.15 | 72.15 | 72.15 | 00.00 | 100.00 | 72.15 | 72.15 | N/A | 65,000 | 46,897 | |
| 01-JAN-18 To 31-MAR-18 | 1 | 99.80 | 99.80 | 99.80 | 00.00 | 100.00 | 99.80 | 99.80 | N/A | 22,000 | 21,956 | |
| 01-APR-18 To 30-JUN-18 | | | | | | | | | | | | |
| 01-JUL-18 To 30-SEP-18 | | | | | | | | | | | | |
| 01-OCT-18 To 31-DEC-18 | 1 | 117.46 | 117.46 | 117.46 | 00.00 | 100.00 | 117.46 | 117.46 | N/A | 100,000 | 117,455 | |
| 01-JAN-19 To 31-MAR-19 | 2 | 74.17 | 74.17 | 89.56 | 32.61 | 82.82 | 49.98 | 98.35 | N/A | 55,000 | 49,258 | |
| 01-APR-19 To 30-JUN-19 | | | | | | | | | | | | |
| 01-JUL-19 To 30-SEP-19 | 1 | 58.52 | 58.52 | 58.52 | 00.00 | 100.00 | 58.52 | 58.52 | N/A | 6,000 | 3,511 | |
| 01-OCT-19 To 31-DEC-19 | 2 | 98.87 | 98.87 | 98.76 | 02.05 | 100.11 | 96.84 | 100.89 | N/A | 19,000 | 18,764 | |
| 01-JAN-20 To 31-MAR-20 | 3 | 85.18 | 81.48 | 75.99 | 07.58 | 107.22 | 69.94 | 89.31 | N/A | 45,833 | 34,827 | |
| 01-APR-20 To 30-JUN-20 | 4 | 103.71 | 103.80 | 70.67 | 35.55 | 146.88 | 33.87 | 173.93 | N/A | 43,144 | 30,489 | |
| 01-JUL-20 To 30-SEP-20 | | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-17 To 30-SEP-18 | 2 | 85.98 | 85.98 | 79.14 | 16.09 | 108.64 | 72.15 | 99.80 | N/A | 43,500 | 34,427 | |
| 01-OCT-18 To 30-SEP-19 | 4 | 78.44 | 81.08 | 101.61 | 34.20 | 79.80 | 49.98 | 117.46 | N/A | 54,000 | 54,870 | |
| 01-OCT-19 To 30-SEP-20 | 9 | 96.84 | 95.26 | 75.84 | 23.40 | 125.61 | 33.87 | 173.93 | 69.94 to 107.41 | 38,675 | 29,329 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-18 To 31-DEC-18 | 2 | 108.63 | 108.63 | 114.27 | 08.13 | 95.06 | 99.80 | 117.46 | N/A | 61,000 | 69,706 | |
| 01-JAN-19 To 31-DEC-19 | 5 | 96.84 | 80.92 | 90.62 | 18.74 | 89.30 | 49.98 | 100.89 | N/A | 30,800 | 27,911 | |
| <u>ALL</u> | 15 | 96.84 | 90.24 | 84.83 | 23.33 | 106.38 | 33.87 | 173.93 | 69.94 to 100.89 | 43,405 | 36,820 | |

| VALUATION GROUP | | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|--------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | | |
| 1 | 15 | 96.84 | 90.24 | 84.83 | 23.33 | 106.38 | 33.87 | 173.93 | 69.94 to 100.89 | 43,405 | 36,820 | |
| <u>ALL</u> | 15 | 96.84 | 90.24 | 84.83 | 23.33 | 106.38 | 33.87 | 173.93 | 69.94 to 100.89 | 43,405 | 36,820 | |

| 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 | 15 | 96.84 | 90.24 | 84.83 | 23.33 | 106.38 | 33.87 | 173.93 | 69.94 to 100.89 | 43,405 | 36,820 | |
| 04 | | | | | | | | | | | | |
| <u>ALL</u> | 15 | 96.84 | 90.24 | 84.83 | 23.33 | 106.38 | 33.87 | 173.93 | 69.94 to 100.89 | 43,405 | 36,820 | |

**32 Frontier
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 : 15
 Total Sales Price : 651,074
 Total Adj. Sales Price : 651,074
 Total Assessed Value : 552,296
 Avg. Adj. Sales Price : 43,405
 Avg. Assessed Value : 36,820

MEDIAN : 97
 WGT. MEAN : 85
 MEAN : 90
 COD : 23.33
 PRD : 106.38

COV : 36.29
 STD : 32.75
 Avg. Abs. Dev : 22.59
 MAX Sales Ratio : 173.93
 MIN Sales Ratio : 33.87

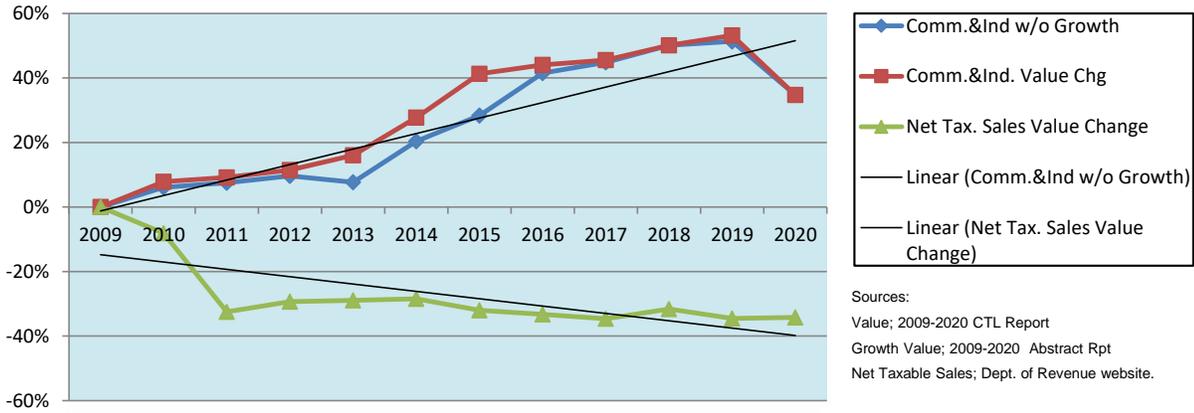
95% Median C.I. : 69.94 to 100.89
 95% Wgt. Mean C.I. : 60.31 to 109.35
 95% Mean C.I. : 72.10 to 108.38

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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 | 2 | 73.92 | 73.92 | 75.62 | 20.83 | 97.75 | 58.52 | 89.31 | N/A | 6,750 | 5,105 | |
| Less Than 30,000 | 8 | 98.32 | 97.09 | 98.70 | 23.82 | 98.37 | 49.98 | 173.93 | 49.98 to 173.93 | 15,438 | 15,236 | |
| ___ Ranges Excl. Low \$ ___ | | | | | | | | | | | | |
| Greater Than 4,999 | 15 | 96.84 | 90.24 | 84.83 | 23.33 | 106.38 | 33.87 | 173.93 | 69.94 to 100.89 | 43,405 | 36,820 | |
| Greater Than 14,999 | 13 | 98.35 | 92.75 | 85.02 | 22.81 | 109.09 | 33.87 | 173.93 | 69.94 to 107.41 | 49,044 | 41,699 | |
| Greater Than 29,999 | 7 | 85.18 | 82.42 | 81.58 | 23.46 | 101.03 | 33.87 | 117.46 | 33.87 to 117.46 | 75,368 | 61,486 | |
| ___ Incremental Ranges ___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 2 | 73.92 | 73.92 | 75.62 | 20.83 | 97.75 | 58.52 | 89.31 | N/A | 6,750 | 5,105 | |
| 15,000 TO 29,999 | 6 | 100.35 | 104.81 | 101.53 | 22.52 | 103.23 | 49.98 | 173.93 | 49.98 to 173.93 | 18,333 | 18,614 | |
| 30,000 TO 59,999 | 2 | 92.59 | 92.59 | 92.79 | 08.00 | 99.78 | 85.18 | 100.00 | N/A | 46,287 | 42,952 | |
| 60,000 TO 99,999 | 4 | 71.05 | 68.58 | 67.78 | 23.46 | 101.18 | 33.87 | 98.35 | N/A | 83,750 | 56,762 | |
| 100,000 TO 149,999 | 1 | 117.46 | 117.46 | 117.46 | 00.00 | 100.00 | 117.46 | 117.46 | N/A | 100,000 | 117,455 | |
| 150,000 TO 249,999 | | | | | | | | | | | | |
| 250,000 TO 499,999 | | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ ALL ___ | 15 | 96.84 | 90.24 | 84.83 | 23.33 | 106.38 | 33.87 | 173.93 | 69.94 to 100.89 | 43,405 | 36,820 | |

| OCCUPANCY CODE | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 344 | 2 | 98.87 | 98.87 | 98.76 | 02.05 | 100.11 | 96.84 | 100.89 | N/A | 19,000 | 18,764 | |
| 346 | 1 | 33.87 | 33.87 | 33.87 | 00.00 | 100.00 | 33.87 | 33.87 | N/A | 95,000 | 32,178 | |
| 350 | 2 | 84.97 | 84.97 | 80.73 | 17.69 | 105.25 | 69.94 | 100.00 | N/A | 66,287 | 53,514 | |
| 353 | 5 | 99.80 | 97.93 | 99.57 | 34.64 | 98.35 | 49.98 | 173.93 | N/A | 15,600 | 15,533 | |
| 406 | 3 | 89.31 | 90.95 | 93.72 | 04.92 | 97.04 | 85.18 | 98.35 | N/A | 47,500 | 44,515 | |
| 442 | 1 | 72.15 | 72.15 | 72.15 | 00.00 | 100.00 | 72.15 | 72.15 | N/A | 65,000 | 46,897 | |
| 528 | 1 | 117.46 | 117.46 | 117.46 | 00.00 | 100.00 | 117.46 | 117.46 | N/A | 100,000 | 117,455 | |
| ___ ALL ___ | 15 | 96.84 | 90.24 | 84.83 | 23.33 | 106.38 | 33.87 | 173.93 | 69.94 to 100.89 | 43,405 | 36,820 | |

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 | \$ 14,757,254 | \$ 118,683 | | \$ 14,638,571 | -- | \$ 13,686,080 | -- |
| 2009 | \$ 15,525,605 | \$ 921,755 | 5.94% | \$ 14,603,850 | -- | \$ 15,180,973 | -- |
| 2010 | \$ 16,745,440 | \$ 270,000 | 1.61% | \$ 16,475,440 | 6.12% | \$ 13,950,982 | -8.10% |
| 2011 | \$ 16,950,620 | \$ 258,610 | 1.53% | \$ 16,692,010 | -0.32% | \$ 10,253,864 | -26.50% |
| 2012 | \$ 17,310,824 | \$ 282,322 | 1.63% | \$ 17,028,502 | 0.46% | \$ 10,734,744 | 4.69% |
| 2013 | \$ 18,016,208 | \$ 1,299,623 | 7.21% | \$ 16,716,585 | -3.43% | \$ 10,787,995 | 0.50% |
| 2014 | \$ 19,833,229 | \$ 1,144,598 | 5.77% | \$ 18,688,631 | 3.73% | \$ 10,862,702 | 0.69% |
| 2015 | \$ 21,934,456 | \$ 2,007,909 | 9.15% | \$ 19,926,547 | 0.47% | \$ 10,329,262 | -4.91% |
| 2016 | \$ 22,362,106 | \$ 387,869 | 1.73% | \$ 21,974,237 | 0.18% | \$ 10,131,869 | -1.91% |
| 2017 | \$ 22,594,307 | \$ 111,891 | 0.50% | \$ 22,482,416 | 0.54% | \$ 9,923,837 | -2.05% |
| 2018 | \$ 23,303,443 | \$ - | 0.00% | \$ 23,303,443 | 3.14% | \$ 10,387,565 | 4.67% |
| 2019 | \$ 23,785,014 | \$ 286,436 | 1.20% | \$ 23,498,578 | 0.84% | \$ 9,940,578 | -4.30% |
| 2020 | \$ 20,914,984 | \$ - | 0.00% | \$ 20,914,984 | -12.07% | \$ 9,990,552 | 0.50% |
| Ann %chg | 4.36% | | | Average | 1.17% | -4.15% | -3.72% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2009 | - | - | - |
| 2010 | 6.12% | 7.86% | -8.10% |
| 2011 | 7.51% | 9.18% | -32.46% |
| 2012 | 9.68% | 11.50% | -29.29% |
| 2013 | 7.67% | 16.04% | -28.94% |
| 2014 | 20.37% | 27.75% | -28.45% |
| 2015 | 28.35% | 41.28% | -31.96% |
| 2016 | 41.54% | 44.03% | -33.26% |
| 2017 | 44.81% | 45.53% | -34.63% |
| 2018 | 50.10% | 50.10% | -31.58% |
| 2019 | 51.35% | 53.20% | -34.52% |
| 2020 | 34.71% | 34.71% | -34.19% |

| | |
|---------------|----------|
| County Number | 32 |
| County Name | Frontier |

