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DEPARTMENT OF REVENUE

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

GAGE 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 Gage 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 Gage 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: Patti Milligan, Gage 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.

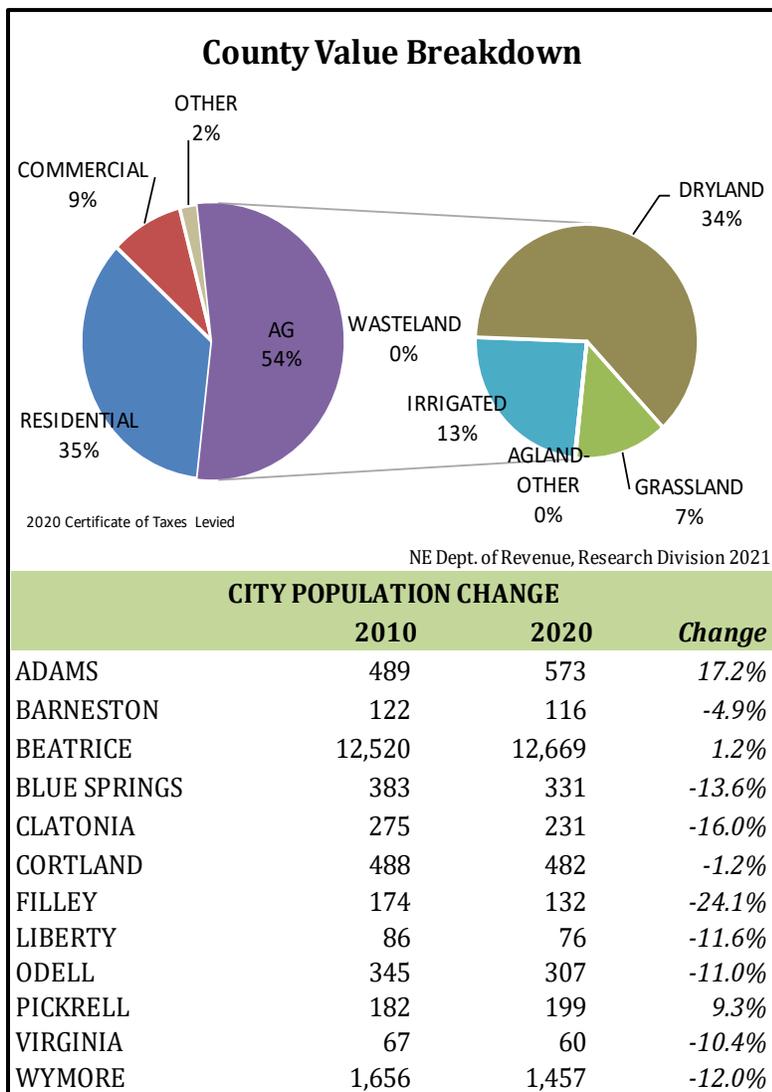
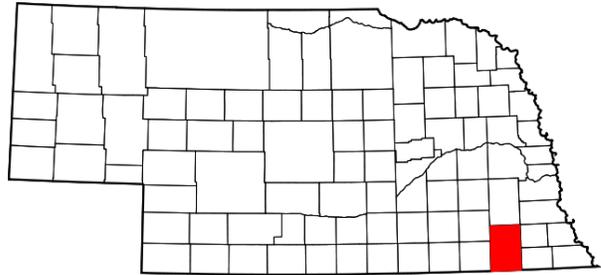
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 851 square miles, Gage County has 21,513 residents, per the Census Bureau Quick Facts for 2019, a 4% population decline from the 2010 U.S. Census. Reports indicate that 69% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$106,145 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Gage County are located in and around Beatrice, the county seat. According to the information available from the U.S. Census Bureau, there are 654 employer establishments with total employment of 7,168.

Agricultural land accounts for 54% of the total valuation base in the county. Dryland makes up a majority of the land in the county. Gage County is included in both the Lower Big Blue and Nemaha Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Gage County ranks third in soybeans for beans. In value of sales by commodity group, Gage County ranks fourth in poultry and eggs (USDA AgCensus).

The ethanol plant located in Adams also contributes to the local agricultural economy.

2021 Residential Correlation for Gage County

Assessment Action

A sales analysis was completed, and adjustments were made to bring the residential class into the acceptable range. Valuation Groups 1, 7, 15, and 16 received a 15% to 20% increase to all residential properties. Valuation Group 3 had a 5% increase in neighborhoods 30, 40, and 50. Valuation Group 11 decreased 5%.

The pick-up work was completed timely.

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.

One portion of the review is the sales qualification and verification practices of the county assessor. Within the residential class, sales usability is comparable to the state average. Review of the non-qualified sales roster supported that all arm's-length sales were utilized for the measurement of the class.

Currently there are 19 valuation groups within the residential class, all stratified by assessor location. Only the unincorporated towns are consolidated into one valuation group. Three of the valuation groups have no qualified sales in the current study period. Seven of the valuation groups typically have an insufficient sales sample for measurement, and five of them have fewer than 100 improved parcels. The Property Assessment Division (Division) annually conducts analysis re-stratifying these locations to ensure that all are at equitable portions of market value.

The county assessor is current with the required six-year physical inspection and review cycle. The county assessor has a systematic plan and tracking file in place to physically inspect and review each parcel. Lot values are reviewed during the six-year inspection, but have not been updated since 2010. The county assessor reports a lack of useful sales for lot analysis, the Division will work with the county assessor to explore other approaches for the 2022 assessment year. Cost tables were last updated in 2017, and the depreciation tables are old. However, annual sales analysis are utilized to adjust the tables to bring the class to an acceptable market value. The county assessor has written a valuation methodology.

2021 Residential Correlation for Gage County

Description of Analysis

Within the residential class of property, the county assessor utilizes 19 Valuation Groups based entirely on assessor location.

Valuation Group	Description
1	Adams
2	Barneston
3	Beatrice, Beatrice Subdivisions
5	Blue Springs
6	Clatonia
7	Cortland
9	Filley
10	Liberty
11	Odell
12	Pickrell
13	Rockford, Holmesville, Lanham, Ellis
15	Rural Sub South, Rural
16	Rural Sub North
17	Virginia
18	Wymore
19	Doctor's Lake

Review of the qualified statistics indicate that all three measures of central tendency are within the acceptable range; the COD is low enough to support the use of the median as the best indicator of the level of value. The PRD is slightly high, but is impacted by low dollar sales with selling prices less than \$30,000.

SALE PRICE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>						
Less Than 5,000	1	111.40	111.40	111.40	00.00	100.00
Less Than 15,000	11	100.00	120.30	125.82	34.06	95.61
Less Than 30,000	60	110.51	129.48	128.17	36.06	101.02
<u>Ranges Excl. Low \$</u>						
Greater Than 4,999	581	93.81	97.56	91.55	18.60	106.56
Greater Than 14,999	571	93.77	97.15	91.50	18.23	106.17
Greater Than 29,999	522	92.84	93.92	90.93	15.50	103.29

Each of the valuation groups with a sufficient number of sales has measures of central tendency within the acceptable range, along with CODs that support assessment uniformity. However, seven of the valuation groups have very few sales. The county assessor describes the general economics

2021 Residential Correlation for Gage County

of the county as being divided by the north and south half. The north half is influenced by the City of Lincoln, while the south half is much more rural and less viable economically. Re-stratification of Valuation Groups 1, 6, 7, 9, and 12 into a north half region and Valuation Groups 5, 10, 11, 13, 17, and 18 into a south half region supports that both groups have been equitably assessed at uniform portions of market value. The qualitative stats in each also support the county assessor's description of the general economics of each region; the north region has low qualitative statistics reflective of an active market while the southern half contains more dispersion that is typically found in rural areas. Two substats reflecting the combination of these valuation groups into north and south regions are available in the appendices of this report. Based on the analysis all valuation groups are believed to be assessed within an acceptable range.

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicates that the residential class increased 3%. This correlates closely with the movement of the sales file and suggests that values have been equitably assessed.

Equalization and Quality of Assessment

The analysis supports that residential properties in Gage County have been uniformly assessed at the low end of the acceptable range across all valuation groups. Residential assessments in Gage County comply with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	
1	21	93.03	93.21	92.76	08.62	
3	457	93.59	100.85	92.61	22.89	
5	5	87.04	83.64	90.96	24.00	
6	12	93.07	92.43	93.34	23.01	
7	22	92.11	90.73	89.95	09.50	
9	8	111.32	110.78	116.28	18.63	
10	3	102.21	99.04	93.01	10.09	
11	9	98.74	97.44	95.63	09.86	
12	4	93.80	95.60	94.33	04.73	
13	3	125.47	164.19	100.22	60.01	
15	63	94.51	90.17	89.44	09.73	
17	3	42.82	44.22	55.62	41.41	
18	34	93.99	89.40	82.86	18.99	
19	1	90.59	90.59	90.59	00.00	
<u> ALL </u>	645	93.78	98.37	91.90	20.64	

Level of Value

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

2021 Commercial Correlation for Gage County

Assessment Actions

For the commercial class of property, only routine maintenance was completed the year. The pick-up work was completed timely.

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.

One part of the review is the sales qualification and verification practices of the county assessor. Within the commercial class, sales usability is comparable to the state average. Review of the non-qualified sales roster supported that sales qualifications were made without apparent bias.

In the commercial class, five valuation groups are utilized based on economic influences within the county. Beatrice has the strongest commercial market and is the hub of commercial activity within the county. The small towns are split between the northern region having some influence from the City of Lincoln and the more rural southern region. Additionally, the town of Wymore and the rural commercial properties are separated into the final two valuation groups.

The county assessor is current with the required six-year physical inspection and review cycle. The county assessor has a systematic plan and tracking file in place to physically inspect and review each parcel. Lot values, costing, and depreciation tables are all current in Beatrice having last been updated between 2017 and 2019. While the inspections are current in the small communities and rural area, the depreciation and cost tables are not. The county assessor relies more heavily on the sales comparison and income approaches conducted by the contract appraiser for the commercial class. The county assessor has a written valuation methodology on file.

Description of Analysis

For the commercial class of property, the county assessor utilizes five valuation groups based on general economic activity within the county.

Valuation Group	Description
3	Beatrice
10	North Region: Adams, Clatonia, Cortland, Filley, Pickrell
15	South Region: Blue Springs, Holmesville, Liberty, Odell, Virginia
18	Wymore
50	Rural

2021 Commercial Correlation for Gage County

Review of the statistical profile for the commercial class of property indicates that the median and weighted mean are both within the acceptable range and correlate well, but that the mean, COD, and PRD are all well above their prescribed parameters. Review of the sales price substratum indicates that low dollar sales are having a significant impact on all three statistical measures, but the removal of the low dollar sales neither alters the median or weighted mean. This provides support for the use of the median as a point estimate of the level of value of commercial property in Gage County.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	3	250.00	238.83	218.00	20.73	109.56
Less Than	15,000	5	155.50	166.24	97.95	57.40	169.72
Less Than	30,000	8	122.10	141.48	99.90	69.11	141.62
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	47	94.72	97.91	94.16	27.44	103.98
Greater Than	14,999	45	95.22	99.72	94.20	26.75	105.86
Greater Than	29,999	42	96.09	99.68	94.16	24.23	105.86

Review of the valuation group substratum indicates that only Valuation Group 1 has a sufficient sample of sales. Further review of the History Charts in the appendices of this report indicates that commercial property value excluding growth has slightly outpaced residential property value when annualized over a ten-year period. This confirms that commercial property in Gage County has kept pace with the general movement of the market.