32 Frontier
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 : 53
Total Sales Price : 24,744,870
Total Adj. Sales Price : 24,744,870
Total Assessed Value : 17,809,445
Avg. Adj. Sales Price : 466,884
Avg. Assessed Value : 336,027

MEDIAN : 71
WGT. MEAN : 72
MEAN : 73
COD : 15.94
PRD : 101.03

COV : 19.61
STD : 14.26
Avg. Abs. Dev : 11.27
MAX Sales Ratio : 112.38
MIN Sales Ratio : 47.12

95% Median C.I. : 66.96 to 77.72
95% Wgt. Mean C.I. : 67.34 to 76.61
95% Mean C.I. : 68.87 to 76.55

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-17 To 31-DEC-17 | 3 | 81.51 | 79.24 | 82.27 | 12.96 | 96.32 | 62.26 | 93.95 | N/A | 266,667 | 219,384 |
| 01-JAN-18 To 31-MAR-18 | 8 | 63.52 | 64.91 | 66.49 | 15.02 | 97.62 | 47.86 | 90.07 | 47.86 to 90.07 | 431,875 | 287,161 |
| 01-APR-18 To 30-JUN-18 | 5 | 67.45 | 68.28 | 67.75 | 03.84 | 100.78 | 64.20 | 74.90 | N/A | 427,234 | 289,464 |
| 01-JUL-18 To 30-SEP-18 | 3 | 68.60 | 66.72 | 69.16 | 06.62 | 96.47 | 58.98 | 72.59 | N/A | 284,925 | 197,053 |
| 01-OCT-18 To 31-DEC-18 | 1 | 93.28 | 93.28 | 93.28 | 00.00 | 100.00 | 93.28 | 93.28 | N/A | 450,000 | 419,748 |
| 01-JAN-19 To 31-MAR-19 | 3 | 72.00 | 72.93 | 70.69 | 04.63 | 103.17 | 68.39 | 78.39 | N/A | 337,296 | 238,421 |
| 01-APR-19 To 30-JUN-19 | 6 | 88.80 | 85.97 | 85.60 | 09.07 | 100.43 | 70.39 | 99.96 | 70.39 to 99.96 | 439,620 | 376,304 |
| 01-JUL-19 To 30-SEP-19 | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | 1 | 48.74 | 48.74 | 48.74 | 00.00 | 100.00 | 48.74 | 48.74 | N/A | 250,000 | 121,856 |
| 01-JAN-20 To 31-MAR-20 | 14 | 74.21 | 73.95 | 70.86 | 13.95 | 104.36 | 51.67 | 91.45 | 63.64 to 87.56 | 574,907 | 407,354 |
| 01-APR-20 To 30-JUN-20 | 7 | 61.17 | 69.94 | 69.76 | 24.85 | 100.26 | 47.12 | 112.38 | 47.12 to 112.38 | 574,946 | 401,086 |
| 01-JUL-20 To 30-SEP-20 | 2 | 76.82 | 76.82 | 73.45 | 06.52 | 104.59 | 71.81 | 81.83 | N/A | 537,998 | 395,133 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-17 To 30-SEP-18 | 19 | 66.96 | 68.35 | 68.92 | 12.38 | 99.17 | 47.86 | 93.95 | 62.26 to 74.90 | 381,366 | 262,838 |
| 01-OCT-18 To 30-SEP-19 | 10 | 83.24 | 82.79 | 82.76 | 11.89 | 100.04 | 68.39 | 99.96 | 70.39 to 93.28 | 409,961 | 339,284 |
| 01-OCT-19 To 30-SEP-20 | 24 | 71.22 | 71.97 | 70.32 | 17.26 | 102.35 | 47.12 | 112.38 | 61.17 to 82.27 | 558,305 | 392,612 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-18 To 31-DEC-18 | 17 | 66.96 | 67.89 | 68.96 | 12.08 | 98.45 | 47.86 | 93.28 | 59.98 to 74.90 | 405,644 | 279,736 |
| 01-JAN-19 To 31-DEC-19 | 10 | 76.84 | 78.34 | 79.37 | 14.80 | 98.70 | 48.74 | 99.96 | 68.39 to 92.59 | 389,961 | 309,494 |
| <u>ALL</u> | 53 | 70.69 | 72.71 | 71.97 | 15.94 | 101.03 | 47.12 | 112.38 | 66.96 to 77.72 | 466,884 | 336,027 |

| AREA (MARKET) | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1 | 53 | 70.69 | 72.71 | 71.97 | 15.94 | 101.03 | 47.12 | 112.38 | 66.96 to 77.72 | 466,884 | 336,027 |
| <u>ALL</u> | 53 | 70.69 | 72.71 | 71.97 | 15.94 | 101.03 | 47.12 | 112.38 | 66.96 to 77.72 | 466,884 | 336,027 |

32 Frontier
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 : 53
 Total Sales Price : 24,744,870
 Total Adj. Sales Price : 24,744,870
 Total Assessed Value : 17,809,445
 Avg. Adj. Sales Price : 466,884
 Avg. Assessed Value : 336,027

MEDIAN : 71
 WGT. MEAN : 72
 MEAN : 73
 COD : 15.94
 PRD : 101.03

COV : 19.61
 STD : 14.26
 Avg. Abs. Dev : 11.27
 MAX Sales Ratio : 112.38
 MIN Sales Ratio : 47.12

95% Median C.I. : 66.96 to 77.72
 95% Wgt. Mean C.I. : 67.34 to 76.61
 95% Mean C.I. : 68.87 to 76.55

Printed:3/18/2021 10:48:45AM

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 |
|------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____Dry_____ | | | | | | | | | | | |
| County | 3 | 67.45 | 66.34 | 68.92 | 06.73 | 96.26 | 58.98 | 72.59 | N/A | 286,592 | 197,508 |
| 1 | 3 | 67.45 | 66.34 | 68.92 | 06.73 | 96.26 | 58.98 | 72.59 | N/A | 286,592 | 197,508 |
| _____Grass_____ | | | | | | | | | | | |
| County | 7 | 64.20 | 63.08 | 63.87 | 18.85 | 98.76 | 47.12 | 91.45 | 47.12 to 91.45 | 279,567 | 178,560 |
| 1 | 7 | 64.20 | 63.08 | 63.87 | 18.85 | 98.76 | 47.12 | 91.45 | 47.12 to 91.45 | 279,567 | 178,560 |
| _____ALL_____ | 53 | 70.69 | 72.71 | 71.97 | 15.94 | 101.03 | 47.12 | 112.38 | 66.96 to 77.72 | 466,884 | 336,027 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 3 | 61.17 | 60.71 | 60.66 | 09.61 | 100.08 | 51.67 | 69.30 | N/A | 719,333 | 436,341 |
| 1 | 3 | 61.17 | 60.71 | 60.66 | 09.61 | 100.08 | 51.67 | 69.30 | N/A | 719,333 | 436,341 |
| _____Dry_____ | | | | | | | | | | | |
| County | 7 | 72.59 | 73.43 | 73.47 | 08.78 | 99.95 | 58.98 | 82.80 | 58.98 to 82.80 | 236,377 | 173,672 |
| 1 | 7 | 72.59 | 73.43 | 73.47 | 08.78 | 99.95 | 58.98 | 82.80 | 58.98 to 82.80 | 236,377 | 173,672 |
| _____Grass_____ | | | | | | | | | | | |
| County | 16 | 73.52 | 73.59 | 79.65 | 21.84 | 92.39 | 47.12 | 112.38 | 50.46 to 90.07 | 385,248 | 306,840 |
| 1 | 16 | 73.52 | 73.59 | 79.65 | 21.84 | 92.39 | 47.12 | 112.38 | 50.46 to 90.07 | 385,248 | 306,840 |
| _____ALL_____ | 53 | 70.69 | 72.71 | 71.97 | 15.94 | 101.03 | 47.12 | 112.38 | 66.96 to 77.72 | 466,884 | 336,027 |

Frontier County 2021 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|------------|----------|------|------|------|------|------|------|------|------|------------------|
| Frontier | 1 | 2885 | 2881 | 2811 | 2833 | 2785 | 2785 | 2731 | 2683 | 2856 |
| Lincoln | 4 | 2790 | 2768 | 2278 | 2703 | 2790 | 2790 | 2496 | 2604 | 2704 |
| Dawson | 2 | 3300 | 3300 | 3300 | 2857 | n/a | 1640 | 1510 | 1480 | 3112 |
| Gosper | 1 | 4975 | 4975 | 4100 | 3300 | n/a | 3100 | 2900 | 2750 | 4739 |
| Gosper | 4 | 4120 | 4120 | 3499 | 2943 | 2712 | n/a | 2515 | 2354 | 3489 |
| Furnas | 1 | 3695 | 3695 | 2995 | 2815 | n/a | 2065 | 1980 | 1980 | 3323 |
| Red Willow | 1 | 2975 | 2975 | 2809 | 2744 | 2645 | 1539 | 2251 | 2225 | 2898 |
| Hitchcock | 1 | 2480 | 2480 | 2355 | 2355 | 2275 | 2275 | 2195 | 2195 | 2448 |
| Hayes | 1 | 2650 | 2650 | 2490 | 2490 | 2325 | 2325 | 2210 | 2210 | 2501 |