Analysis of commercial properties by occupancy type indicates that only occupancy code, 353, retail stores, has both a sufficient sample of sales and qualitative statistics that support the use of the calculated statistics. The median of this occupancy code is above the range. Further review of the sales within this occupancy code indicate that they represent four different valuation groups. A single low dollar sale inflates the median from 99% to 102% and impacts the COD and PRD by six percentage points each. A substat of this occupancy code can be found in the appendices of this report.

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicates that the commercial class rose 1% for the current assessment year. Sold properties reflected no change for the 2021 assessment year, this supports the reported actions that only routine maintenance was performed and suggests that commercial property was equitably assessed.

2021 Commercial Correlation for Gage County

Equalization and Quality of Assessment

The analysis supports that all valuation groups have been uniformly assessed at equitable portions of market value. The quality of assessment of commercial property in Gage County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
3	34	96.09	102.60	94.85	28.27	108.17
10	5	94.72	99.85	100.56	14.44	99.29
15	3	34.65	53.11	74.34	69.93	71.44
18	5	155.50	184.92	120.65	45.39	153.27
50	3	89.21	82.25	88.55	15.02	92.89
____ALL____	50	96.09	106.37	94.21	34.41	112.91

Level of Value

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

2021 Agricultural Correlation for Gage County

Assessment Actions

Agricultural farm homes received a 15% increase for 2021. Sales analysis was completed of vacant land sales within the county, as a result dryland increased 3% in Market Area 1, and all other agricultural land values remained unchanged.

The pick-up work was completed timely.

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.

Within the agricultural class of property, the sales usability rate is comparable to the state average. Review of the non-qualified sales roster supported that all agricultural sales are available for the measurement of agricultural land in the county.

The six-year inspection and review requirement for the agricultural class of property consist of both a review of agricultural land and a review of agricultural improvements. In Gage County, the land review is conducted systematically using aerial imagery each time new imagery is available. This was last completed in 2018 and 2019. The review supported that land use is current and consistently inventoried. Agricultural improvements were last inspected in 2016, and have updated costing and site values, dated 2017 and 2019 respectively. The depreciation tables are old; however, the county utilizes annual adjustments to ensure that agricultural improvements are assessed at current market value.

There are special valuation applications on file, but the annual sales analysis supports that agricultural land is not influenced by non-agricultural uses. Therefore, there are no special valuation assessments at this time.

The county assessor utilizes two market areas within the agricultural class, based on soil structure and irrigation potential. Agricultural intensive use parcels have been identified, but the valuation structure is currently associated with the value with other subclasses of agricultural property. An agricultural subclass is utilized to value irrigated parcels without a water source. The county assessor has a written valuation methodology on file.

Description of Analysis

Review of the statistical profile for the agricultural class indicates that all three measures of central tendency are within the acceptable range, and correlate near the middle of the range. The COD is low and supports that the market of agricultural property is stable and that the median is a reliable indicator of the level of value.

2021 Agricultural Correlation for Gage County

Both market areas are within the acceptable range and are at a similar assessment level. Examining the Majority Land Use (MLU) substrata, only dryland has a sufficient sample of sales and is within the acceptable range. Grassland is also within the range, but has a very small sample of sales. Irrigated land is above the range with only seven sales, all of which fall within Market Area 1. Review of the individual irrigated sales indicates that while the sample is small, ratios appear to be trending downward, suggesting an uptick of the market in the recent study period year. Dryland in Gage County experienced a similar trend prompting the county assessor to raise dryland values by approximately 3%. Although irrigated land was not increased for 2021, the general movement of cropland in the county suggests that irrigated land is not over assessed. A substat of the 80% Irrigated Majority Land Use substratum can be found in the appendices of this report. Additionally, when compared to values in surrounding counties, irrigated land in Gage County Market Area 1 is in the middle of the array, further supporting that it is not over assessed.

The 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicates that dryland increased nearly 3% and irrigated and grassland remained unchanged. This parallels the reported assessment actions and observed changes in the sales file statistics.

Equalization and Quality of Assessment

Based on the analysis of all available information, agricultural land in Gage County is equalized at uniform portions of market value.

Agricultural homes and outbuildings have been assessed utilizing the same process and analyses that are utilized for other comparable properties in the county and are believed to be equalized. The quality of assessment of agricultural property in Gage County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	7	79.23	77.83	77.16	10.70	100.87
1	7	79.23	77.83	77.16	10.70	100.87
<u>Dry</u>						
County	40	70.09	73.00	71.68	14.14	101.84
1	34	69.90	73.08	71.61	13.35	102.05
2	6	71.35	72.57	72.19	18.35	100.53
<u>Grass</u>						
County	7	69.36	70.07	75.76	11.43	92.49
1	4	66.66	67.27	68.26	07.62	98.55
2	3	69.36	73.80	84.21	16.90	87.64
<u>ALL</u>	<u>84</u>	70.71	73.23	72.11	13.77	101.55

2021 Agricultural Correlation for Gage County

Level of Value

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

2021 Opinions of the Property Tax Administrator for Gage 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	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 Gage County

Residential Real Property - Current

Number of Sales	645	Median	93.78
Total Sales Price	\$85,223,083	Mean	98.37
Total Adj. Sales Price	\$85,223,083	Wgt. Mean	91.90
Total Assessed Value	\$78,316,215	Average Assessed Value of the Base	\$92,656
Avg. Adj. Sales Price	\$132,129	Avg. Assessed Value	\$121,420

Confidence Interval - Current

95% Median C.I	92.55 to 94.88
95% Wgt. Mean C.I	90.55 to 93.24
95% Mean C.I	95.77 to 100.97
% of Value of the Class of all Real Property Value in the County	30.41
% of Records Sold in the Study Period	6.78
% of Value Sold in the Study Period	8.88

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	582	94	93.87
2019	621	95	95.03
2018	655	93	93.08
2017	584	94	94.48

2021 Commission Summary for Gage County

Commercial Real Property - Current

Number of Sales	50	Median	96.09
Total Sales Price	\$11,782,922	Mean	106.37
Total Adj. Sales Price	\$11,782,922	Wgt. Mean	94.21
Total Assessed Value	\$11,100,245	Average Assessed Value of the Base	\$214,237
Avg. Adj. Sales Price	\$235,658	Avg. Assessed Value	\$222,005

Confidence Interval - Current

95% Median C.I	89.21 to 109.48
95% Wgt. Mean C.I	84.26 to 104.15
95% Mean C.I	92.40 to 120.34
% of Value of the Class of all Real Property Value in the County	9.11
% of Records Sold in the Study Period	4.06
% of Value Sold in the Study Period	4.20

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	44	96	96.09
2019	38	99	98.78
2018	34	100	99.66
2017	41	100	100.00

34 Gage
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 : 645
 Total Sales Price : 85,223,083
 Total Adj. Sales Price : 85,223,083
 Total Assessed Value : 78,316,215
 Avg. Adj. Sales Price : 132,129
 Avg. Assessed Value : 121,420

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 98
 COD : 20.64
 PRD : 107.04

COV : 34.24
 STD : 33.68
 Avg. Abs. Dev : 19.36
 MAX Sales Ratio : 402.40
 MIN Sales Ratio : 18.33

95% Median C.I. : 92.55 to 94.88
 95% Wgt. Mean C.I. : 90.55 to 93.24
 95% Mean C.I. : 95.77 to 100.97

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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	79	98.05	102.97	95.71	19.14	107.59	57.43	251.72	93.59 to 102.53	121,215	116,014
01-JAN-19 To 31-MAR-19	53	99.33	105.82	99.45	19.83	106.41	67.16	194.90	94.38 to 106.34	126,265	125,570
01-APR-19 To 30-JUN-19	97	96.10	103.18	93.91	22.27	109.87	30.00	402.40	93.57 to 98.44	119,787	112,487
01-JUL-19 To 30-SEP-19	88	94.62	99.11	92.49	19.29	107.16	50.59	296.50	90.81 to 96.96	127,643	118,062
01-OCT-19 To 31-DEC-19	69	95.04	101.11	91.37	22.63	110.66	43.93	215.30	88.79 to 100.91	122,404	111,838
01-JAN-20 To 31-MAR-20	47	92.49	96.21	89.79	19.67	107.15	42.82	235.28	85.66 to 96.02	119,465	107,268
01-APR-20 To 30-JUN-20	107	88.42	89.38	90.05	15.19	99.26	51.14	164.76	85.41 to 92.22	160,357	144,409
01-JUL-20 To 30-SEP-20	105	89.27	94.39	87.24	23.98	108.20	18.33	298.58	83.51 to 93.03	141,755	123,667
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	317	96.13	102.44	94.89	20.47	107.96	30.00	402.40	94.66 to 98.05	123,407	117,101
01-OCT-19 To 30-SEP-20	328	90.71	94.43	89.35	20.46	105.69	18.33	298.58	88.16 to 92.64	140,558	125,595
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	307	95.77	102.01	93.90	21.20	108.64	30.00	402.40	94.50 to 97.56	123,745	116,198
<u>ALL</u>	645	93.78	98.37	91.90	20.64	107.04	18.33	402.40	92.55 to 94.88	132,129	121,420

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	21	93.03	93.21	92.76	08.62	100.49	64.43	109.17	86.65 to 101.18	181,571	168,432
3	457	93.59	100.85	92.61	22.89	108.90	30.00	402.40	92.44 to 95.39	122,308	113,268
5	5	87.04	83.64	90.96	24.00	91.95	30.79	129.91	N/A	33,000	30,017
6	12	93.07	92.43	93.34	23.01	99.03	48.19	133.62	69.90 to 117.75	94,110	87,843
7	22	92.11	90.73	89.95	09.50	100.87	68.67	107.30	84.08 to 100.68	170,673	153,524
9	8	111.32	110.78	116.28	18.63	95.27	75.90	152.11	75.90 to 152.11	86,031	100,038
10	3	102.21	99.04	93.01	10.09	106.48	81.98	112.92	N/A	32,333	30,073
11	9	98.74	97.44	95.63	09.86	101.89	74.15	112.97	80.87 to 111.96	43,147	41,263
12	4	93.80	95.60	94.33	04.73	101.35	89.32	105.46	N/A	169,225	159,624
13	3	125.47	164.19	100.22	60.01	163.83	70.59	296.50	N/A	46,667	46,770
15	63	94.51	90.17	89.44	09.73	100.82	43.93	117.38	86.42 to 96.02	263,258	235,464
17	3	42.82	44.22	55.62	41.41	79.50	18.33	71.52	N/A	37,333	20,763
18	34	93.99	89.40	82.86	18.99	107.89	56.22	143.11	72.54 to 98.63	43,481	36,029
19	1	90.59	90.59	90.59	00.00	100.00	90.59	90.59	N/A	300,000	271,780
<u>ALL</u>	645	93.78	98.37	91.90	20.64	107.04	18.33	402.40	92.55 to 94.88	132,129	121,420