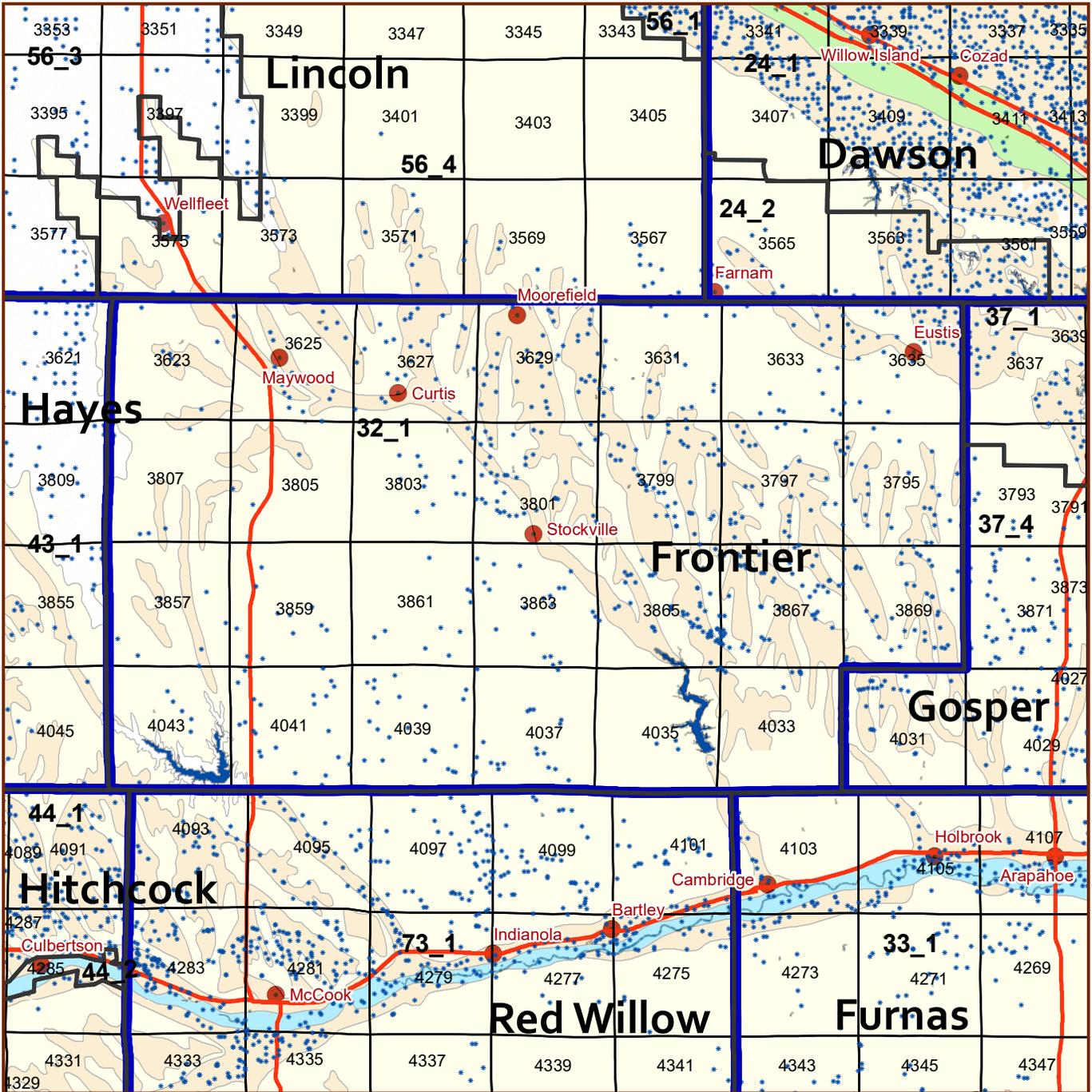
| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|------------|----------|------|------|------|------|------|------|------|------|------------------|
| Frontier | 1 | 1235 | 1235 | 1185 | 1185 | 1135 | n/a | 1085 | 1085 | 1212 |
| Lincoln | 4 | 1250 | 1250 | 1250 | 1250 | 1250 | 1250 | 1250 | 1250 | 1250 |
| Dawson | 2 | n/a | 1345 | 1345 | 1200 | 1200 | 1045 | 890 | 735 | 1132 |
| Gosper | 1 | n/a | 1821 | 1730 | 1635 | 1501 | 1280 | 1215 | 1215 | 1715 |
| Gosper | 4 | n/a | 1744 | 1626 | 1525 | n/a | 1177 | 1156 | 1156 | 1613 |
| Furnas | 1 | 1625 | 1625 | 1115 | 1115 | 1115 | n/a | 1015 | 1015 | 1426 |
| Red Willow | 1 | 1270 | 1270 | 1225 | 1225 | 1135 | 1135 | 1060 | 1060 | 1241 |
| Hitchcock | 1 | 1075 | 1075 | 1005 | 1005 | 935 | 935 | 830 | 830 | 1045 |
| Hayes | 1 | n/a | 895 | 805 | 805 | 780 | 780 | 735 | 735 | 863 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|------------|----------|-----|-----|-----|------|------|-----|-----|------|--------------------|
| Frontier | 1 | 585 | 585 | 585 | n/a | 585 | 585 | 585 | 585 | 585 |
| Lincoln | 4 | 625 | 625 | 625 | 625 | 625 | 585 | 585 | 585 | 622 |
| Dawson | 2 | 735 | 735 | 590 | 590 | 590 | n/a | 590 | n/a | 603 |
| Gosper | 1 | 975 | 984 | 975 | 975 | 1349 | n/a | 975 | 1335 | 978 |
| Gosper | 4 | 883 | 884 | 883 | 1252 | 1252 | n/a | 884 | 1252 | 884 |
| Furnas | 1 | 799 | 800 | 800 | 800 | 800 | n/a | 800 | n/a | 800 |
| Red Willow | 1 | 984 | 847 | 602 | 589 | 585 | 593 | 596 | 753 | 643 |
| Hitchcock | 1 | 585 | 585 | 585 | 585 | n/a | 585 | 585 | 585 | 585 |
| Hayes | 1 | 515 | 515 | n/a | 515 | 515 | 515 | 515 | 515 | 515 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|------------|----------|------|--------|-------|
| Frontier | 1 | 1070 | n/a | n/a |
| Lincoln | 4 | n/a | n/a | 306 |
| Dawson | 2 | n/a | n/a | 50 |
| Gosper | 1 | n/a | n/a | 100 |
| Gosper | 4 | n/a | n/a | 100 |
| Furnas | 1 | 800 | 800 | 75 |
| Red Willow | 1 | 1220 | 585 | 25 |
| Hitchcock | 1 | 1166 | n/a | 50 |
| Hayes | 1 | 683 | n/a | 25 |

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.

FRONTIER COUNTY



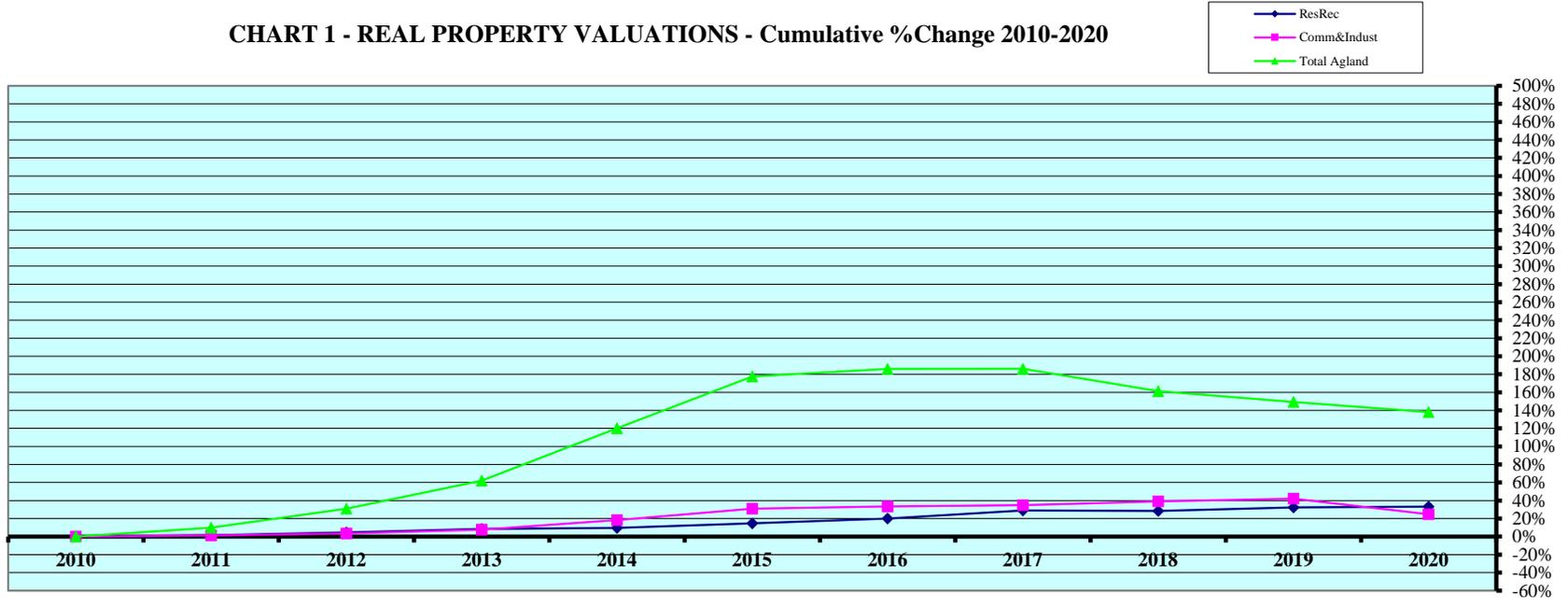
Legend

- 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 ⁽¹⁾ | | | | Commercial & Industrial ⁽¹⁾ | | | | Total Agricultural Land ⁽¹⁾ | | | |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
| | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2010 | 52,281,060 | -- | -- | -- | 16,745,440 | -- | -- | -- | 261,200,582 | -- | -- | -- |
| 2011 | 53,052,071 | 771,011 | 1.47% | 1.47% | 16,950,620 | 205,180 | 1.23% | 1.23% | 287,406,487 | 26,205,905 | 10.03% | 10.03% |
| 2012 | 54,616,760 | 1,564,689 | 2.95% | 4.47% | 17,310,824 | 360,204 | 2.13% | 3.38% | 342,320,389 | 54,913,902 | 19.11% | 31.06% |
| 2013 | 56,695,775 | 2,079,015 | 3.81% | 8.44% | 18,016,208 | 705,384 | 4.07% | 7.59% | 423,642,816 | 81,322,427 | 23.76% | 62.19% |
| 2014 | 57,265,187 | 569,412 | 1.00% | 9.53% | 19,833,229 | 1,817,021 | 10.09% | 18.44% | 574,950,032 | 151,307,216 | 35.72% | 120.12% |
| 2015 | 59,992,811 | 2,727,624 | 4.76% | 14.75% | 21,934,456 | 2,101,227 | 10.59% | 30.99% | 724,821,727 | 149,871,695 | 26.07% | 177.50% |
| 2016 | 62,752,118 | 2,759,307 | 4.60% | 20.03% | 22,362,106 | 427,650 | 1.95% | 33.54% | 747,320,413 | 22,498,686 | 3.10% | 186.11% |
| 2017 | 67,391,438 | 4,639,320 | 7.39% | 28.90% | 22,594,307 | 232,201 | 1.04% | 34.93% | 747,374,509 | 54,096 | 0.01% | 186.13% |
| 2018 | 67,069,482 | -321,956 | -0.48% | 28.29% | 23,303,443 | 709,136 | 3.14% | 39.16% | 682,428,280 | -64,946,229 | -8.69% | 161.27% |
| 2019 | 69,154,352 | 2,084,870 | 3.11% | 32.27% | 23,785,014 | 481,571 | 2.07% | 42.04% | 650,748,108 | -31,680,172 | -4.64% | 149.14% |
| 2020 | 69,667,709 | 513,357 | 0.74% | 33.26% | 20,914,984 | -2,870,030 | -12.07% | 24.90% | 621,890,958 | -28,857,150 | -4.43% | 138.09% |