34 Gage
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 : 645
 Total Sales Price : 85,223,083
 Total Adj. Sales Price : 85,223,083
 Total Assessed Value : 78,316,215
 Avg. Adj. Sales Price : 132,129
 Avg. Assessed Value : 121,420

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 98
 COD : 20.64
 PRD : 107.04

COV : 34.24
 STD : 33.68
 Avg. Abs. Dev : 19.36
 MAX Sales Ratio : 402.40
 MIN Sales Ratio : 18.33

95% Median C.I. : 92.55 to 94.88
 95% Wgt. Mean C.I. : 90.55 to 93.24
 95% Mean C.I. : 95.77 to 100.97

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	645	93.78	98.37	91.90	20.64	107.04	18.33	402.40	92.55 to 94.88	132,129	121,420
06											
07											
<u>ALL</u>	645	93.78	98.37	91.90	20.64	107.04	18.33	402.40	92.55 to 94.88	132,129	121,420

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	111.11	111.11	111.11	00.00	100.00	111.11	111.11	N/A	4,500	5,000
Less Than 15,000	15	104.80	152.91	155.22	62.52	98.51	30.79	402.40	94.60 to 217.93	9,033	14,022
Less Than 30,000	61	116.17	139.19	133.71	44.32	104.10	18.33	402.40	104.80 to 142.27	18,616	24,890
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	644	93.70	98.35	91.89	20.66	107.03	18.33	402.40	92.50 to 94.88	132,327	121,601
Greater Than 14,999	630	93.49	97.07	91.79	19.44	105.75	18.33	302.53	92.40 to 94.64	135,060	123,978
Greater Than 29,999	584	92.84	94.10	91.33	16.47	103.03	34.11	238.93	91.80 to 93.94	143,986	131,503
<u>Incremental Ranges</u>											
0 TO 4,999	1	111.11	111.11	111.11	00.00	100.00	111.11	111.11	N/A	4,500	5,000
5,000 TO 14,999	14	103.51	155.90	156.74	67.38	99.46	30.79	402.40	93.94 to 296.50	9,357	14,666
15,000 TO 29,999	46	122.46	134.71	130.79	37.48	103.00	18.33	302.53	110.29 to 150.70	21,740	28,435
30,000 TO 59,999	92	105.03	110.30	109.09	27.57	101.11	34.11	238.93	96.16 to 117.31	44,190	48,206
60,000 TO 99,999	130	92.69	92.99	92.92	18.86	100.08	42.58	186.84	87.89 to 95.83	79,589	73,952
100,000 TO 149,999	144	92.16	91.39	91.31	13.34	100.09	54.80	133.62	87.54 to 95.16	126,990	115,951
150,000 TO 249,999	147	92.36	90.26	90.42	10.10	99.82	61.58	124.16	88.79 to 93.45	188,697	170,620
250,000 TO 499,999	69	91.87	88.79	88.96	10.22	99.81	43.93	126.59	86.75 to 94.64	328,144	291,919
500,000 TO 999,999	2	82.17	82.17	82.18	01.28	99.99	81.12	83.22	N/A	504,250	414,385
1,000,000 +											
<u>ALL</u>	645	93.78	98.37	91.90	20.64	107.04	18.33	402.40	92.55 to 94.88	132,129	121,420

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	67	Median :	93	COV :	18.56	95% Median C.I. :	89.32 to 100.07
Total Sales Price :	10,062,270	Wgt. Mean :	93	STD :	17.54	95% Wgt. Mean C.I. :	89.97 to 97.02
Total Adj. Sales Price :	10,062,270	Mean :	95	Avg. Abs. Dev :	12.40	95% Mean C.I. :	90.30 to 98.70
Total Assessed Value :	9,407,510						
Avg. Adj. Sales Price :	150,183	COD :	13.33	MAX Sales Ratio :	152.11		
Avg. Assessed Value :	140,411	PRD :	101.08	MIN Sales Ratio :	48.19		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	10	101.07	103.27	102.64	09.17	100.61	72.83	131.52	96.16 to 117.75	122,950	126,200
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	9	102.10	105.92	104.16	07.67	101.69	92.21	123.68	95.69 to 118.74	145,824	151,891
07/01/2019 To 09/30/2019	10	95.78	97.01	98.02	05.12	98.97	84.20	105.46	92.99 to 104.32	131,465	128,859
10/01/2019 To 12/31/2019	5	86.65	95.04	92.54	21.52	102.70	69.90	152.11	N/A	158,680	146,836
01/01/2020 To 03/31/2020	4	92.81	99.00	93.61	12.69	105.76	83.43	126.93	N/A	182,875	171,194
04/01/2020 To 06/30/2020	19	88.16	89.71	89.36	11.90	100.39	51.38	133.62	84.89 to 101.17	177,679	158,767
07/01/2020 To 09/30/2020	10	82.59	79.96	80.80	14.69	98.96	48.19	93.03	68.67 to 93.00	130,490	105,439
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	29	101.18	101.93	101.58	07.64	100.34	72.83	131.52	96.16 to 104.97	132,985	135,090
10/01/2019 To 09/30/2020	38	88.29	88.82	88.47	13.95	100.40	48.19	152.11	84.89 to 91.73	163,308	144,471
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	24	98.47	99.94	99.10	11.13	100.85	69.90	152.11	92.99 to 104.32	142,520	141,241

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	21	93.03	93.21	92.76	08.62	100.49	64.43	109.17	86.65 to 101.18	181,571	168,432
6	12	93.07	92.43	93.34	23.01	99.03	48.19	133.62	69.90 to 117.75	94,110	87,843
7	22	92.11	90.73	89.95	09.50	100.87	68.67	107.30	84.08 to 100.68	170,673	153,524
9	8	111.32	110.78	116.28	18.63	95.27	75.90	152.11	75.90 to 152.11	86,031	100,038
12	4	93.80	95.60	94.33	04.73	101.35	89.32	105.46	N/A	169,225	159,624

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	67	Median :	93	COV :	18.56	95% Median C.I. :	89.32 to 100.07
Total Sales Price :	10,062,270	Wgt. Mean :	93	STD :	17.54	95% Wgt. Mean C.I. :	89.97 to 97.02
Total Adj. Sales Price :	10,062,270	Mean :	95	Avg. Abs. Dev :	12.40	95% Mean C.I. :	90.30 to 98.70
Total Assessed Value :	9,407,510						
Avg. Adj. Sales Price :	150,183	COD :	13.33	MAX Sales Ratio :	152.11		
Avg. Assessed Value :	140,411	PRD :	101.08	MIN Sales Ratio :	48.19		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	67	93.03	94.50	93.49	13.33	101.08	48.19	152.11	89.32 to 100.07	150,183	140,411
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	67	93.03	94.50	93.49	13.33	101.08	48.19	152.11	89.32 to 100.07	150,183	140,411
Greater Than 15,000	67	93.03	94.50	93.49	13.33	101.08	48.19	152.11	89.32 to 100.07	150,183	140,411
Greater Than 30,000	67	93.03	94.50	93.49	13.33	101.08	48.19	152.11	89.32 to 100.07	150,183	140,411
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	7	89.27	91.35	91.74	14.43	99.57	69.90	117.75	69.90 to 117.75	49,464	45,378
60,000 TO 99,999	13	101.18	98.21	98.27	18.81	99.94	48.19	152.11	84.08 to 118.74	81,225	79,823
100,000 TO 149,999	19	100.68	99.42	99.20	12.47	100.22	72.08	133.62	86.65 to 105.46	127,674	126,650
150,000 TO 249,999	20	91.97	88.51	88.32	07.81	100.22	64.43	104.32	84.89 to 94.61	189,245	167,142
250,000 TO 499,999	8	90.17	94.47	94.02	07.02	100.48	86.65	109.17	86.65 to 109.17	306,175	287,871
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	0%

What IF

PAD 2021 R&O Statistics 2021 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	57	Median :	94	COV :	39.85	95% Median C.I. :	81.98 to 98.63
Total Sales Price :	2,380,670	Wgt. Mean :	86	STD :	36.75	95% Wgt. Mean C.I. :	79.23 to 92.09
Total Adj. Sales Price :	2,380,670	Mean :	92	Avg. Abs. Dev :	22.40	95% Mean C.I. :	82.69 to 101.77
Total Assessed Value :	2,039,265						
Avg. Adj. Sales Price :	41,766	COD :	23.85	MAX Sales Ratio :	296.50		
Avg. Assessed Value :	35,777	PRD :	107.67	MIN Sales Ratio :	18.33		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	3	89.53	85.35	83.63	11.44	102.06	67.90	98.63	N/A	22,833	19,095
01/01/2019 To 03/31/2019	6	97.29	96.55	97.15	18.72	99.38	67.16	123.48	67.16 to 123.48	32,900	31,963
04/01/2019 To 06/30/2019	8	90.49	87.43	87.11	09.99	100.37	58.57	99.44	58.57 to 99.44	35,688	31,088
07/01/2019 To 09/30/2019	6	79.53	120.22	80.89	72.74	148.62	60.92	296.50	60.92 to 296.50	36,083	29,188
10/01/2019 To 12/31/2019	12	96.89	93.91	86.99	12.99	107.95	65.82	112.97	80.67 to 107.38	55,350	48,150
01/01/2020 To 03/31/2020	9	97.18	88.87	80.58	25.20	110.29	42.82	124.32	56.22 to 114.15	39,711	32,001
04/01/2020 To 06/30/2020	4	81.02	83.59	82.34	18.08	101.52	63.73	108.59	N/A	47,293	38,943
07/01/2020 To 09/30/2020	9	81.98	82.20	85.77	34.25	95.84	18.33	129.91	30.79 to 125.47	44,667	38,311
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	23	93.94	98.09	87.63	26.13	111.94	58.57	296.50	73.43 to 98.63	33,387	29,256
10/01/2019 To 09/30/2020	34	93.59	88.26	84.72	22.38	104.18	18.33	129.91	74.15 to 104.80	47,434	40,188
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	32	94.23	97.72	87.52	22.65	111.65	58.57	296.50	82.56 to 100.17	42,613	37,294

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	57	Median :	94	COV :	39.85	95% Median C.I. :	81.98 to 98.63
Total Sales Price :	2,380,670	Wgt. Mean :	86	STD :	36.75	95% Wgt. Mean C.I. :	79.23 to 92.09
Total Adj. Sales Price :	2,380,670	Mean :	92	Avg. Abs. Dev :	22.40	95% Mean C.I. :	82.69 to 101.77
Total Assessed Value :	2,039,265						
Avg. Adj. Sales Price :	41,766	COD :	23.85	MAX Sales Ratio :	296.50		
Avg. Assessed Value :	35,777	PRD :	107.67	MIN Sales Ratio :	18.33		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	5	87.04	83.64	90.96	24.00	91.95	30.79	129.91	N/A	33,000	30,017
10	3	102.21	99.04	93.01	10.09	106.48	81.98	112.92	N/A	32,333	30,073
11	9	98.74	97.44	95.63	09.86	101.89	74.15	112.97	80.87 to 111.96	43,147	41,263
13	3	125.47	164.19	100.22	60.01	163.83	70.59	296.50	N/A	46,667	46,770
17	3	42.82	44.22	55.62	41.41	79.50	18.33	71.52	N/A	37,333	20,763
18	34	93.99	89.40	82.86	18.99	107.89	56.22	143.11	72.54 to 98.63	43,481	36,029

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	57	93.94	92.23	85.66	23.85	107.67	18.33	296.50	81.98 to 98.63	41,766	35,777
06											
07											

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	57	Median :	94	COV :	39.85	95% Median C.I. :	81.98 to 98.63
Total Sales Price :	2,380,670	Wgt. Mean :	86	STD :	36.75	95% Wgt. Mean C.I. :	79.23 to 92.09
Total Adj. Sales Price :	2,380,670	Mean :	92	Avg. Abs. Dev :	22.40	95% Mean C.I. :	82.69 to 101.77
Total Assessed Value :	2,039,265						
Avg. Adj. Sales Price :	41,766	COD :	23.85	MAX Sales Ratio :	296.50		
Avg. Assessed Value :	35,777	PRD :	107.67	MIN Sales Ratio :	18.33		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	111.11	111.11	111.11		100.00	111.11	111.11	N/A	4,500	5,000
Less Than 15,000	10	99.47	111.54	98.10	31.90	113.70	30.79	296.50	82.56 to 111.11	8,350	8,192
Less Than 30,000	22	97.65	96.33	86.88	26.94	110.88	18.33	296.50	82.56 to 102.21	16,745	14,548
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	56	93.04	91.89	85.61	24.18	107.34	18.33	296.50	81.98 to 98.45	42,432	36,326
Greater Than 15,000	47	87.93	88.12	85.21	22.59	103.42	18.33	143.11	74.15 to 98.45	48,876	41,646
Greater Than 30,000	35	87.89	89.65	85.44	21.74	104.93	56.22	143.11	73.43 to 98.45	57,493	49,120
<u>__ Incremental Ranges__</u>											
0 TO 4,999	1	111.11	111.11	111.11		100.00	111.11	111.11	N/A	4,500	5,000
5,000 TO 14,999	9	97.18	111.59	97.36	34.69	114.62	30.79	296.50	82.56 to 104.80	8,778	8,546
15,000 TO 29,999	12	93.83	83.65	83.59	23.22	100.07	18.33	124.32	67.16 to 100.17	23,742	19,845
30,000 TO 59,999	20	94.73	97.45	96.09	21.77	101.42	58.57	143.11	74.15 to 114.15	41,739	40,108
60,000 TO 99,999	13	80.87	80.81	80.74	15.82	100.09	56.22	112.97	61.72 to 98.45	69,423	56,049
100,000 TO 149,999	1	72.54	72.54	72.54		100.00	72.54	72.54	N/A	110,000	79,790
150,000 TO 249,999	1	65.82	65.82	65.82		100.00	65.82	65.82	N/A	165,000	108,610
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	0%

What IF

34 Gage
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 : 50
Total Sales Price : 11,782,922
Total Adj. Sales Price : 11,782,922
Total Assessed Value : 11,100,245
Avg. Adj. Sales Price : 235,658
Avg. Assessed Value : 222,005

MEDIAN : 96
WGT. MEAN : 94
MEAN : 106
COD : 34.41
PRD : 112.91

COV : 47.37
STD : 50.39
Avg. Abs. Dev : 33.06
MAX Sales Ratio : 311.00
MIN Sales Ratio : 26.00

95% Median C.I. : 89.21 to 109.48
95% Wgt. Mean C.I. : 84.26 to 104.15
95% Mean C.I. : 92.40 to 120.34

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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	6	103.35	125.25	105.69	57.29	118.51	26.00	311.00	26.00 to 311.00	27,750	29,328
01-JAN-18 To 31-MAR-18	2	128.11	128.11	124.13	14.54	103.21	109.48	146.74	N/A	86,500	107,370
01-APR-18 To 30-JUN-18	4	96.09	100.84	100.98	24.87	99.86	58.66	152.51	N/A	173,125	174,816
01-JUL-18 To 30-SEP-18	5	109.84	116.62	119.78	14.24	97.36	98.68	140.63	N/A	341,000	408,445
01-OCT-18 To 31-DEC-18	5	99.18	118.46	113.44	25.47	104.43	88.69	186.91	N/A	53,600	60,805
01-JAN-19 To 31-MAR-19	3	90.93	141.82	87.45	60.66	162.17	84.52	250.00	N/A	55,333	48,388
01-APR-19 To 30-JUN-19	8	83.17	84.20	81.75	30.29	103.00	34.65	151.16	34.65 to 151.16	294,434	240,699
01-JUL-19 To 30-SEP-19	5	79.98	88.81	76.64	20.26	115.88	69.72	129.65	N/A	143,740	110,165
01-OCT-19 To 31-DEC-19	5	129.05	117.75	110.25	21.66	106.80	55.91	155.50	N/A	99,200	109,364
01-JAN-20 To 31-MAR-20	1	61.04	61.04	61.04	00.00	100.00	61.04	61.04	N/A	218,000	133,075
01-APR-20 To 30-JUN-20	3	90.81	87.79	90.88	08.97	96.60	74.06	98.50	N/A	1,360,250	1,236,152
01-JUL-20 To 30-SEP-20	3	79.12	91.90	88.03	59.74	104.40	27.39	169.19	N/A	247,667	218,030
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	17	109.48	117.30	114.44	31.80	102.50	26.00	311.00	93.04 to 140.63	161,000	184,247
01-OCT-18 To 30-SEP-19	21	90.93	101.68	83.39	31.66	121.93	34.65	250.00	77.13 to 103.19	167,056	139,315
01-OCT-19 To 30-SEP-20	12	94.66	99.07	91.06	36.29	108.80	27.39	169.19	61.04 to 144.22	461,479	420,203
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	16	104.33	114.69	114.86	22.34	99.85	58.66	186.91	95.22 to 140.63	177,406	203,766
01-JAN-19 To 31-DEC-19	21	90.93	101.51	84.80	34.91	119.71	34.65	250.00	71.81 to 129.05	177,913	150,876
<u>ALL</u>	50	96.09	106.37	94.21	34.41	112.91	26.00	311.00	89.21 to 109.48	235,658	222,005

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
3	34	96.09	102.60	94.85	28.27	108.17	27.39	186.91	84.52 to 109.84	284,643	269,982
10	5	94.72	99.85	100.56	14.44	99.29	77.13	122.79	N/A	62,600	62,950
15	3	34.65	53.11	74.34	69.93	71.44	26.00	98.68	N/A	23,833	17,718
18	5	155.50	184.92	120.65	45.39	153.27	79.07	311.00	N/A	18,300	22,079
50	3	89.21	82.25	88.55	15.02	92.89	58.66	98.87	N/A	543,024	480,850
<u>ALL</u>	50	96.09	106.37	94.21	34.41	112.91	26.00	311.00	89.21 to 109.48	235,658	222,005

34 Gage
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 : 50
 Total Sales Price : 11,782,922
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MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 106
 COD : 34.41
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COV : 47.37
 STD : 50.39
 Avg. Abs. Dev : 33.06
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 MIN Sales Ratio : 26.00

95% Median C.I. : 89.21 to 109.48
 95% Wgt. Mean C.I. : 84.26 to 104.15
 95% Mean C.I. : 92.40 to 120.34

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	104.83	104.83	123.91	37.58	84.60	65.44	144.22	N/A	154,950	191,998
03	47	95.22	105.70	90.10	34.15	117.31	26.00	311.00	89.21 to 104.06	228,149	205,564
04	1	140.63	140.63	140.63	00.00	100.00	140.63	140.63	N/A	750,000	1,054,720
<u>ALL</u>	50	96.09	106.37	94.21	34.41	112.91	26.00	311.00	89.21 to 109.48	235,658	222,005

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	250.00	238.83	218.00	20.73	109.56	155.50	311.00	N/A	1,333	2,907
Less Than 15,000	5	155.50	166.24	97.95	57.40	169.72	26.00	311.00	N/A	4,400	4,310
Less Than 30,000	8	122.10	141.48	99.90	69.11	141.62	26.00	311.00	26.00 to 311.00	11,000	10,989
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	47	94.72	97.91	94.16	27.44	103.98	26.00	186.91	88.69 to 103.19	250,615	235,990
Greater Than 14,999	45	95.22	99.72	94.20	26.75	105.86	27.39	186.91	89.21 to 104.06	261,354	246,193
Greater Than 29,999	42	96.09	99.68	94.16	24.23	105.86	27.39	169.19	90.81 to 104.06	278,451	262,198
<u>Incremental Ranges</u>											
0 TO 4,999	3	250.00	238.83	218.00	20.73	109.56	155.50	311.00	N/A	1,333	2,907
5,000 TO 14,999	2	57.35	57.35	71.28	54.66	80.46	26.00	88.69	N/A	9,000	6,415
15,000 TO 29,999	3	79.07	100.21	100.55	64.18	99.66	34.65	186.91	N/A	22,000	22,120
30,000 TO 59,999	8	101.37	106.68	105.32	12.17	101.29	90.93	129.65	90.93 to 129.65	43,250	45,553
60,000 TO 99,999	14	94.06	94.28	94.67	26.02	99.59	27.39	146.74	71.81 to 129.05	76,739	72,647
100,000 TO 149,999	4	103.22	115.04	113.47	23.54	101.38	84.52	169.19	N/A	116,375	132,045
150,000 TO 249,999	7	109.84	110.45	112.93	30.23	97.80	55.91	152.51	55.91 to 152.51	204,286	230,696
250,000 TO 499,999	3	69.72	74.12	73.20	16.90	101.26	58.66	93.99	N/A	316,667	231,785
500,000 TO 999,999	5	89.21	93.33	92.07	22.78	101.37	58.80	140.63	N/A	730,814	672,841
1,000,000 +	1	90.81	90.81	90.81	00.00	100.00	90.81	90.81	N/A	3,775,000	3,428,245
<u>ALL</u>	50	96.09	106.37	94.21	34.41	112.91	26.00	311.00	89.21 to 109.48	235,658	222,005