Rate Annual %chg: Residential & Recreational **2.91%**

Commercial & Industrial **2.25%**

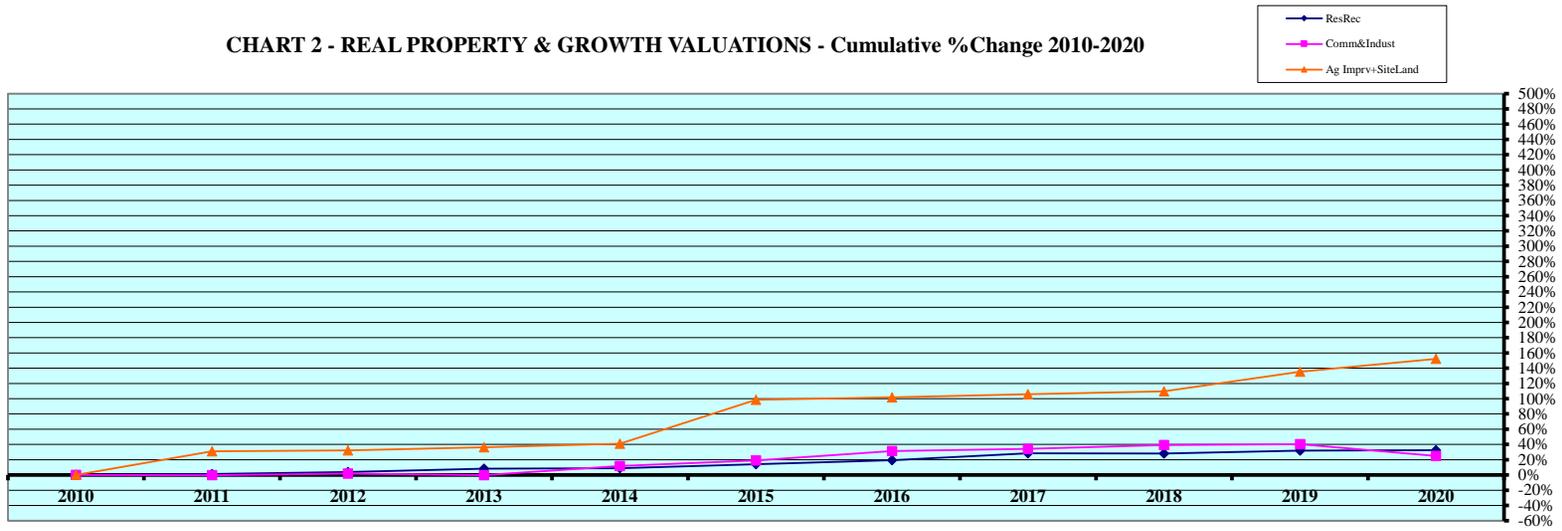
Agricultural Land **9.06%**

Cnty# **32**
County **FRONTIER**

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 ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | |
|--------------|---|--------------|----------------------------|----------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2010 | 52,281,060 | 695,828 | 1.33% | 51,585,232 | -- | -- | 16,745,440 | 270,000 | 1.61% | 16,475,440 | -- | -- |
| 2011 | 53,052,071 | 171,969 | 0.32% | 52,880,102 | 1.15% | 1.15% | 16,950,620 | 258,610 | 1.53% | 16,692,010 | -0.32% | -0.32% |
| 2012 | 54,616,760 | 267,971 | 0.49% | 54,348,789 | 2.44% | 3.96% | 17,310,824 | 282,322 | 1.63% | 17,028,502 | 0.46% | 1.69% |
| 2013 | 56,695,775 | 104,119 | 0.18% | 56,591,656 | 3.62% | 8.25% | 18,016,208 | 1,299,623 | 7.21% | 16,716,585 | -3.43% | -0.17% |
| 2014 | 57,265,187 | 422,223 | 0.74% | 56,842,964 | 0.26% | 8.73% | 19,833,229 | 1,144,598 | 5.77% | 18,688,631 | 3.73% | 11.60% |
| 2015 | 59,992,811 | 271,146 | 0.45% | 59,721,665 | 4.29% | 14.23% | 21,934,456 | 2,007,909 | 9.15% | 19,926,547 | 0.47% | 19.00% |
| 2016 | 62,752,118 | 379,610 | 0.60% | 62,372,508 | 3.97% | 19.30% | 22,362,106 | 387,869 | 1.73% | 21,974,237 | 0.18% | 31.23% |
| 2017 | 67,391,438 | 332,899 | 0.49% | 67,058,539 | 6.86% | 28.27% | 22,594,307 | 111,891 | 0.50% | 22,482,416 | 0.54% | 34.26% |
| 2018 | 67,069,482 | 156,503 | 0.23% | 66,912,979 | -0.71% | 27.99% | 23,303,443 | 0 | 0.00% | 23,303,443 | 3.14% | 39.16% |
| 2019 | 69,154,352 | 186,068 | 0.27% | 68,968,284 | 2.83% | 31.92% | 23,785,014 | 286,436 | 1.20% | 23,498,578 | 0.84% | 40.33% |
| 2020 | 69,667,709 | 395,639 | 0.57% | 69,272,070 | 0.17% | 32.50% | 20,914,984 | 0 | 0.00% | 20,914,984 | -12.07% | 24.90% |
| Rate Ann%chg | 2.91% | | Resid & Recreat w/o growth | | | 2.49% | 2.25% | | C & I w/o growth | | | -0.65% |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | | | | |
|--------------|--|-----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
| | Agric. Dwelling & Homesite Value | Ag Outbldg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2010 | 22,334,698 | 12,570,772 | 34,905,470 | 791,479 | 2.27% | 34,113,991 | -- | -- |
| 2011 | 25,451,145 | 20,716,088 | 46,167,233 | 383,543 | 0.83% | 45,783,690 | 31.16% | 31.16% |
| 2012 | 25,654,690 | 21,132,427 | 46,787,117 | 657,684 | 1.41% | 46,129,433 | -0.08% | 32.16% |
| 2013 | 26,962,052 | 22,396,000 | 49,358,052 | 1,754,035 | 3.55% | 47,604,017 | 1.75% | 36.38% |
| 2014 | 27,218,575 | 22,894,876 | 50,113,451 | 923,250 | 1.84% | 49,190,201 | -0.34% | 40.92% |
| 2015 | 36,065,239 | 34,165,608 | 70,230,847 | 882,806 | 1.26% | 69,348,041 | 38.38% | 98.67% |
| 2016 | 36,741,183 | 35,193,180 | 71,934,363 | 1,474,544 | 2.05% | 70,459,819 | 0.33% | 101.86% |
| 2017 | 36,865,049 | 36,164,082 | 73,029,131 | 1,218,171 | 1.67% | 71,810,960 | -0.17% | 105.73% |
| 2018 | 37,490,019 | 36,495,795 | 73,985,814 | 750,579 | 1.01% | 73,235,235 | 0.28% | 109.81% |
| 2019 | 43,428,791 | 39,146,374 | 82,575,165 | 419,034 | 0.51% | 82,156,131 | 11.04% | 135.37% |
| 2020 | 43,685,860 | 44,944,515 | 88,630,375 | 595,633 | 0.67% | 88,034,742 | 6.61% | 152.21% |
| Rate Ann%chg | 6.94% | 13.59% | 9.77% | Ag Imprv+Site w/o growth | | 8.90% | | |

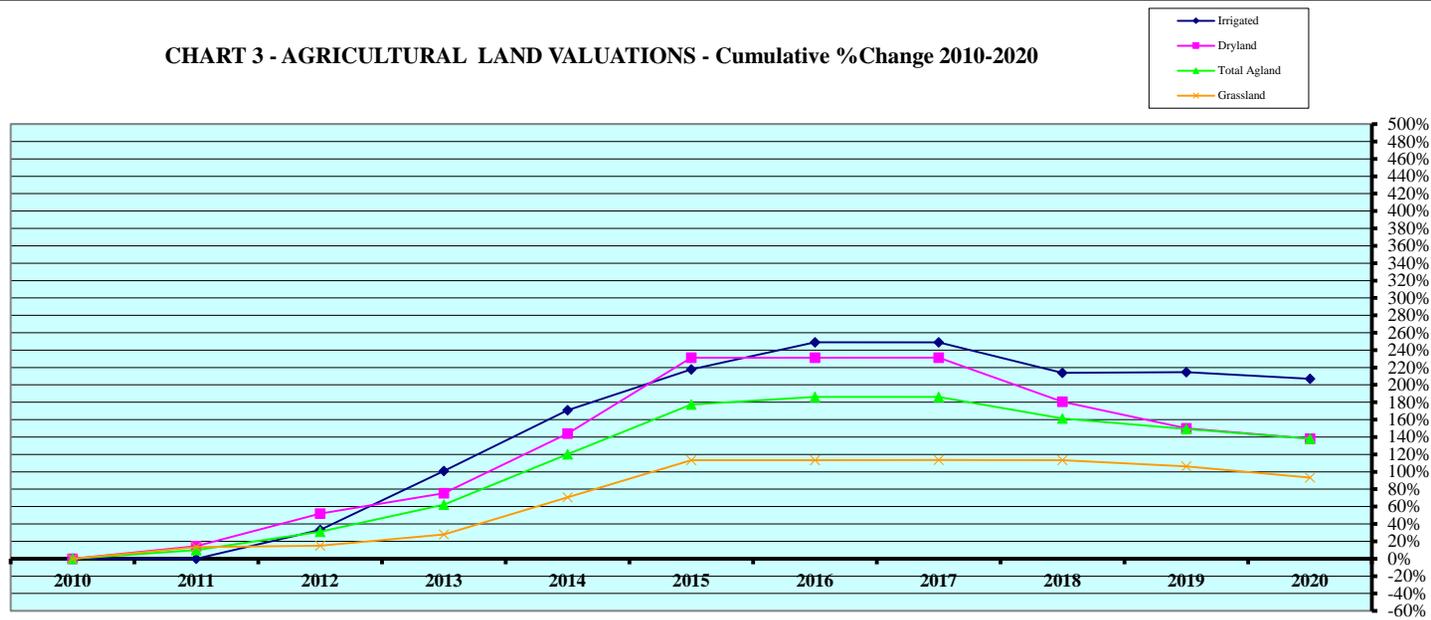
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 32
County FRONTIER

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 | 71,573,725 | -- | -- | -- | 78,732,524 | -- | -- | -- | 110,894,333 | -- | -- | -- |
| 2011 | 71,575,751 | 2,026 | 0.00% | 0.00% | 90,167,033 | 11,434,509 | 14.52% | 14.52% | 125,663,703 | 14,769,370 | 13.32% | 13.32% |
| 2012 | 95,225,460 | 23,649,709 | 33.04% | 33.05% | 119,592,175 | 29,425,142 | 32.63% | 51.90% | 127,502,754 | 1,839,051 | 1.46% | 14.98% |
| 2013 | 143,824,512 | 48,599,052 | 51.04% | 100.95% | 137,985,058 | 18,392,883 | 15.38% | 75.26% | 141,833,246 | 14,330,492 | 11.24% | 27.90% |
| 2014 | 193,782,968 | 49,958,456 | 34.74% | 170.75% | 192,026,028 | 54,040,970 | 39.16% | 143.90% | 189,141,036 | 47,307,790 | 33.35% | 70.56% |
| 2015 | 227,371,967 | 33,588,999 | 17.33% | 217.68% | 260,760,046 | 68,734,018 | 35.79% | 231.20% | 236,689,714 | 47,548,678 | 25.14% | 113.44% |
| 2016 | 249,800,253 | 22,428,286 | 9.86% | 249.01% | 260,808,004 | 47,958 | 0.02% | 231.26% | 236,712,156 | 22,442 | 0.01% | 113.46% |
| 2017 | 249,646,195 | -154,058 | -0.06% | 248.80% | 260,857,009 | 49,005 | 0.02% | 231.32% | 236,871,305 | 159,149 | 0.07% | 113.60% |
| 2018 | 224,718,978 | -24,927,217 | -9.99% | 213.97% | 221,025,754 | -39,831,255 | -15.27% | 180.73% | 236,683,548 | -187,757 | -0.08% | 113.43% |
| 2019 | 225,138,215 | 419,237 | 0.19% | 214.55% | 196,901,790 | -24,123,964 | -10.91% | 150.09% | 228,708,103 | -7,975,445 | -3.37% | 106.24% |
| 2020 | 219,715,772 | -5,422,443 | -2.41% | 206.98% | 187,558,042 | -9,343,748 | -4.75% | 138.22% | 214,396,418 | -14,311,685 | -6.26% | 93.33% |

Rate Ann.%chg: Irrigated **11.87%** Dryland **9.07%** Grassland **6.81%**

| Tax Year | Waste Land ⁽¹⁾ | | | | Other Agland ⁽¹⁾ | | | | Total Agricultural | | | |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|-----------|---------|-----------|--------------------|-------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2010 | 0 | -- | -- | -- | 0 | -- | -- | -- | 261,200,582 | -- | -- | -- |
| 2011 | 0 | 0 | -- | -- | 0 | 0 | -- | -- | 287,406,487 | 26,205,905 | 10.03% | 10.03% |
| 2012 | 0 | 0 | -- | -- | 0 | 0 | -- | -- | 342,320,389 | 54,913,902 | 19.11% | 31.06% |
| 2013 | 0 | 0 | -- | -- | 0 | 0 | -- | -- | 423,642,816 | 81,322,427 | 23.76% | 62.19% |
| 2014 | 0 | 0 | -- | -- | 0 | 0 | -- | -- | 574,950,032 | 151,307,216 | 35.72% | 120.12% |
| 2015 | 0 | 0 | -- | -- | 0 | 0 | -- | -- | 724,821,727 | 149,871,695 | 26.07% | 177.50% |
| 2016 | 0 | 0 | -- | -- | 0 | 0 | -- | -- | 747,320,413 | 22,498,686 | 3.10% | 186.11% |
| 2017 | 0 | 0 | -- | -- | 0 | 0 | -- | -- | 747,374,509 | 54,096 | 0.01% | 186.13% |
| 2018 | 0 | 0 | -- | -- | 0 | 0 | -- | -- | 682,428,280 | -64,946,229 | -8.69% | 161.27% |
| 2019 | 0 | 0 | -- | -- | 0 | 0 | -- | -- | 650,748,108 | -31,680,172 | -4.64% | 149.14% |
| 2020 | 0 | 0 | -- | -- | 220,726 | 220,726 | -- | -- | 621,890,958 | -28,857,150 | -4.43% | 138.09% |

Cnty# **32**
County **FRONTIER**

Rate Ann.%chg: Total Agric Land **9.06%**

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

| Tax Year | IRRIGATED LAND | | | | | DRYLAND | | | | | GRASSLAND | | | | |
|----------|----------------|--------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2010 | 71,520,632 | 74,845 | 956 | | | 78,762,652 | 158,007 | 498 | | | 81,700,995 | 133,333 | 613 | | |
| 2011 | 71,481,169 | 74,859 | 955 | -0.07% | -0.07% | 90,220,805 | 157,350 | 573 | 15.03% | 15.03% | 89,688,965 | 135,300 | 663 | 8.18% | 9.46% |
| 2012 | 95,226,097 | 74,821 | 1,273 | 33.29% | 33.19% | 119,593,628 | 157,319 | 760 | 32.58% | 52.50% | 89,574,800 | 130,628 | 686 | 3.44% | 13.24% |
| 2013 | 143,824,512 | 75,417 | 1,907 | 49.84% | 99.57% | 137,985,084 | 157,559 | 876 | 15.20% | 75.69% | 97,239,960 | 127,646 | 762 | 11.09% | 25.80% |
| 2014 | 193,782,307 | 75,527 | 2,566 | 34.54% | 168.50% | 192,033,009 | 157,398 | 1,220 | 39.31% | 144.75% | 128,539,130 | 127,483 | 1,008 | 32.36% | 66.50% |
| 2015 | 227,400,649 | 76,624 | 2,968 | 15.67% | 210.57% | 260,768,361 | 156,133 | 1,670 | 36.89% | 235.06% | 149,636,865 | 127,257 | 1,176 | 16.62% | 94.17% |
| 2016 | 249,782,976 | 76,466 | 3,267 | 10.07% | 241.84% | 260,779,569 | 156,133 | 1,670 | 0.00% | 235.07% | 164,929,515 | 127,713 | 1,291 | 9.83% | 113.25% |
| 2017 | 249,786,444 | 76,425 | 3,268 | 0.06% | 242.03% | 260,857,129 | 156,178 | 1,670 | 0.00% | 235.07% | 174,353,050 | 127,360 | 1,369 | 6.01% | 126.06% |
| 2018 | 224,718,978 | 76,478 | 2,938 | -10.10% | 207.49% | 221,025,751 | 156,170 | 1,415 | -15.26% | 183.92% | 167,960,980 | 130,138 | 1,291 | -5.72% | 113.13% |
| 2019 | 225,138,602 | 76,625 | 2,938 | 0.00% | 207.48% | 196,904,708 | 154,987 | 1,270 | -10.23% | 154.87% | 167,183,410 | 129,675 | 1,289 | -0.11% | 112.90% |
| 2020 | 219,727,926 | 76,944 | 2,856 | -2.81% | 198.84% | 187,420,850 | 154,669 | 1,212 | -4.62% | 143.09% | 214,272,129 | 365,026 | 587 | -54.47% | -4.20% |