34 Gage
COMMERCIAL

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Qualified

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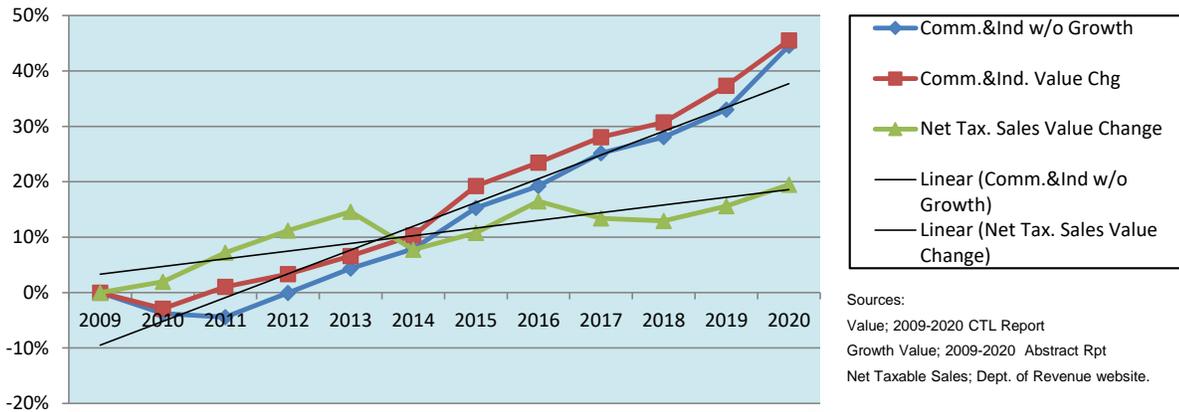
95% Median C.I. : 89.21 to 109.48
 95% Wgt. Mean C.I. : 84.26 to 104.15
 95% Mean C.I. : 92.40 to 120.34

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	74.06	74.06	74.06	00.00	100.00	74.06	74.06	N/A	85,750	63,505
303	1	90.81	90.81	90.81	00.00	100.00	90.81	90.81	N/A	3,775,000	3,428,245
308	1	129.65	129.65	129.65	00.00	100.00	129.65	129.65	N/A	30,000	38,895
326	1	26.00	26.00	26.00	00.00	100.00	26.00	26.00	N/A	5,000	1,300
344	9	84.52	85.32	77.25	35.14	110.45	34.65	151.16	55.91 to 128.72	235,667	182,047
346	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	45,000	44,405
350	2	160.85	160.85	157.92	05.18	101.86	152.51	169.19	N/A	166,500	262,938
352	3	93.99	101.22	110.55	27.94	91.56	65.44	144.22	N/A	186,633	206,320
353	12	101.62	108.35	93.22	21.08	116.23	69.72	186.91	90.93 to 129.05	97,600	90,981
384	1	92.89	92.89	92.89	00.00	100.00	92.89	92.89	N/A	95,000	88,245
406	9	122.79	141.15	93.03	52.38	151.73	27.39	311.00	79.07 to 250.00	106,841	99,393
407	2	119.75	119.75	120.77	17.44	99.16	98.87	140.63	N/A	715,000	863,503
423	1	61.04	61.04	61.04	00.00	100.00	61.04	61.04	N/A	218,000	133,075
442	1	93.04	93.04	93.04	00.00	100.00	93.04	93.04	N/A	50,000	46,520
446	1	79.12	79.12	79.12	00.00	100.00	79.12	79.12	N/A	575,000	454,930
528	4	91.59	92.45	93.00	15.17	99.41	77.13	109.48	N/A	81,875	76,140
<u>ALL</u>	50	96.09	106.37	94.21	34.41	112.91	26.00	311.00	89.21 to 109.48	235,658	222,005

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	\$ 172,282,135	\$ 4,796,915		\$ 167,485,220	--	\$ 188,474,395	--
2009	\$ 174,914,455	\$ 2,850,670	1.63%	\$ 172,063,785	--	\$ 180,480,007	--
2010	\$ 169,846,390	\$ 1,566,365	0.92%	\$ 168,280,025	-3.79%	\$ 184,007,041	1.95%
2011	\$ 176,697,130	\$ 9,534,805	5.40%	\$ 167,162,325	-1.58%	\$ 193,466,036	5.14%
2012	\$ 180,773,775	\$ 5,945,995	3.29%	\$ 174,827,780	-1.06%	\$ 200,705,970	3.74%
2013	\$ 186,416,445	\$ 3,886,860	2.09%	\$ 182,529,585	0.97%	\$ 206,830,388	3.05%
2014	\$ 192,999,075	\$ 4,329,150	2.24%	\$ 188,669,925	1.21%	\$ 194,466,645	-5.98%
2015	\$ 208,522,095	\$ 6,854,035	3.29%	\$ 201,668,060	4.49%	\$ 199,964,153	2.83%
2016	\$ 215,967,950	\$ 7,382,670	3.42%	\$ 208,585,280	0.03%	\$ 210,231,530	5.13%
2017	\$ 223,948,820	\$ 4,996,915	2.23%	\$ 218,951,905	1.38%	\$ 204,628,435	-2.67%
2018	\$ 228,650,060	\$ 4,696,245	2.05%	\$ 223,953,815	0.00%	\$ 203,849,437	-0.38%
2019	\$ 240,181,480	\$ 7,510,425	3.13%	\$ 232,671,055	1.76%	\$ 208,629,154	2.34%
2020	\$ 254,532,105	\$ 1,693,820	0.67%	\$ 252,838,285	5.27%	\$ 215,641,904	3.36%
Ann %chg	3.22%			Average	0.34%	1.46%	1.52%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-3.79%	-2.90%	1.95%
2011	-4.43%	1.02%	7.20%
2012	-0.05%	3.35%	11.21%
2013	4.35%	6.58%	14.60%
2014	7.86%	10.34%	7.75%
2015	15.30%	19.21%	10.80%
2016	19.25%	23.47%	16.48%
2017	25.18%	28.03%	13.38%
2018	28.04%	30.72%	12.95%
2019	33.02%	37.31%	15.60%
2020	44.55%	45.52%	19.48%

County Number	34
County Name	Gage

PAD 2021 R&O Statistics 2021 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	102	COV :	29.10	95% Median C.I. :	90.93 to 129.05
Total Sales Price :	1,171,200	Wgt. Mean :	93	STD :	31.53	95% Wgt. Mean C.I. :	69.97 to 116.47
Total Adj. Sales Price :	1,171,200	Mean :	108	Avg. Abs. Dev :	21.42	95% Mean C.I. :	88.32 to 128.38
Total Assessed Value :	1,091,770						
Avg. Adj. Sales Price :	97,600	COD :	21.08	MAX Sales Ratio :	186.91		
Avg. Assessed Value :	90,981	PRD :	116.23	MIN Sales Ratio :	69.72		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	1	113.66	113.66	113.66		100.00	113.66	113.66	N/A	40,000	45,465
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	1	95.22	95.22	95.22		100.00	95.22	95.22	N/A	80,000	76,175
07/01/2018 To 09/30/2018	2	122.47	122.47	117.75	10.31	104.01	109.84	135.10	N/A	115,000	135,408
10/01/2018 To 12/31/2018	3	99.18	126.94	109.90	30.98	115.51	94.72	186.91	N/A	53,333	58,615
01/01/2019 To 03/31/2019	1	90.93	90.93	90.93		100.00	90.93	90.93	N/A	50,000	45,465
04/01/2019 To 06/30/2019											
07/01/2019 To 09/30/2019	2	70.77	70.77	69.97	01.48	101.14	69.72	71.81	N/A	255,600	178,850
10/01/2019 To 12/31/2019	2	116.56	116.56	120.31	10.72	96.88	104.06	129.05	N/A	50,000	60,153
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	4	111.75	113.46	112.13	09.78	101.19	95.22	135.10	N/A	87,500	98,114
10/01/2018 To 09/30/2019	6	92.83	102.21	80.28	26.64	127.32	69.72	186.91	69.72 to 186.91	120,200	96,502
10/01/2019 To 09/30/2020	2	116.56	116.56	120.31	10.72	96.88	104.06	129.05	N/A	50,000	60,153
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	6	104.51	120.16	111.24	22.76	108.02	94.72	186.91	94.72 to 186.91	78,333	87,139
01/01/2019 To 12/31/2019	5	90.93	93.11	79.17	20.15	117.61	69.72	129.05	N/A	132,240	104,694

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	102	COV :	29.10	95% Median C.I. :	90.93 to 129.05
Total Sales Price :	1,171,200	Wgt. Mean :	93	STD :	31.53	95% Wgt. Mean C.I. :	69.97 to 116.47
Total Adj. Sales Price :	1,171,200	Mean :	108	Avg. Abs. Dev :	21.42	95% Mean C.I. :	88.32 to 128.38
Total Assessed Value :	1,091,770						
Avg. Adj. Sales Price :	97,600	COD :	21.08	MAX Sales Ratio :	186.91		
Avg. Assessed Value :	90,981	PRD :	116.23	MIN Sales Ratio :	69.72		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	8	101.62	108.98	90.01	24.60	121.08	69.72	186.91	69.72 to 186.91	121,025	108,936
10	3	94.72	99.77	98.84	08.00	100.94	90.93	113.66	N/A	46,000	45,465
18	1	129.05	129.05	129.05		100.00	129.05	129.05	N/A	65,000	83,885

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	12	101.62	108.35	93.22	21.08	116.23	69.72	186.91	90.93 to 129.05	97,600	90,981
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	102	COV :	29.10	95% Median C.I. :	90.93 to 129.05
Total Sales Price :	1,171,200	Wgt. Mean :	93	STD :	31.53	95% Wgt. Mean C.I. :	69.97 to 116.47
Total Adj. Sales Price :	1,171,200	Mean :	108	Avg. Abs. Dev :	21.42	95% Mean C.I. :	88.32 to 128.38
Total Assessed Value :	1,091,770						
Avg. Adj. Sales Price :	97,600	COD :	21.08	MAX Sales Ratio :	186.91		
Avg. Assessed Value :	90,981	PRD :	116.23	MIN Sales Ratio :	69.72		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	186.91	186.91	186.91		100.00	186.91	186.91	N/A	22,000	41,120
__ Ranges Excl. Low \$ __											
Greater Than 4,999	12	101.62	108.35	93.22	21.08	116.23	69.72	186.91	90.93 to 129.05	97,600	90,981
Greater Than 15,000	12	101.62	108.35	93.22	21.08	116.23	69.72	186.91	90.93 to 129.05	97,600	90,981
Greater Than 30,000	11	99.18	101.21	91.42	15.52	110.71	69.72	135.10	71.81 to 129.05	104,473	95,514
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	186.91	186.91	186.91		100.00	186.91	186.91	N/A	22,000	41,120
30,000 TO 59,999	4	99.39	100.84	99.89	08.07	100.95	90.93	113.66	N/A	43,250	43,204
60,000 TO 99,999	5	99.18	106.07	106.07	19.58	100.00	71.81	135.10	N/A	73,640	78,109
100,000 TO 149,999											
150,000 TO 249,999	1	109.84	109.84	109.84		100.00	109.84	109.84	N/A	158,000	173,540
250,000 TO 499,999	1	69.72	69.72	69.72		100.00	69.72	69.72	N/A	450,000	313,750
500,000 TO 999,999											
1,000,000 +											

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
353	12	101.62	108.35	93.22	21.08	116.23	69.72	186.91	90.93 to 129.05	97,600	90,981

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	353	Total	Increase	0%

What IF

34 Gage

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

AGRICULTURAL LAND

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

Number of Sales : 84
 Total Sales Price : 43,707,162
 Total Adj. Sales Price : 43,707,162
 Total Assessed Value : 31,515,675
 Avg. Adj. Sales Price : 520,323
 Avg. Assessed Value : 375,187

MEDIAN : 71
 WGT. MEAN : 72
 MEAN : 73
 COD : 13.77
 PRD : 101.55

COV : 18.79
 STD : 13.76
 Avg. Abs. Dev : 09.74
 MAX Sales Ratio : 112.88
 MIN Sales Ratio : 42.90

95% Median C.I. : 69.13 to 72.68
 95% Wgt. Mean C.I. : 69.34 to 74.88
 95% Mean C.I. : 70.29 to 76.17

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	6	60.46	62.37	62.97	09.68	99.05	52.54	72.51	52.54 to 72.51	360,560	227,031
01-JAN-18 To 31-MAR-18	6	71.05	75.62	72.64	08.11	104.10	68.14	93.80	68.14 to 93.80	779,709	566,400
01-APR-18 To 30-JUN-18	4	77.24	78.09	74.40	10.75	104.96	66.78	91.11	N/A	577,876	429,958
01-JUL-18 To 30-SEP-18	1	82.68	82.68	82.68	00.00	100.00	82.68	82.68	N/A	261,000	215,800
01-OCT-18 To 31-DEC-18	10	68.13	74.67	69.04	21.15	108.15	52.12	102.48	57.86 to 100.60	511,057	352,839
01-JAN-19 To 31-MAR-19	12	70.98	75.35	76.84	14.23	98.06	56.15	111.67	65.93 to 87.29	436,651	335,521
01-APR-19 To 30-JUN-19	6	75.98	72.10	71.56	20.62	100.75	42.90	90.11	42.90 to 90.11	622,911	445,738
01-JUL-19 To 30-SEP-19	1	67.92	67.92	67.92	00.00	100.00	67.92	67.92	N/A	325,000	220,755
01-OCT-19 To 31-DEC-19	14	66.83	68.44	67.52	11.84	101.36	51.98	97.58	60.49 to 75.15	533,595	360,295
01-JAN-20 To 31-MAR-20	10	71.05	72.54	71.73	07.95	101.13	58.71	83.62	67.10 to 81.73	518,837	372,166
01-APR-20 To 30-JUN-20	10	72.22	76.22	79.26	13.82	96.16	63.09	112.88	64.15 to 93.59	406,150	321,921
01-JUL-20 To 30-SEP-20	4	74.50	82.73	75.46	13.84	109.63	70.98	110.94	N/A	790,000	596,163
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	17	71.00	71.94	71.13	11.42	101.14	52.54	93.80	62.33 to 81.68	553,772	393,895
01-OCT-18 To 30-SEP-19	29	70.19	74.19	72.50	17.77	102.33	42.90	111.67	65.84 to 83.29	496,995	360,339
01-OCT-19 To 30-SEP-20	38	71.36	73.07	72.28	11.67	101.09	51.98	112.88	68.30 to 74.83	523,163	378,148
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	21	71.10	75.98	71.69	15.29	105.98	52.12	102.48	66.78 to 82.68	588,635	422,020
01-JAN-19 To 31-DEC-19	33	69.75	71.60	71.34	14.28	100.36	42.90	111.67	63.90 to 73.73	508,261	362,593
<u>ALL</u>	84	70.71	73.23	72.11	13.77	101.55	42.90	112.88	69.13 to 72.68	520,323	375,187

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	73	70.98	73.10	71.67	12.99	102.00	42.90	112.88	68.67 to 73.73	536,859	384,761
2	11	70.19	74.08	75.90	18.65	97.60	52.12	111.67	56.15 to 93.80	410,588	311,645
<u>ALL</u>	84	70.71	73.23	72.11	13.77	101.55	42.90	112.88	69.13 to 72.68	520,323	375,187

34 Gage
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 : 84
Total Sales Price : 43,707,162
Total Adj. Sales Price : 43,707,162
Total Assessed Value : 31,515,675
Avg. Adj. Sales Price : 520,323
Avg. Assessed Value : 375,187

MEDIAN : 71
WGT. MEAN : 72
MEAN : 73
COD : 13.77
PRD : 101.55

COV : 18.79
STD : 13.76
Avg. Abs. Dev : 09.74
MAX Sales Ratio : 112.88
MIN Sales Ratio : 42.90

95% Median C.I. : 69.13 to 72.68
95% Wgt. Mean C.I. : 69.34 to 74.88
95% Mean C.I. : 70.29 to 76.17

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	89.89	87.50	88.89	02.68	98.44	82.68	89.92	N/A	615,395	546,997
1	3	89.89	87.50	88.89	02.68	98.44	82.68	89.92	N/A	615,395	546,997
Dry											
County	16	72.60	74.46	72.25	15.45	103.06	56.15	102.48	62.47 to 87.29	435,695	314,784
1	14	72.60	75.89	73.04	16.02	103.90	57.86	102.48	62.47 to 99.24	436,223	318,633
2	2	64.48	64.48	66.63	12.92	96.77	56.15	72.80	N/A	432,000	287,848
Grass											
County	5	69.36	72.21	78.91	12.38	91.51	62.05	93.59	N/A	429,819	339,150
1	3	62.33	66.04	66.79	06.24	98.88	62.05	73.73	N/A	336,333	224,625
2	2	81.48	81.48	89.63	14.87	90.91	69.36	93.59	N/A	570,048	510,938
ALL	84	70.71	73.23	72.11	13.77	101.55	42.90	112.88	69.13 to 72.68	520,323	375,187

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	7	79.23	77.83	77.16	10.70	100.87	63.09	89.92	63.09 to 89.92	724,150	558,741
1	7	79.23	77.83	77.16	10.70	100.87	63.09	89.92	63.09 to 89.92	724,150	558,741
Dry											
County	40	70.09	73.00	71.68	14.14	101.84	52.12	112.88	67.10 to 72.51	551,492	395,297
1	34	69.90	73.08	71.61	13.35	102.05	57.72	112.88	66.78 to 72.68	571,744	409,416
2	6	71.35	72.57	72.19	18.35	100.53	52.12	111.67	52.12 to 111.67	436,729	315,291
Grass											
County	7	69.36	70.07	75.76	11.43	92.49	58.44	93.59	58.44 to 93.59	419,157	317,551
1	4	66.66	67.27	68.26	07.62	98.55	62.05	73.73	N/A	388,500	265,180
2	3	69.36	73.80	84.21	16.90	87.64	58.44	93.59	N/A	460,032	387,378
ALL	84	70.71	73.23	72.11	13.77	101.55	42.90	112.88	69.13 to 72.68	520,323	375,187

Gage County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Gage	1	5306	n/a	5062	5078	4393	n/a	3981	3980	4771
Jefferson	1	4430	6513	6214	4102	4095	n/a	4242	2546	5277
Jefferson	2	4400	5672	5275	3895	3885	n/a	2881	2540	4533
Jefferson	3	4364	4929	4772	3942	2660	2660	2688	2660	4048
Johnson	1	6850	n/a	6100	5390	3600	3578	3300	2820	5237
Lancaster	1	6975	6188	5771	5400	4987	4789	4573	4387	5302
Otoe	2	4700	n/a	4300	4200	n/a	4000	3800	3800	4166
Pawnee	1	4250	4200	3860	3860	3360	2910	2760	2760	3526
Saline	1	4700	4700	3847	3850	3800	3800	3650	3650	4075
Saline	2	5697	5699	5594	5499	5035	4900	4497	4293	5465
Gage	2	4180	n/a	3750	3504	3135	n/a	2796	2854	3219
Johnson	1	6850	n/a	6100	5390	3600	3578	3300	2820	5237
Pawnee	1	4250	4200	3860	3860	3360	2910	2760	2760	3526

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Gage	1	4000	4000	3720	3720	3040	n/a	2490	2490	3230
Jefferson	1	3245	4770	4627	2620	n/a	2620	2731	1626	3527
Jefferson	2	3213	4067	3806	2485	1650	2433	1769	1627	3123
Jefferson	3	3231	3577	3325	2530	1700	1707	1712	1700	2705
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3106
Lancaster	1	5400	4869	4495	4193	4006	3524	3297	3185	4065
Otoe	2	3900	3830	3680	3580	3400	3200	3000	2850	3443
Pawnee	1	3540	3500	3220	3220	2800	2425	2300	2300	2803
Saline	1	3398	3399	3298	3299	3200	3180	3000	2988	3278
Saline	2	3699	3598	3548	3446	3300	3189	3198	3145	3493
Gage	2	3400	3400	3215	3215	n/a	2525	2100	2100	2710
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3106
Pawnee	1	3540	3500	3220	3220	2800	2425	2300	2300	2803

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Gage	1	1915	1915	1915	1915	1915	1915	n/a	1915	1915
Jefferson	1	1579	1566	1600	1600	n/a	n/a	n/a	1600	1586
Jefferson	2	1610	1611	1612	1639	1625	1610	2485	1610	1614
Jefferson	3	1704	1699	1700	1694	n/a	1690	n/a	1690	1699
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Lancaster	1	2156	2147	2101	n/a	2072	2007	2099	1957	2138
Otoe	2	1900	1900	1800	n/a	n/a	n/a	1400	1200	1884
Pawnee	1	1813	1811	1793	n/a	1733	1683	n/a	1575	1800
Saline	1	1809	1814	1795	n/a	n/a	n/a	n/a	1425	1801
Saline	2	1817	1815	1795	n/a	n/a	n/a	n/a	1425	1805
Gage	2	1795	1795	1795	n/a	1795	n/a	n/a	1795	1795
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Pawnee	1	1813	1811	1793	n/a	1733	1683	n/a	1575	1800

County	Mkt Area	CRP	TIMBER	WASTE
Gage	1	2784	1000	200
Jefferson	1	n/a	646	200
Jefferson	2	n/a	894	200
Jefferson	3	n/a	666	200
Johnson	1	2495	1374	130
Lancaster	1	n/a	n/a	748
Otoe	2	2794	1128	100
Pawnee	1	2476	1101	900
Saline	1	n/a	516	100
Saline	2	n/a	516	100
Gage	2	2367	1000	200
Johnson	1	2495	1374	130
Pawnee	1	2476	1101	900

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.