Rate Annual %chg Average Value/Acre:

11.57%

9.29%

-0.43%

| Tax Year | WASTE LAND ⁽²⁾ | | | | | OTHER AGLAND ⁽²⁾ | | | | | TOTAL AGRICULTURAL LAND ⁽¹⁾ | | | | |
|----------|---------------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|-------|--------------------|---------------------|-----------------------|--|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2010 | 0 | 0 | | | | 0 | 0 | | | | 261,151,581 | 596,354 | 438 | | |
| 2011 | 0 | 0 | | | | 0 | 0 | | | | 287,366,411 | 596,453 | 482 | 10.02% | 10.02% |
| 2012 | 0 | 0 | | | | 0 | 0 | | | | 342,330,361 | 596,448 | 574 | 19.13% | 31.06% |
| 2013 | 0 | 0 | | | | 0 | 0 | | | | 342,330,361 | 596,656 | 710 | 23.71% | 62.14% |
| 2014 | 0 | 0 | | | | 0 | 0 | | | | 574,953,111 | 596,651 | 964 | 35.72% | 120.05% |
| 2015 | 0 | 0 | | | | 0 | 0 | | | | 724,854,287 | 596,883 | 1,214 | 26.02% | 177.31% |
| 2016 | 0 | 0 | | | | 0 | 0 | | | | 747,272,549 | 596,764 | 1,252 | 3.11% | 185.95% |
| 2017 | 0 | 0 | | | | 0 | 0 | | | | 747,366,855 | 596,789 | 1,252 | 0.01% | 185.97% |
| 2018 | 0 | 0 | | | | 0 | 0 | | | | 682,428,288 | 596,772 | 1,144 | -8.69% | 161.13% |
| 2019 | 0 | 0 | | | | 0 | 0 | | | | 650,663,320 | 596,493 | 1,091 | -4.61% | 149.09% |
| 2020 | - | 0 | | | | 220,726 | 196 | 1,125 | | | 621,641,631 | 596,835 | 1,042 | -4.52% | 137.85% |

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FRONTIER

Rate Annual %chg Average Value/Acre:

9.05%

(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 |
|------------------------------------|------------------------------|------------------|----------------|----------------|-------------------|-------------------|------------|------------|----------------|----------------|---------------|----------|-------------------|
| 2,756 | FRONTIER | 32,972,443 | 13,305,777 | 3,192,286 | 60,945,508 | 20,914,984 | 0 | 8,722,201 | 621,890,958 | 43,685,860 | 44,944,515 | 385,920 | 850,960,452 |
| cnty sectorvalue % of total value: | | 3.87% | 1.56% | 0.38% | 7.16% | 2.46% | | 1.02% | 73.08% | 5.13% | 5.28% | 0.05% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 939 | CURTIS | 1,965,196 | 474,667 | 100,909 | 21,531,998 | 5,053,669 | 0 | 0 | 67,773 | 0 | 0 | 0 | 29,194,212 |
| 34.07% | %sector of county sector | 5.96% | 3.57% | 3.16% | 35.33% | 24.16% | | | 0.01% | | | | 3.43% |
| | %sector of municipality | 6.73% | 1.63% | 0.35% | 73.75% | 17.31% | | | 0.23% | | | | 100.00% |
| 401 | EUSTIS | 1,400,071 | 271,440 | 52,187 | 15,845,967 | 4,324,493 | 0 | 0 | 12,924 | 0 | 0 | 0 | 21,907,082 |
| 14.55% | %sector of county sector | 4.25% | 2.04% | 1.63% | 26.00% | 20.68% | | | 0.00% | | | | 2.57% |
| | %sector of municipality | 6.39% | 1.24% | 0.24% | 72.33% | 19.74% | | | 0.06% | | | | 100.00% |
| 261 | MAYWOOD | 204,567 | 112,023 | 45,093 | 6,827,087 | 6,295,886 | 0 | 0 | 66,623 | 292,431 | 76,382 | 0 | 13,920,092 |
| 9.47% | %sector of county sector | 0.62% | 0.84% | 1.41% | 11.20% | 30.10% | | | 0.01% | 0.67% | 0.17% | | 1.64% |
| | %sector of municipality | 1.47% | 0.80% | 0.32% | 49.04% | 45.23% | | | 0.48% | 2.10% | 0.55% | | 100.00% |
| 32 | MOOREFIELD | 70,880 | 8,522 | 20,981 | 767,797 | 419,760 | 0 | 0 | 40,704 | 0 | 0 | 0 | 1,328,644 |
| 1.16% | %sector of county sector | 0.21% | 0.06% | 0.66% | 1.26% | 2.01% | | | 0.01% | 2.01% | | | 0.16% |
| | %sector of municipality | 5.33% | 0.64% | 1.58% | 57.79% | 31.59% | | | 3.06% | | | | 100.00% |
| 25 | STOCKVILLE | 57,715 | 92,294 | 908 | 756,882 | 73,038 | 0 | 0 | 33,295 | 0 | 0 | 0 | 1,014,132 |
| 0.91% | %sector of county sector | 0.18% | 0.69% | 0.03% | 1.24% | 0.35% | | | 0.01% | | | | 0.12% |
| | %sector of municipality | 5.69% | 9.10% | 0.09% | 74.63% | 7.20% | | | 3.28% | | | | 100.00% |
| 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 1,658 | Total Municipalities | 3,698,429 | 958,946 | 220,078 | 45,729,731 | 16,166,846 | 0 | 0 | 221,319 | 292,431 | 76,382 | 0 | 67,364,162 |
| 60.16% | %all municip.sectors of cnty | 11.22% | 7.21% | 6.89% | 75.03% | 77.30% | | | 0.04% | 0.67% | 0.17% | | 7.92% |

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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

| | | | | |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 4,005 | Value : 809,079,704 | Growth 1,738,280 | Sum Lines 17, 25, & 41 |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|------------|----------|-----------|---------|------------|---------|------------|---------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 79 | 426,985 | 12 | 197,365 | 10 | 88,095 | 101 | 712,445 | |
| 02. Res Improve Land | 692 | 6,514,664 | 43 | 1,552,300 | 72 | 3,545,575 | 807 | 11,612,539 | |
| 03. Res Improvements | 696 | 44,327,347 | 43 | 4,557,774 | 76 | 6,669,111 | 815 | 55,554,232 | |
| 04. Res Total | 775 | 51,268,996 | 55 | 6,307,439 | 86 | 10,302,781 | 916 | 67,879,216 | 243,553 |
| % of Res Total | 84.61 | 75.53 | 6.00 | 9.29 | 9.39 | 15.18 | 22.87 | 8.39 | 14.01 |
| 05. Com UnImp Land | 18 | 84,115 | 1 | 8,960 | 3 | 139,600 | 22 | 232,675 | |
| 06. Com Improve Land | 131 | 669,583 | 4 | 30,510 | 13 | 326,273 | 148 | 1,026,366 | |
| 07. Com Improvements | 139 | 16,037,506 | 4 | 91,688 | 31 | 4,111,682 | 174 | 20,240,876 | |
| 08. Com Total | 157 | 16,791,204 | 5 | 131,158 | 34 | 4,577,555 | 196 | 21,499,917 | 538,226 |
| % of Com Total | 80.10 | 78.10 | 2.55 | 0.61 | 17.35 | 21.29 | 4.89 | 2.66 | 30.96 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 11. Ind Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12. Ind Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Ind Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 3 | 105,109 | 3 | 105,109 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 10 | 339,557 | 10 | 339,557 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 147 | 8,371,715 | 147 | 8,371,715 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 150 | 8,816,381 | 150 | 8,816,381 | 84,029 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 3.75 | 1.09 | 4.83 |
| Res & Rec Total | 775 | 51,268,996 | 55 | 6,307,439 | 236 | 19,119,162 | 1,066 | 76,695,597 | 327,582 |
| % of Res & Rec Total | 72.70 | 66.85 | 5.16 | 8.22 | 22.14 | 24.93 | 26.62 | 9.48 | 18.85 |
| Com & Ind Total | 157 | 16,791,204 | 5 | 131,158 | 34 | 4,577,555 | 196 | 21,499,917 | 538,226 |
| % of Com & Ind Total | 80.10 | 78.10 | 2.55 | 0.61 | 17.35 | 21.29 | 4.89 | 2.66 | 30.96 |
| 17. Taxable Total | 932 | 68,060,200 | 60 | 6,438,597 | 270 | 23,696,717 | 1,262 | 98,195,514 | 865,808 |
| % of Taxable Total | 73.85 | 69.31 | 4.75 | 6.56 | 21.39 | 24.13 | 31.51 | 12.14 | 49.81 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| 19. Commercial | 1 | 24,672 | 374,285 | 0 | 0 | 0 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rural | | | Total | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| 19. Commercial | 0 | 0 | 0 | 1 | 24,672 | 374,285 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 1 | 24,672 | 374,285 |

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 | 12 | 217,200 | 12 | 217,200 | 0 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 217,200 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 96 | 1 | 287 | 384 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|---------|----------|---------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 14 | 229,890 | 0 | 0 | 2,068 | 433,892,473 | 2,082 | 434,122,363 |
| 28. Ag-Improved Land | 1 | 36,752 | 3 | 465,819 | 617 | 209,989,723 | 621 | 210,492,294 |
| 29. Ag Improvements | 1 | 60,339 | 3 | 398,887 | 645 | 65,593,107 | 649 | 66,052,333 |

| | | | | | | |
|--------------|--|--|--|--|-------|-------------|
| 30. Ag Total | | | | | 2,731 | 710,666,990 |
|--------------|--|--|--|--|-------|-------------|

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 | 1 | 1.00 | 22,000 | 3 | 3.00 | 66,000 | |
| 33. HomeSite Improvements | 1 | 0.00 | 58,817 | 3 | 0.00 | 391,018 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 36. FarmSite Improv Land | 1 | 0.83 | 4,150 | 3 | 6.73 | 33,650 | |
| 37. FarmSite Improvements | 1 | 0.00 | 1,522 | 3 | 0.00 | 7,869 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | Records | Acres | Value | Records | Acres | Value | Growth |
| 31. HomeSite UnImp Land | 2 | 2.00 | 44,000 | 2 | 2.00 | 44,000 | |
| 32. HomeSite Improv Land | 378 | 394.00 | 8,668,000 | 382 | 398.00 | 8,756,000 | |
| 33. HomeSite Improvements | 378 | 0.00 | 34,664,200 | 382 | 0.00 | 35,114,035 | 475,737 |
| 34. HomeSite Total | | | | 384 | 400.00 | 43,914,035 | |
| 35. FarmSite UnImp Land | 52 | 134.94 | 651,740 | 52 | 134.94 | 651,740 | |
| 36. FarmSite Improv Land | 598 | 3,157.16 | 13,620,560 | 602 | 3,164.72 | 13,658,360 | |
| 37. FarmSite Improvements | 621 | 0.00 | 30,928,907 | 625 | 0.00 | 30,938,298 | 396,735 |
| 38. FarmSite Total | | | | 677 | 3,299.66 | 45,248,398 | |
| 39. Road & Ditches | 0 | 5,652.04 | 0 | 0 | 5,652.04 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 1,061 | 9,351.70 | 89,162,433 | 872,472 |

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 | 11,565.35 | 15.04% | 33,365,217 | 15.20% | 2,884.93 |
| 46. 1A | 48,503.68 | 63.09% | 139,738,335 | 63.64% | 2,880.98 |
| 47. 2A1 | 1,602.40 | 2.08% | 4,503,677 | 2.05% | 2,810.58 |
| 48. 2A | 7,095.13 | 9.23% | 20,099,794 | 9.15% | 2,832.90 |
| 49. 3A1 | 9.56 | 0.01% | 26,625 | 0.01% | 2,785.04 |
| 50. 3A | 141.97 | 0.18% | 395,388 | 0.18% | 2,785.01 |
| 51. 4A1 | 1,622.14 | 2.11% | 4,429,529 | 2.02% | 2,730.67 |
| 52. 4A | 6,339.17 | 8.25% | 17,005,698 | 7.75% | 2,682.64 |
| 53. Total | 76,879.40 | 100.00% | 219,564,263 | 100.00% | 2,855.96 |
| Dry | | | | | |
| 54. 1D1 | 779.43 | 0.50% | 962,594 | 0.51% | 1,235.00 |
| 55. 1D | 112,800.39 | 72.90% | 139,308,558 | 74.30% | 1,235.00 |
| 56. 2D1 | 2,197.50 | 1.42% | 2,604,042 | 1.39% | 1,185.00 |
| 57. 2D | 23,494.96 | 15.18% | 27,841,566 | 14.85% | 1,185.00 |
| 58. 3D1 | 132.15 | 0.09% | 149,988 | 0.08% | 1,134.98 |
| 59. 3D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 60. 4D1 | 4,607.48 | 2.98% | 4,999,137 | 2.67% | 1,085.00 |
| 61. 4D | 10,729.33 | 6.93% | 11,641,392 | 6.21% | 1,085.01 |
| 62. Total | 154,741.24 | 100.00% | 187,507,277 | 100.00% | 1,211.75 |
| Grass | | | | | |
| 63. 1G1 | 9,921.86 | 2.72% | 5,828,483 | 2.72% | 587.44 |
| 64. 1G | 62,680.67 | 17.17% | 37,153,018 | 17.34% | 592.73 |
| 65. 2G1 | 536.11 | 0.15% | 315,770 | 0.15% | 589.00 |
| 66. 2G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 67. 3G1 | 265,890.57 | 72.85% | 155,708,567 | 72.69% | 585.61 |
| 68. 3G | 24,810.55 | 6.80% | 14,533,148 | 6.78% | 585.76 |
| 69. 4G1 | 595.60 | 0.16% | 348,427 | 0.16% | 585.00 |
| 70. 4G | 555.34 | 0.15% | 324,878 | 0.15% | 585.01 |
| 71. Total | 364,990.70 | 100.00% | 214,212,291 | 100.00% | 586.90 |
| Irrigated Total | | | | | |
| | 76,879.40 | 12.88% | 219,564,263 | 35.33% | 2,855.96 |
| Dry Total | | | | | |
| | 154,741.24 | 25.93% | 187,507,277 | 30.17% | 1,211.75 |
| Grass Total | | | | | |
| | 364,990.70 | 61.16% | 214,212,291 | 34.47% | 586.90 |
| 72. Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 73. Other | 196.20 | 0.03% | 220,726 | 0.04% | 1,125.01 |
| 74. Exempt | 6.80 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 596,807.54 | 100.00% | 621,504,557 | 100.00% | 1,041.38 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------------|----------------|---------------|----------------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 2.01 | 5,640 | 0.00 | 0 | 76,877.39 | 219,558,623 | 76,879.40 | 219,564,263 |
| 77. Dry Land | 170.38 | 207,796 | 150.80 | 184,813 | 154,420.06 | 187,114,668 | 154,741.24 | 187,507,277 |
| 78. Grass | 46.25 | 27,056 | 310.01 | 181,356 | 364,634.44 | 214,003,879 | 364,990.70 | 214,212,291 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 196.20 | 220,726 | 196.20 | 220,726 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 6.80 | 0 | 6.80 | 0 |
| 82. Total | 218.64 | 240,492 | 460.81 | 366,169 | 596,128.09 | 620,897,896 | 596,807.54 | 621,504,557 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 76,879.40 | 12.88% | 219,564,263 | 35.33% | 2,855.96 |
| Dry Land | 154,741.24 | 25.93% | 187,507,277 | 30.17% | 1,211.75 |
| Grass | 364,990.70 | 61.16% | 214,212,291 | 34.47% | 586.90 |
| Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Other | 196.20 | 0.03% | 220,726 | 0.04% | 1,125.01 |
| Exempt | 6.80 | 0.00% | 0 | 0.00% | 0.00 |
| Total | 596,807.54 | 100.00% | 621,504,557 | 100.00% | 1,041.38 |

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 Curtis | 23 | 200,946 | 332 | 3,184,785 | 332 | 22,420,618 | 355 | 25,806,349 | 173,811 |
| 83.2 Eustis | 19 | 154,283 | 193 | 1,858,965 | 195 | 15,446,930 | 214 | 17,460,178 | 69,742 |
| 83.3 Lake | 1 | 5,100 | 10 | 339,557 | 147 | 8,371,715 | 148 | 8,716,372 | 84,029 |
| 83.4 Maywood | 22 | 211,563 | 135 | 1,586,364 | 136 | 6,744,106 | 158 | 8,542,033 | 0 |
| 83.5 Moorefield | 6 | 9,330 | 21 | 93,647 | 21 | 734,779 | 27 | 837,756 | 0 |
| 83.6 Rural Res | 13 | 196,644 | 92 | 4,454,185 | 95 | 8,414,209 | 108 | 13,065,038 | 0 |
| 83.7 Stockville | 19 | 33,002 | 24 | 98,033 | 26 | 671,341 | 45 | 802,376 | 0 |
| 83.8 Suburban | 1 | 6,686 | 10 | 336,560 | 10 | 1,122,249 | 11 | 1,465,495 | 0 |
| 84 Residential Total | 104 | 817,554 | 817 | 11,952,096 | 962 | 63,925,947 | 1,066 | 76,695,597 | 327,582 |

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 | Curtis | 4 | 27,378 | 56 | 288,812 | 56 | 5,026,689 | 60 | 5,342,879 | 398,039 |
| 85.2 | Eustis | 2 | 10,360 | 40 | 172,431 | 43 | 4,223,544 | 45 | 4,406,335 | 0 |
| 85.3 | Maywood | 5 | 36,395 | 25 | 188,431 | 28 | 6,174,949 | 33 | 6,399,775 | 0 |
| 85.4 | Moorefield | 5 | 8,813 | 6 | 18,189 | 7 | 400,470 | 12 | 427,472 | 8,873 |
| 85.5 | Rural Com | 4 | 148,560 | 16 | 352,553 | 35 | 4,259,298 | 39 | 4,760,411 | 0 |
| 85.6 | Stockville | 2 | 1,169 | 5 | 5,950 | 5 | 155,926 | 7 | 163,045 | 131,314 |
| 86 | Commercial Total | 22 | 232,675 | 148 | 1,026,366 | 174 | 20,240,876 | 196 | 21,499,917 | 538,226 |

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

Market Area 1

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 87. 1G1 | 9,884.67 | 2.72% | 5,782,554 | 2.72% | 585.00 |
| 88. 1G | 61,887.44 | 17.02% | 36,204,354 | 17.02% | 585.00 |
| 89. 2G1 | 532.54 | 0.15% | 311,540 | 0.15% | 585.01 |
| 90. 2G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 91. 3G1 | 265,331.74 | 72.98% | 155,219,145 | 72.98% | 585.00 |
| 92. 3G | 24,776.05 | 6.81% | 14,493,991 | 6.81% | 585.00 |
| 93. 4G1 | 595.60 | 0.16% | 348,427 | 0.16% | 585.00 |
| 94. 4G | 555.34 | 0.15% | 324,878 | 0.15% | 585.01 |
| 95. Total | 363,563.38 | 100.00% | 212,684,889 | 100.00% | 585.00 |
| CRP | | | | | |
| 96. 1C1 | 37.19 | 2.61% | 45,929 | 3.01% | 1,234.98 |
| 97. 1C | 793.23 | 55.57% | 948,664 | 62.11% | 1,195.95 |
| 98. 2C1 | 3.57 | 0.25% | 4,230 | 0.28% | 1,184.87 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 558.83 | 39.15% | 489,422 | 32.04% | 875.80 |
| 101. 3C | 34.50 | 2.42% | 39,157 | 2.56% | 1,134.99 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 1,427.32 | 100.00% | 1,527,402 | 100.00% | 1,070.12 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 363,563.38 | 99.61% | 212,684,889 | 99.29% | 585.00 |
| CRP Total | 1,427.32 | 0.39% | 1,527,402 | 0.71% | 1,070.12 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 364,990.70 | 100.00% | 214,212,291 | 100.00% | 586.90 |

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

32 Frontier

| | 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 | 60,945,508 | 67,879,216 | 6,933,708 | 11.38% | 243,553 | 10.98% |
| 02. Recreational | 8,722,201 | 8,816,381 | 94,180 | 1.08% | 84,029 | 0.12% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 43,685,860 | 43,914,035 | 228,175 | 0.52% | 475,737 | -0.57% |
| 04. Total Residential (sum lines 1-3) | 113,353,569 | 120,609,632 | 7,256,063 | 6.40% | 803,319 | 5.69% |
| 05. Commercial | 20,914,984 | 21,499,917 | 584,933 | 2.80% | 538,226 | 0.22% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 20,914,984 | 21,499,917 | 584,933 | 2.80% | 538,226 | 0.22% |
| 08. Ag-Farmsite Land, Outbuildings | 44,944,515 | 45,248,398 | 303,883 | 0.68% | 396,735 | -0.21% |
| 09. Minerals | 385,920 | 217,200 | -168,720 | -43.72 | 0 | -43.72% |
| 10. Non Ag Use Land | 0 | 0 | 0 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 45,330,435 | 45,465,598 | 135,163 | 0.30% | 396,735 | -0.58% |
| 12. Irrigated | 219,715,772 | 219,564,263 | -151,509 | -0.07% | | |
| 13. Dryland | 187,558,042 | 187,507,277 | -50,765 | -0.03% | | |
| 14. Grassland | 214,396,418 | 214,212,291 | -184,127 | -0.09% | | |
| 15. Wasteland | 0 | 0 | 0 | | | |
| 16. Other Agland | 220,726 | 220,726 | 0 | 0.00% | | |
| 17. Total Agricultural Land | 621,890,958 | 621,504,557 | -386,401 | -0.06% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 801,489,946 | 809,079,704 | 7,589,758 | 0.95% | 1,738,280 | 0.73% |

2021 Assessment Survey for Frontier County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 0 |
| 2. | Appraiser(s) on staff: |
| | 0 |
| 3. | Other full-time employees: |
| | 1 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$154,658 |
| 7. | Adopted budget, or granted budget if different from above: |
| | same |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$435 for the oil and gas mineral appraisal |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | n/a |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$29,735 for GIS and CAMA, including conversion to Vanguard |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$350 |
| 12. | Amount of last year's assessor's budget not used: |
| | \$7,536 |

B. Computer, Automation Information and GIS

| | |
|-----|--|
| 1. | Administrative software: |
| | Vanguard |
| 2. | CAMA software: |
| | Vanguard |
| 3. | Personal Property software: |
| | Vanguard |
| 4. | Are cadastral maps currently being used? |
| | No |
| 5. | If so, who maintains the Cadastral Maps? |
| | n/a |
| 6. | Does the county have GIS software? |
| | Yes |
| 7. | Is GIS available to the public? If so, what is the web address? |
| | Yes, www.frontier.gworks.com |
| 8. | Who maintains the GIS software and maps? |
| | The assessor |
| 9. | What type of aerial imagery is used in the cyclical review of properties? |
| | GIS |
| 10. | When was the aerial imagery last updated? |
| | 2020 |

C. Zoning Information

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

| | |
|-----------|---|
| 3. | What municipalities in the county are zoned? |
| | Curtis, Eustis, and Maywood each have their own zoning; everything else (1 mile outside city limits) is county zoning |
| 4. | When was zoning implemented? |
| | 2001 |

D. Contracted Services

| | |
|-----------|---|
| 1. | Appraisal Services: |
| | Pritchard & Abbott are contracted to conduct an oil and gas mineral appraisal annually. |
| 2. | GIS Services: |
| | gWorks |
| 3. | Other services: |
| | none |

E. Appraisal /Listing Services

| | |
|-----------|--|
| 1. | List any outside appraisal or listing services employed by the county for the current assessment year |
| | Only for the valuation of oil and gas mineral interests. |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes |
| 3. | What appraisal certifications or qualifications does the County require? |
| | The county does not specify appraiser requirements; however, the county has contracted with Pritchard & Abbott for a number of years because they are leaders in the field of oil and gas mineral interest appraisal. The firm employs qualified professionals who conduct work within the county. |
| 4. | Have the existing contracts been approved by the PTA? |
| | Yes |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | Yes, for the oil and gas mineral interests. |