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	79	COV :	14.17	95% Median C.I. :	63.09 to 89.92
Total Sales Price :	5,069,051	Wgt. Mean :	77	STD :	11.03	95% Wgt. Mean C.I. :	65.53 to 88.79
Total Adj. Sales Price :	5,069,051	Mean :	78	Avg. Abs. Dev :	08.48	95% Mean C.I. :	67.63 to 88.03
Total Assessed Value :	3,911,190						
Avg. Adj. Sales Price :	724,150	COD :	10.70	MAX Sales Ratio :	89.92		
Avg. Assessed Value :	558,741	PRD :	100.87	MIN Sales Ratio :	63.09		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018	1	79.23	79.23	79.23		100.00	79.23	79.23	N/A	840,000	665,500
04/01/2018 To 06/30/2018											
07/01/2018 To 09/30/2018	1	82.68	82.68	82.68		100.00	82.68	82.68	N/A	261,000	215,800
10/01/2018 To 12/31/2018	1	63.98	63.98	63.98		100.00	63.98	63.98	N/A	1,214,115	776,755
01/01/2019 To 03/31/2019	1	89.89	89.89	89.89		100.00	89.89	89.89	N/A	753,186	677,040
04/01/2019 To 06/30/2019	1	89.92	89.92	89.92		100.00	89.92	89.92	N/A	832,000	748,150
07/01/2019 To 09/30/2019											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	1	76.03	76.03	76.03		100.00	76.03	76.03	N/A	700,000	532,195
04/01/2020 To 06/30/2020	1	63.09	63.09	63.09		100.00	63.09	63.09	N/A	468,750	295,750
07/01/2020 To 09/30/2020											
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	2	80.96	80.96	80.05	02.14	101.14	79.23	82.68	N/A	550,500	440,650
10/01/2018 To 09/30/2019	3	89.89	81.26	78.66	09.62	103.31	63.98	89.92	N/A	933,100	733,982
10/01/2019 To 09/30/2020	2	69.56	69.56	70.84	09.30	98.19	63.09	76.03	N/A	584,375	413,973
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	3	79.23	75.30	71.62	07.86	105.14	63.98	82.68	N/A	771,705	552,685
01/01/2019 To 12/31/2019	2	89.91	89.91	89.91	00.02	100.00	89.89	89.92	N/A	792,593	712,595

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	79	COV :	14.17	95% Median C.I. :	63.09 to 89.92
Total Sales Price :	5,069,051	Wgt. Mean :	77	STD :	11.03	95% Wgt. Mean C.I. :	65.53 to 88.79
Total Adj. Sales Price :	5,069,051	Mean :	78	Avg. Abs. Dev :	08.48	95% Mean C.I. :	67.63 to 88.03
Total Assessed Value :	3,911,190						
Avg. Adj. Sales Price :	724,150	COD :	10.70	MAX Sales Ratio :	89.92		
Avg. Assessed Value :	558,741	PRD :	100.87	MIN Sales Ratio :	63.09		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	7	79.23	77.83	77.16	10.70	100.87	63.09	89.92	63.09 to 89.92	724,150	558,741

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 Value
____ Irrigated ____											
County	3	89.89	87.50	88.89	02.68	98.44	82.68	89.92	N/A	615,395	546,997
1	3	89.89	87.50	88.89	02.68	98.44	82.68	89.92	N/A	615,395	546,997
____ ALL ____											
10/01/2017 To 09/30/2020	7	79.23	77.83	77.16	10.70	100.87	63.09	89.92	63.09 to 89.92	724,150	558,741

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 Value
____ Irrigated ____											
County	7	79.23	77.83	77.16	10.70	100.87	63.09	89.92	63.09 to 89.92	724,150	558,741
1	7	79.23	77.83	77.16	10.70	100.87	63.09	89.92	63.09 to 89.92	724,150	558,741
____ ALL ____											
10/01/2017 To 09/30/2020	7	79.23	77.83	77.16	10.70	100.87	63.09	89.92	63.09 to 89.92	724,150	558,741

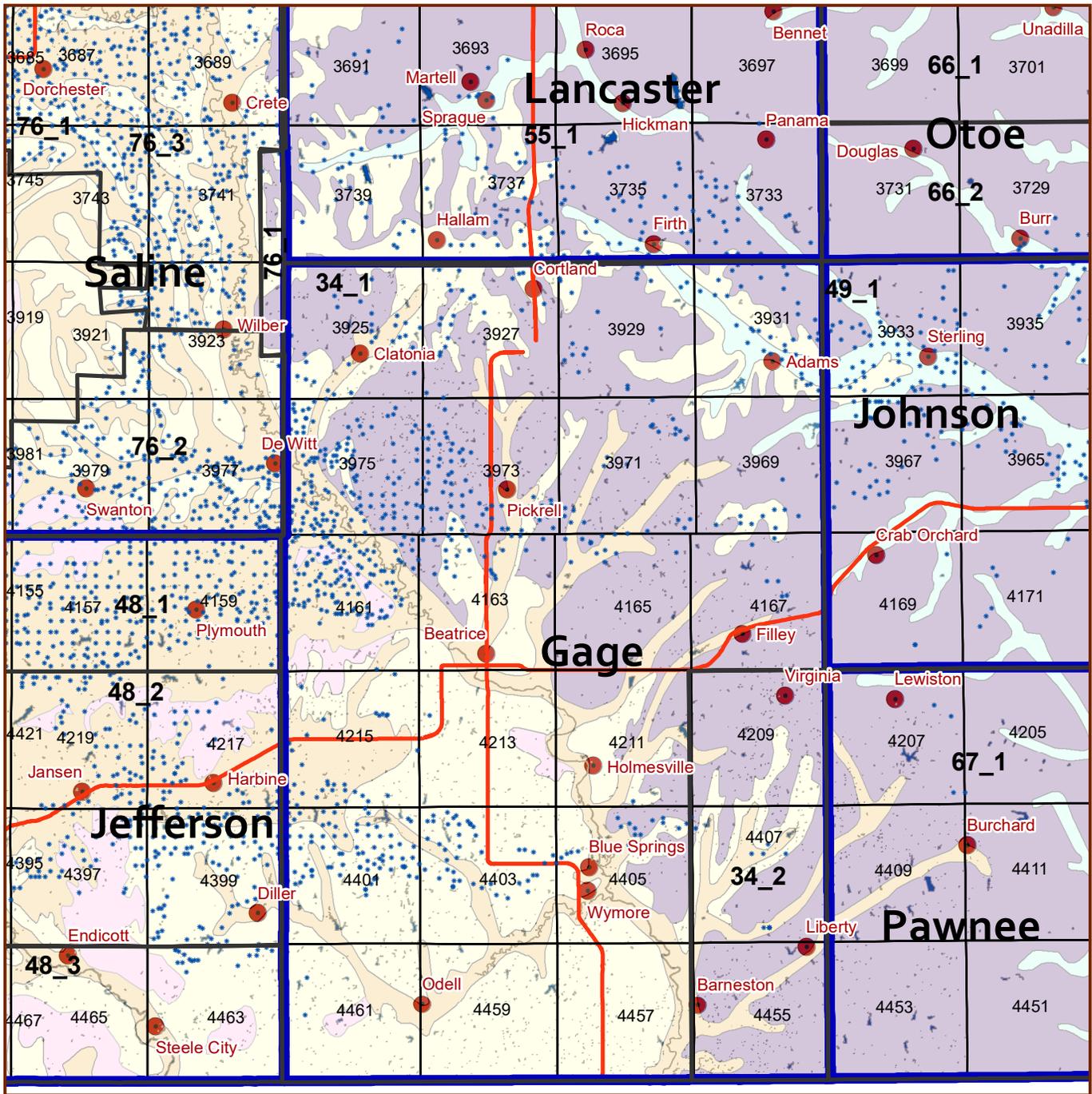
AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Irrigated_1	Total	Increase	0%

What IF

GAGE COUNTY



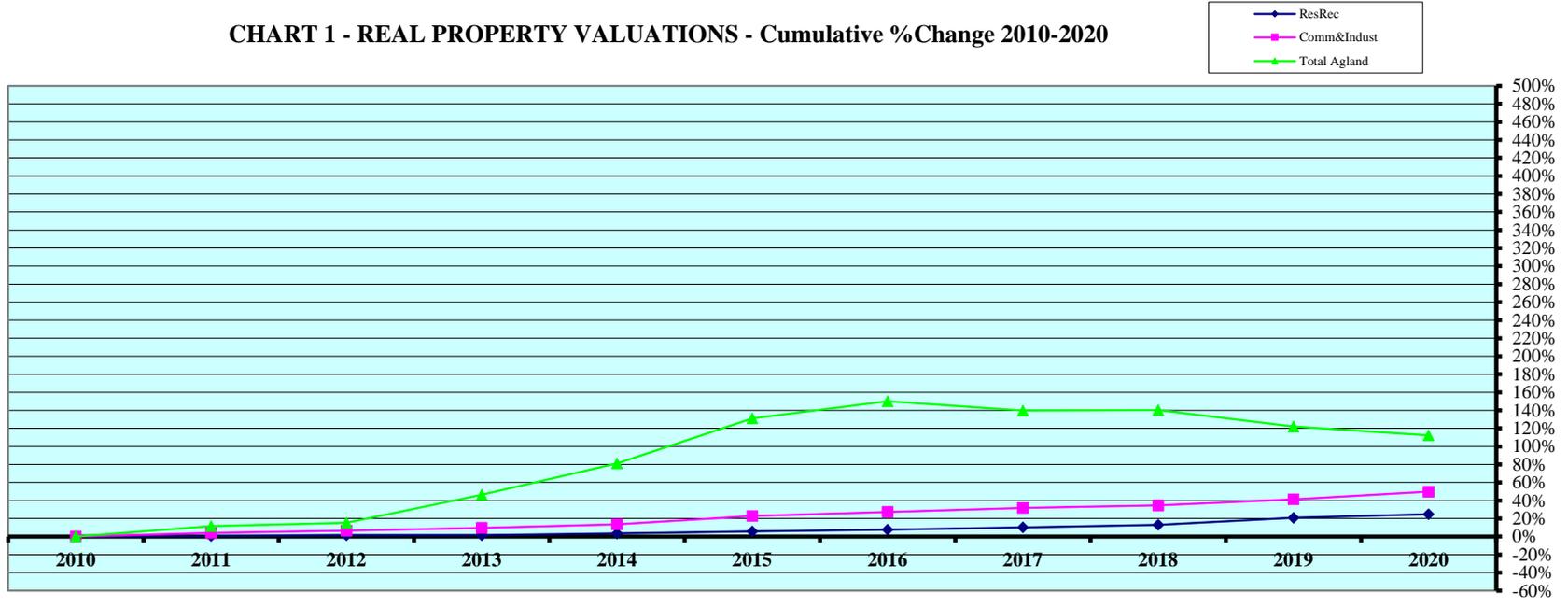
Legend

- 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	677,853,420	--	--	--	169,846,390	--	--	--	711,935,845	--	--	--
2011	681,698,855	3,845,435	0.57%	0.57%	176,697,130	6,850,740	4.03%	4.03%	795,329,425	83,393,580	11.71%	11.71%
2012	688,136,595	6,437,740	0.94%	1.52%	180,773,775	4,076,645	2.31%	6.43%	819,713,145	24,383,720	3.07%	15.14%
2013	687,159,655	-976,940	-0.14%	1.37%	186,416,445	5,642,670	3.12%	9.76%	1,042,296,895	222,583,750	27.15%	46.40%
2014	702,193,175	15,033,520	2.19%	3.59%	192,999,075	6,582,630	3.53%	13.63%	1,290,138,190	247,841,295	23.78%	81.22%
2015	717,180,630	14,987,455	2.13%	5.80%	208,522,095	15,523,020	8.04%	22.77%	1,645,237,625	355,099,435	27.52%	131.09%
2016	729,171,205	11,990,575	1.67%	7.57%	215,967,950	7,445,855	3.57%	27.15%	1,780,617,015	135,379,390	8.23%	150.11%
2017	747,102,100	17,930,895	2.46%	10.22%	223,948,820	7,980,870	3.70%	31.85%	1,707,634,175	-72,982,840	-4.10%	139.86%
2018	766,217,030	19,114,930	2.56%	13.04%	228,650,060	4,701,240	2.10%	34.62%	1,711,043,345	3,409,170	0.20%	140.34%
2019	819,634,220	53,417,190	6.97%	20.92%	240,181,480	11,531,420	5.04%	41.41%	1,580,537,065	-130,506,280	-7.63%	122.01%
2020	845,915,950	26,281,730	3.21%	24.79%	254,532,105	14,350,625	5.97%	49.86%	1,511,174,460	-69,362,605	-4.39%	112.26%