2021 Residential Assessment Survey for Frontier County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | |
|------------------------|--|------------------------|--|---|--|---|---|---|---|---|--|---|--|----|---|
| | The assessor and staff | | | | | | | | | | | | | | |
| 2. | List the valuation group recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Eustis - is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Small Villages - Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable. Maywood, Stockville and Moorefield receive an economic depreciation that is not applied to Eustis or Curtis.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings- structures located on rural parcels throughout the county</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county. | 2 | Eustis - is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing. | 3 | Small Villages - Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable. Maywood, Stockville and Moorefield receive an economic depreciation that is not applied to Eustis or Curtis. | 4 | Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas. | 5 | Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County. | AG | Outbuildings- structures located on rural parcels throughout the county |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | |
| 1 | Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county. | | | | | | | | | | | | | | |
| 2 | Eustis - is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing. | | | | | | | | | | | | | | |
| 3 | Small Villages - Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable. Maywood, Stockville and Moorefield receive an economic depreciation that is not applied to Eustis or Curtis. | | | | | | | | | | | | | | |
| 4 | Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas. | | | | | | | | | | | | | | |
| 5 | Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County. | | | | | | | | | | | | | | |
| AG | Outbuildings- structures located on rural parcels throughout the county | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | |
| | Only the cost approach is used to value property in the residential class. There is insufficient sales activity to establish the sales comparison approach. | | | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | | |
| | Depreciation is developed using local market information. | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation group? | | | | | | | | | | | | | | |
| | The same depreciation table will be used for all. An economic depreciation of 5% to Maywood, 20% to Stockville and Moorefield have been applied. | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | |
| | Lot values are reviewed within the county and then by community. Typically a square foot cost is developed; a base lot size is established using a base cost, then adjustments are made for additional square feet. A price per acre is utilized for larger tracts and suburban. Vacant lots are valued the same, with a vacancy rate applied. | | | | | | | | | | | | | | |
| 7. | How are rural residential site values developed? | | | | | | | | | | | | | | |

Sales of rural residential parcels are analyzed to develop home site values. This is conducted during the rural review.

8. Are there form 191 applications on file?

N/A

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

There are no lots being held for development.

| 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 | 2008 | 2020 |
| 2 | | 2020 | 2008 | 2020 | 2020 |
| 3 | | 2020 | 2008 | 2020 | 2020 |
| 4 | | 2017 | 2008 | 2019 | 2019 |
| 5 | | 2017 | 2008 | 2018 | 2018 |
| AG | | 2017 | 2008 | 2018 | 2018 |

2021 Commercial Assessment Survey for Frontier County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | |
|------------------------|---|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|--|--------------------------------|---|------|------|------|------|
| | The assessor and staff | | | | | | | | | | | | | |
| 2. | List the valuation group recognized in the County and describe the unique characteristics of each: | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are no valuation groupings within the commercial class. The market in Frontier County is sporadic and unorganized. There are so few sales in any three year study period that it is not feasible to stratify them by location.</td> </tr> </tbody> </table> | | | | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | There are no valuation groupings within the commercial class. The market in Frontier County is sporadic and unorganized. There are so few sales in any three year study period that it is not feasible to stratify them by location. | | | | | | |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | |
| 1 | There are no valuation groupings within the commercial class. The market in Frontier County is sporadic and unorganized. There are so few sales in any three year study period that it is not feasible to stratify them by location. | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | | | | | | | | | | |
| | Primarily the cost approach is used since income information is lacking. | | | | | | | | | | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | | | | | | | | | | |
| | Because there is so little sales data within the county, all commercial properties are priced using a few general occupancy codes which relate primarily to the highest and best use of the structure. Depreciation is established using the CAMA depreciation based off age and condition by occupancy code. An economic locational factor is applied by occupancy code to reach market value within Frontier County. | | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | |
| | Depreciation is developed based utilizing Vanguard (CAMA) and also market-based economic information. | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | |
| | N/A | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | | | | | | | | | | |
| | Lot values in town are established using a cost per square foot analysis. Rural commercial lots are established using a cost per acre analysis. | | | | | | | | | | | | | |
| 7. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table> | | | | <u>Valuation Group</u> | <u>Date of Depreciation</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 1 | 2017 | 2008 | 2017 | 2017 |
| <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 | 2017 | 2008 | 2017 | 2017 | | | | | | | | | | |
| | Costing in Vanguard is updated once every ten years but is factored in the interim years. | | | | | | | | | | | | | |

2021 Agricultural Assessment Survey for Frontier County

| 1. | Valuation data collection done by: | | | | | | | |
|--------------------|---|--------------------------------|--------------------|--|--------------------------------|----|--|------|
| | The assessor and the staff | | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no market areas within the county.</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table> | | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 01 | There are no market areas within the county. | 2019 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | |
| 01 | There are no market areas within the county. | 2019 | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | |
| | N/A | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | |
| | The primary use of the parcel is determined by physical inspection, sales verification, reviewing GIS imagery, and other means of normal discovery. | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? | | | | | | | |
| | Yes, farm home sites and rural residential home sites are valued the same. | | | | | | | |
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? | | | | | | | |
| | Feed lots and hog farms are identified as intensive use. | | | | | | | |
| 7. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | | |
| | Parcels that are enrolled in the Wetland Reserve Program are assessed at full market value of grass. | | | | | | | |
| 7a. | Are any other agricultural subclasses used? If yes, please explain. | | | | | | | |
| | Irrigated grass--grass value + 40% | | | | | | | |

FRONTIER COUNTY ASSESSOR'S 3-YEAR PLAN

The following is a revised 3-year plan of assessment for years 2020, 2021, and 2022 pursuant to section 77-1311, as amended by 2001 Neb. Laws LB170, Section 5 and directive 05-4. The purpose of this plan is to update and inform the County Board of Equalization and the Department of Revenue, Property Assessment Division of the progress this county has achieved from year to year. The plan and any updates shall examine the level, quality, and uniformity of assessment within Frontier County.

Property Summary in Frontier County (Parcel Summary):

Personal Property

| Property Type | Total Parcel Count | Percent Of Parcels | Total Value | Percent Of Total Value |
|---------------|--------------------|--------------------|-------------|------------------------|
| Commercial | 130 | 28% | 5,492,063 | 17% |
| Agricultural | 348 | 72% | 27,406,764 | 83% |
| 2020 Total | 478 | | 32,898,827 | |

2019 totals: Parcel count: 500 Total value: \$34,167,293 decrease in value for '20 by \$1,268,466

Real Property

| Property Type | Taxable Acres | Unimproved Parcels | Improved Parcels | Total Parcel Count | Percent Of Parcels | Total Value | Percent Total Value |
|---------------|---------------|--------------------|------------------|--------------------|---|-------------|---------------------|
| Commercial | | 21 | 164 | 185 | 5% | 20,747,409 | 2.5% |
| Agricultural | 596,834 | 2077 | 647 | 2724 | 68% Irrigated= 13% Dry= 26% Grass= 61% | 710,279,262 | 89% |
| Residential | | 100 | 819 | 919 | 23% | 60,958,782 | 7.5% |
| Recreational | 0 | 3 | 147 | 150 | 4% | 8,722,201 | 1% |
| Industrial | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Special Val | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2020 Total | 596,834 | 2201 | 1777 | 3978 | 100% | 800,707,654 | 100% |

2019 totals:

Parcel count: 4,026 – decrease of 48 for '20

Commercial: \$23,655,597 – decrease of \$2,908,188 for '20

Agricultural: \$732,703,631 – decrease of \$22,424,369 for '20

Residential: \$62,031,308 – decrease of \$1,072,526 for '20

Recreational: \$8,182,032 – increase of \$540,169 for '20

Total value for '19: \$826,943,248 decrease of \$26,235,594 for '20

Misc. Parcel Counts

| Property Type | Total Parcel Count | Total Value |
|--|--------------------|-------------------------------|
| TIF | 1 | Excess= 374285 Base=24,672 |
| Mineral / Oil Interest | 12 | 385,920 |
| Exempt | 384 | 0 |
| Homesteads Applications for 2019 | 125 | 7,688,248 |
| Building / Zoning Info Applications for 2019 | Permits = 31 | |

2019 totals: TIF Ex: \$374,285 - no change for '20

Mineral: \$370,680 – increase of \$15,240 for '20

Current Resources in Frontier County:

Budget: Requested Budget for 2020-2021 = \$154,658
Requested Reappraisal Budget for 2020-2021 = \$ 0
Adopted Budget for 2020-2021 = \$ 154,658
Adopted Reappraisal Budget for 2020-2021 = \$ 0

Staffing: Assessor – Regina Andrijeski
Deputy - None

Training: The assessor has her assessor’s certificate and is in good standing with the state and is completing continuing education to comply with required hours to be current through December 31, 2022, and to continue to further her education in every area of her job. So far, the assessor has taken a total of 30.75 hours toward her required 60 hours for recertification.

Maps: Frontier County is contracted with GIS Workshop for their GIS mapping program and it was fully implemented in 2008. The aerial maps and cadastral maps are no longer updated, due to the fact that all that information is now on the GIS system and kept current on there.

CAMA: Frontier County switched from the TerraScan Administrative System to Vanguard in 2018. As stated above the office is now contracting its mapping system with GIS Workshop. The assessor’s computer was updated in 2017. The office purchased a new PC for the deputy assessor’s workstation in 2020. The office updated to a new digital camera in 2010, that we use for taking photos of improvements, upon which are later entered into the Vanguard electronic file. The office intends to continuously review and update our equipment as needed to keep our records accurate and the office running well.

Web: Frontier County, with system provider GIS Workshop, offers a basic web property information service. Any individual with access to the Internet will have access to county parcel information by going to the following site <http://frontier.gisworkshop.com>

Property Record Cards:

The assessor and assessor's clerk update each property record file, as needed both electronically and with hard copies. Only the most recent data is kept in the record card. Historic information on each parcel is kept in a separate file cabinet from the current files. Each property record file is interrelated through codes and references and contains the following:

1. Parcel information.
 - ◆ Current owner and address
 - ◆ Ownership changes, sales information, splits or additions, and deed recordings
 - ◆ Legal description and situs
 - ◆ Property classification code, tax district, and school district
 - ◆ Current year and up to 4 years prior history of land and improvements assessed values
2. Ag-land land use and soil type worksheets.
3. Current copy of the electronic appraisal file worksheet.

Current Assessment Procedures for Real Property:

Discover, List and Inventory all property:

Sales review and procedures for processing 521's in Frontier County:

* Current data available on sales file:

1. Agricultural land & Commercial = 3 years of data. October 1 – Sept 30
2. Residential = 2 years of data. October 1 – September 30

* All sales are deemed to be qualified sales. For a sale to be considered non-qualified or if any adjustments are to be made to the selling price the sale is reviewed pursuant to professionally accepted mass appraisal techniques and through the review documenting sufficient and compelling information regarding the sale. Opinions are based on the results of returned questionnaires and/or conversations with buyers and/or sellers.

* All 521's are entered into the computer, however, only the 521's with an amount stated for Documentary Stamp Tax greater than \$2.25 or consideration greater than \$100.00 is captured in the sales file database as a qualified sale.

* If the stated value of personal property is more than 5% of the total sale price for residential property or more than 25% for commercial property, the sale is EXCLUDED unless the sales sample is small and there is strong evidence to support the value estimate of personal property.

* Both the assessor and the assessor's clerk process sales. Every transfer statement has the following work done: Updates made to the property record card, electronic appraisal file, GIS if applicable, and sales book. All sales are now sent electronically to the PAD. Sales questionnaires are sent to BOTH buyer and seller of ALL types of property (Ag, residential, commercial). A physical improvements data confirmation sheet is also sent to either the buyer or the seller. When the data sheet is returned the information is compared to that already present in the appraisal file and updated as needed. A record is kept of all individuals receiving a questionnaire and all individuals returning the

questionnaire. Our return rate on the verification questionnaires is at 31% this year. The office also initiates phone contact with the buyer and seller on any sales with questions or concerns. All sales whether qualified or not are recorded in the Vanguard computer sales file. The Treasurer's office, FSA, and the NRD office are informed of ownership changes. Lastly the offices sales spreadsheet, used to determine sales ratios, is updated.

Building Permits / Information Sheets:

- * No building amounting to a value of \$2,500 or more shall be erected, or structurally altered or repaired, and no electrical, heating, plumbing, or other installation or connection, or other improvement to real property, amounting to a value of \$2,500 or more, shall hereafter be made until an information statement or building permit has been filed with the assessor.
- * Urban Zoning regulations in place in: Curtis, Eustis, and Maywood. No zoning regulations in place in: Stockville and Moorefield. Entire rural areas of the county require a zoning permit when changes are made to the property.
- * When there is an increase in square footage of a current improvement or the addition of another improvement to an urban property a building permit is required in the towns of Curtis and Eustis. Information sheets shall be used in a city or village that does not require a building permit under its zoning laws.
- * All permits and information sheets are reviewed for percentage of completion and value changes in the fall (December), prior to January 1, of the year the permits were turned into the assessors' office.
- * Frontier County data logs include: Excel spreadsheet of building permits, permit collection envelope, and the electronic Vanguard permits file.

Data Collection:

- * Real Property Improvements:
Appraisal work is being done on a continuing basis. Our office uses data

gathered from sales questionnaires as well as detailed reviews and updates. Detailed reviews include an on-site physical inspection of all improvements, by the county assessor & assessor's clerk, interior inspections when possible, new digital photographs and any needed updating of improvement sketches. Frontier County is scheduled for detailed reviews to be performed on all property types with improvements throughout the entire County on a 4-year cycle. Rural properties & Ag properties for 2019, Lake Properties for 2020, Residential properties for 2021, Commercial properties for 2022 and then the process starts again. Either the county assessor or assessor's clerk completes updates annually. All property types are reviewed on the computer for correctness of parcel information/ appraisal record data.

* Personal Property:

Currently data is gathered primarily from the taxpayer's federal income tax depreciation schedule and previous personal property schedules. Occasionally owners will report new property themselves and we review all copies of any UCC filing statements and zoning permits that are recorded in the clerk's office. Our office mails out postcard reminders a couple weeks prior to the May first deadline.

* Ag land:

January 1st 2008 Frontier County fully implemented the GIS system and it is now used to keep all of our land use current by viewing the current satellite imagery for Frontier County.

* Improvements on Leased Land:

Improvements on leased land have been inspected using the same methods as those used with other real property improvements.

Assessment sales ratios and assessment actions:

* Our office now performs three review assessments. Two prior to the AVU and abstract submission and one after the Reports and Opinions has been released.

* Reviews of the level of value for all types of property are done using the sales rosters provided by the state as well as using our in house “what if’s” spread sheets. The office also utilizes our field liaison when needed. We understand that the reliability of the ratio studies depends on representativeness of the sample. Therefore, when information is entered into the sales file and the rosters they are reviewed for correctness several times.

* The appraisal uniformity guide our offices employs and strives to be in compliance with is:

1. Mean / Median / Aggregate lie between:
 - * 92-100% for residential properties
 - * 92-100% for commercial properties
 - * 69-75% for Agland
 - * In normal distribution all 3 should be equal
2. COD lies between:
 - * <15 for residential
 - * <20 for Agland & commercial
 - * <5 considered extremely low, maybe a flawed study
3. PRD lies between:
 - * 98-103% for all types of properties
 - * PRD <98 means high value parcels are over appraised
 - * PRD >103 means high valued parcels are under appraised and low valued parcels are overappraised
4. Fairness and uniformity between sold and unsold properties equals a trended preliminary ratio that correlates closely with the R & O median ratio and a percentage change in the sales file and the assessed base would be similar.

Approaches to value:

* Land valuation process in Frontier County is based upon site date and the market (sales) approach for land.

1. Site data
 - a. Lots evaluated per use, square-foot, acre, neighborhood, size and shape, road type and access, topography, improved or unimproved, and zoning. Evaluated through onsite review and measurement (tape measure and GIS), city maps, property record card, and owner.
 - b. Agland evaluated per acre, class (use), and subclass. Evaluated through GIS satellite imagery, GIS soil layer and land use calculator, property record card, and landowner.
2. Market sales data
 - a. Lots. Use comparable sales within a 2-year period for residential lots and a 3-year period for commercial lots. Only arms lengths transactions used (based upon 521 and questionnaire information). All assessments must be done on or

before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

b. Agland. Valued at 75% of actual value. Use unimproved comparable sales within a 3-year period. Use only arms lengths transactions (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

* Real property, improvement valuation process in Frontier County is based upon the cost approach (physical data), and the sales approach.

1. Improvements data noted includes conforming to highest and best use for site, size, style, construction characteristics, actual age / remaining life / effective age, plus any rehabilitation, modernization and or remodeling

2. Physical data evaluated through onsite physical inspection by assessor and/or deputy, photographs, owner, property record card, and questionnaires.

4. Cost approach.

- Estimate replacement cost of improvements using Vanguard Costing for year 2017 for residential, year 2018 for commercial, 2019 for Ag improvements and 2020 for lake.
- Deduct for physical depreciation and or economic depreciation. For residential, percent depreciation was reviewed and rebuilt in 2017 by the assessor. For commercial, percent depreciation was reviewed and rebuilt in 2018 by the assessor. For rural residential, percent depreciation was reviewed and rebuilt in 2019 by the assessor and for lake, percent depreciation was reviewed and rebuilt in 2020 by the assessor.
- Age / life components, income loss, cost to correct, completion of improvements, questionnaires, property record card, and the market.

4. Sales approach. Use comparable sales within a 2-year period. Only arm's lengths transactions used (based upon 521 information, owner/buyer questionnaires or one on one contact with owner/buyer). Valued at 100% of actual value. Review of ratio studies (mean/median/aggregate/COD/PRD).

Customer service, Notices and Public relations:

* Our office regularly aids realtors, appraisers, insurance agents, title insurance agents, and property owners in locating parcel information by the availability of all our parcel information online. In order to access sales information and more detailed information about a parcel, we have also implemented a premium parcel information portion on our website that requires a \$300/year subscription or we also do a \$30/month subscription. This allows realtors, appraisers and others access to sales information, GIS images and other information not available to the general public on the website. This has helped in reducing phone calls to the office as well as having to copy and fax parcel information to these people. We currently have 4 premium subscribers and in 2019 had 11 monthly subscribers.

* In addition to the required publications our office publishes reminders and notices regarding several issues. Such topics include personal property schedule reminders and homestead application reminders.

* In an attempt to educate and inform taxpayers, thus increasing public relations, the assessor produces a property information newsletter. It is mailed to all property owners in their valuation change notice. We also publish some of these informational items as articles in our local paper.

Level of Value, Quality, and Uniformity for assessment year 2020:

| Property Class | Median | COD | PRD |
|-----------------------|---------------------|----------------|--------------------|
| Residential | 96.00% (92-100) | 21.74 (<15) | 100.30 (98-103) |
| Commercial | 100.00% (92-100) | 23.90 (<20) | 92.77 (98-103) |
| Ag-land | 70.00 (69-75) | 15.08 (<20) | 101.63 (98-103) |

Functions performed by the Assessor’s Office:

Along with the sales reviews, property record keeping, mapping updates, ownership changes and valuing property, the assessor’s office will annually:

1. Administer Homestead Exemption Applications. Carry out the approval or denial process. Provide taxpayer assistance and notification.
2. Administer Organization Exemptions & Affidavits to PAD. Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
3. Review government owned property not used for public purpose and send notices of intent to tax.
4. File personal property schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required.
5. Review the level of value for all types of property and adjust by proper percentage to achieve the standards set out by TERC.
6. When applicable prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
7. When applicable attend TERC Statewide Equalization hearings to defend values, and or implement orders of the TERC.
8. Prepare tax list correction documents for county board approval.
9. Complete valuation reports due to each subdivision for levy setting.

10. Prepare and certify tax lists to the county treasurer for real property, personal property, and centrally assessed.
11. Review centrally assessed values, establish assessment records and tax billing for the tax list.
12. Management of properties in the community redevelopment projects, TIF properties, for proper reporting on administrative reports and allocation of ad valorem tax.
13. Management of school district and other tax entity boundary changes necessary for correct assessment and tax information.
14. Review of Sales and Sales Ratios especially noting the median, the COD, PRD, and aggregate.
15. Review the level of value for all Agland types and adjust by proper amount to achieve the standards set out TERC.
16. Attend CBE hearings. Prior to hearings assessor will re-inspect all protest properties and bring to the hearings recommendations. Assessor will attend CBE meetings for valuation protests, assemble and provide all needed information by the CBE.
17. Perform pickup work. Review improvements or changes that have been reported by individuals or have been found by driving by or have received building or zoning permits on or found on sales questionnaires. The assessor and deputy complete the pickup work. Pickup work is usually done in December and is completed by January 1.
18. Send out a notice of valuation change to every owner of real property where there has been either an increase or decrease in value.
19. Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
20. Complete administrative reports due to PAD. Reports include the Real Property Abstract, Personal Property Abstract, School District Taxable Value Report, Homestead Exemption Tax Loss Summary certificate, Certificate of Taxable values, and the Certificate of Taxes Levied Report, Certification of Value to Political Subdivisions, Assessed Value Update, Report of current values for properties owned by Board of Education Lands and Funds, the Annual Plan of Assessment Report, and the Report of all Exempt Property and Taxable Government Owned Property.
21. Re-grade land at owner's request or because of changes noticed upon evaluation of GIS maps.

3-Year Appraisal Plan

2021:

Residential. A complete review (reappraisal) was completed by the assessor and assessor's clerk on all residential properties in the county in 2020 for the

2021 tax year. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Commercial. A complete review (reappraisal) will be completed by the assessor and assessor's clerk on all commercial properties in the county in 2021 for the 2022 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Ag-improvements. Appraisal maintenance will only be performed for Ag improvements located in the county for the 2021 tax year. Maintenance appraisal includes an evaluation of all Ag improvements for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Recreational improvements. Appraisal maintenance will only be performed for recreational properties in the county for the 2021 tax year. Maintenance appraisal includes an evaluation of all recreational records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

2022:

Residential. Appraisal maintenance will only be performed for all residential properties in the county for the 2022 tax year. Maintenance appraisal includes an evaluation of all residential records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Commercial. A complete review (reappraisal) was completed by the assessor and assessor's clerk on all commercial properties in the county in 2021 for the 2022 tax year. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors,

to help determine if the current market areas are supported by the current sales.

Ag-improvements. A complete review (reappraisal) will be completed by the assessor and assessor's clerk on all improved agricultural properties in the county in 2022 for the 2023 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Recreational improvements. Appraisal maintenance will only be performed for recreational properties in the county for the 2023 tax year. Maintenance appraisal includes an evaluation of all recreational records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

2023:

Residential. Appraisal maintenance will only be performed for all residential properties in the county for the 2023 tax year. Maintenance appraisal includes an evaluation of all residential records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Commercial. Appraisal maintenance will only be performed for commercial properties in the county for the 2023 tax year. Maintenance appraisal includes an evaluation of all commercial records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. A complete review (reappraisal) was completed by the assessor and assessor's clerk on all improved agriculture properties in the county in 2022 for the 2023 tax year. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Recreational improvements. A complete review (reappraisal) will be completed by the assessor and assessor's clerk on all lake properties in the county in 2023 for the 2024 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

| CLASS | 2021 | 2022 | 2023 |
|---|--|--|--|
| Residential | Complete reappraisal of all residential parcels in the county for tax year 2021 | Appraisal maintenance | Appraisal maintenance |
| Recreational / lake MH | Appraisal maintenance | Appraisal maintenance | Appraisal maintenance |
| Commercial | Appraisal maintenance | Complete reappraisal of all commercial parcels in the county for tax year 2022 | Appraisal maintenance |
| Agricultural Land & Improvements | Market analysis by land classification groupings Appraisal maintenance of ag-improvements | Market analysis by land classification groupings Appraisal maintenance of ag-improvements | Market analysis by land classification groupings Complete reappraisal of all ag-improvements parcels in the county for tax year 2023 |

Miscellaneous Accomplishments for 2019-2020

- * Created and mailed out information letters to go along with the valuation changes notices and tax statements.
- * In regards to the homestead exemption application process, our office provides personal assistance not only in our office but also in three other locations throughout the county to better serve this group of individuals.
- * Website contains parcel information, sales information and searches, tools and much more <http://frontier.gisworkshop.com>
- * Continue to update and modify features in Vanguard to make office more efficient and up to date.

- * Have an in-office sales book for appraisers that contain current copies of sales sheets for the current year and prior year. Sales are filed by valuation groupings.
- * Post in our office a large county plat map with the agricultural sales appropriately mapped for taxpayers to effortlessly view recent markets trends.
- * Scan all new 521's, deeds and mobile home transfers and attach to appropriate Vanguard record.
- * Maintain a farm site for each improved Ag parcels and electronically attach to appropriate Vanguard record.
- * Created a Facebook page to help keep taxpayers informed of important dates and just everyday activities in the Assessor's office.
- * Completed the conversion from Terrascan to Vanguard.