Rate Annual %chg: Residential & Recreational **2.24%**

Commercial & Industrial **4.13%**

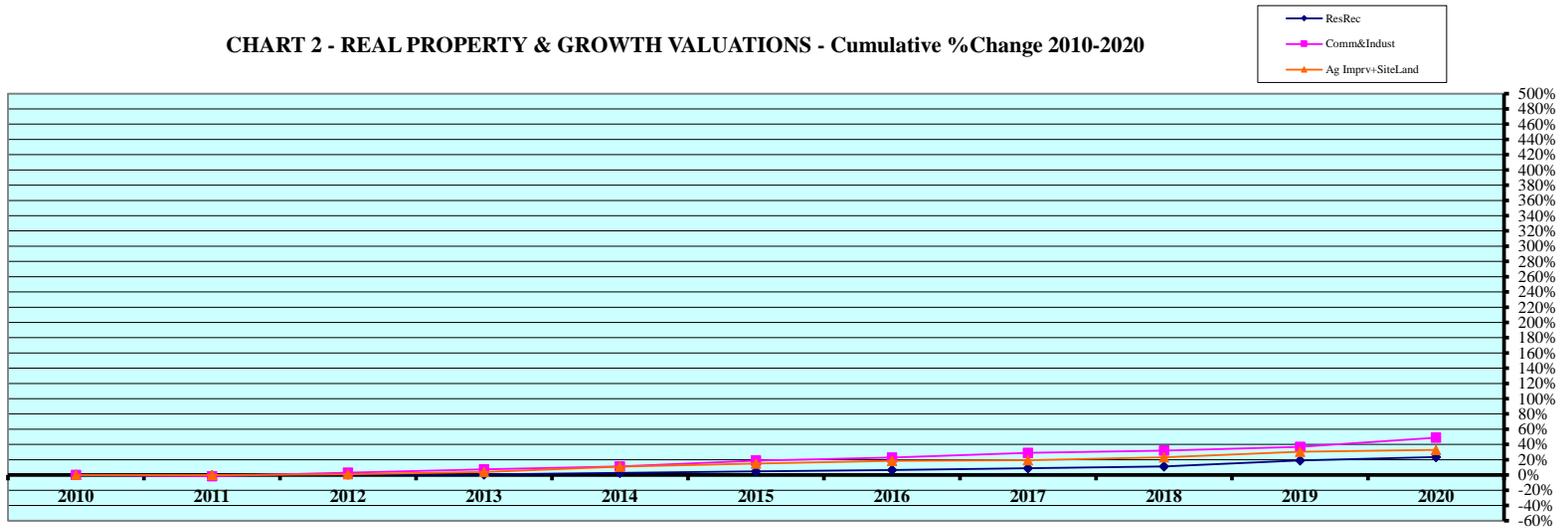
Agricultural Land **7.82%**

Cnty# **34**
County **GAGE**

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	677,853,420	4,961,110	0.73%	672,892,310	--	--	169,846,390	1,566,365	0.92%	168,280,025	--	--
2011	681,698,855	6,477,970	0.95%	675,220,885	-0.39%	-0.39%	176,697,130	9,534,805	5.40%	167,162,325	-1.58%	-1.58%
2012	688,136,595	5,391,280	0.78%	682,745,315	0.15%	0.72%	180,773,775	5,945,995	3.29%	174,827,780	-1.06%	2.93%
2013	687,159,655	5,421,380	0.79%	681,738,275	-0.93%	0.57%	186,416,445	3,886,860	2.09%	182,529,585	0.97%	7.47%
2014	702,193,175	5,449,355	0.78%	696,743,820	1.39%	2.79%	192,999,075	4,329,150	2.24%	188,669,925	1.21%	11.08%
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	4.76%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	18.74%
2016	729,171,205	7,305,350	1.00%	721,865,855	0.65%	6.49%	215,967,950	7,382,670	3.42%	208,585,280	0.03%	22.81%
2017	747,102,100	9,598,796	1.28%	737,503,304	1.14%	8.80%	223,948,820	4,996,915	2.23%	218,951,905	1.38%	28.91%
2018	766,217,030	12,252,700	1.60%	753,964,330	0.92%	11.23%	228,650,060	4,696,245	2.05%	223,953,815	0.00%	31.86%
2019	819,634,220	12,297,250	1.50%	807,336,970	5.37%	19.10%	240,181,480	7,510,425	3.13%	232,671,055	1.76%	36.99%
2020	845,915,950	8,874,475	1.05%	837,041,475	2.12%	23.48%	254,532,105	1,693,820	0.67%	252,838,285	5.27%	48.86%
Rate Ann%chg	2.24%		Resid & Recreat w/o growth			1.16%	4.13%		C & I w/o growth			1.25%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & 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	121,129,165	32,179,485	153,308,650	3,381,530	2.21%	149,927,120	--	--
2011	122,334,475	33,634,485	155,968,960	2,798,125	1.79%	153,170,835	-0.09%	-0.09%
2012	123,177,080	37,258,500	160,435,580	5,546,725	3.46%	154,888,855	-0.69%	1.03%
2013	125,750,215	39,878,405	165,628,620	6,199,075	3.74%	159,429,545	-0.63%	3.99%
2014	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	2.61%	10.86%
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	14.93%
2016	134,417,575	49,712,675	184,130,250	2,602,745	1.41%	181,527,505	0.19%	18.41%
2017	136,861,425	51,535,345	188,396,770	5,330,575	2.83%	183,066,195	-0.58%	19.41%
2018	140,483,135	54,271,765	194,754,900	5,808,585	2.98%	188,946,315	0.29%	23.25%
2019	146,806,180	59,896,785	206,702,965	6,608,555	3.20%	200,094,410	2.74%	30.52%
2020	147,760,880	62,752,835	210,513,715	6,783,955	3.22%	203,729,760	-1.44%	32.89%
Rate Ann%chg	2.01%	6.91%	3.22%	Ag Imprv+Site w/o growth			0.30%	

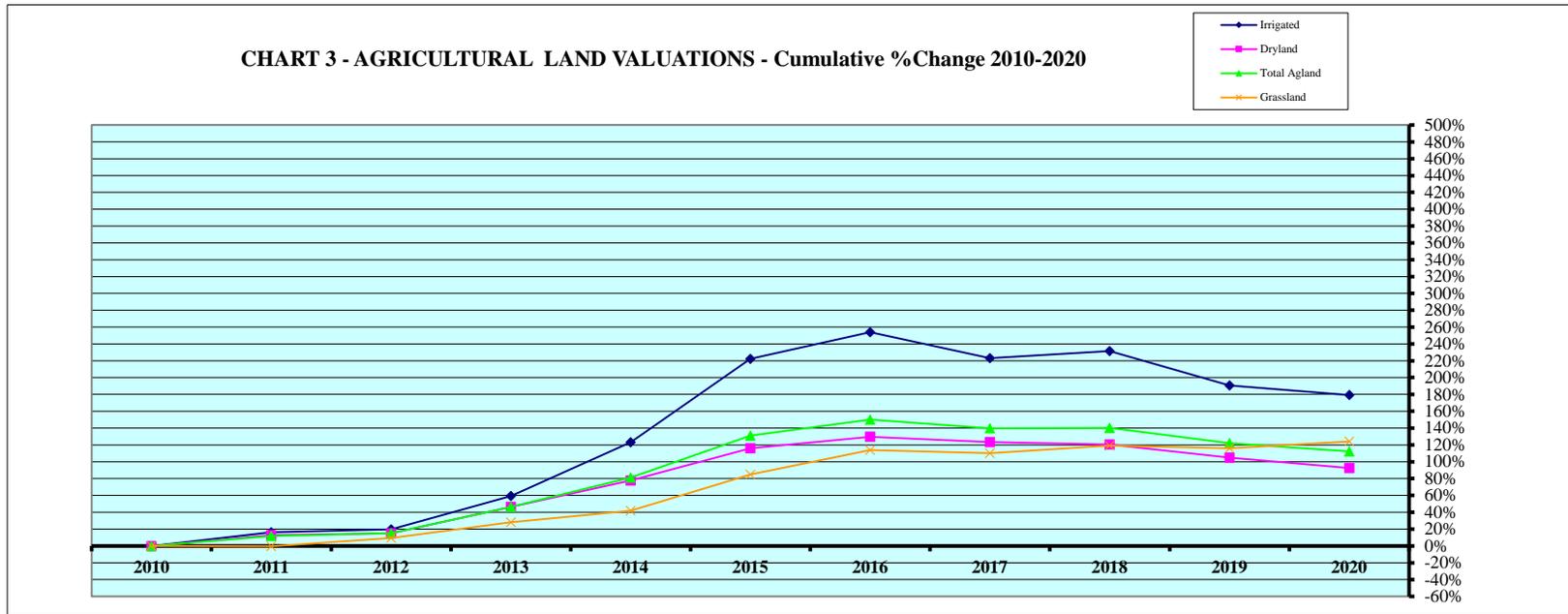
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 34
County GAGE

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	128,767,240	--	--	--	490,964,135	--	--	--	91,333,325	--	--	--
2011	149,794,110	21,026,870	16.33%	16.33%	553,505,170	62,541,035	12.74%	12.74%	90,999,050	-334,275	-0.37%	-0.37%
2012	154,004,830	4,210,720	2.81%	19.60%	564,603,305	11,098,135	2.01%	15.00%	100,020,540	9,021,490	9.91%	9.51%
2013	205,225,385	51,220,555	33.26%	59.38%	718,905,450	154,302,145	27.33%	46.43%	117,074,645	17,054,105	17.05%	28.18%
2014	287,136,785	81,911,400	39.91%	122.99%	872,267,555	153,362,105	21.33%	77.66%	129,640,605	12,565,960	10.73%	41.94%
2015	415,146,970	128,010,185	44.58%	222.40%	1,060,056,010	187,788,455	21.53%	115.91%	168,930,795	39,290,190	30.31%	84.96%
2016	455,784,760	40,637,790	9.79%	253.96%	1,127,252,935	67,196,925	6.34%	129.60%	195,356,700	26,425,905	15.64%	113.89%
2017	416,050,200	-39,734,560	-8.72%	223.10%	1,097,314,810	-29,938,125	-2.66%	123.50%	192,040,265	-3,316,435	-1.70%	110.26%
2018	426,908,550	10,858,350	2.61%	231.54%	1,081,813,560	-15,501,250	-1.41%	120.34%	200,060,430	8,020,165	4.18%	119.04%
2019	374,335,240	-52,573,310	-12.31%	190.71%	1,006,646,250	-75,167,310	-6.95%	105.03%	197,293,065	-2,767,365	-1.38%	116.01%
2020	359,584,655	-14,750,585	-3.94%	179.25%	944,661,545	-61,984,705	-6.16%	92.41%	204,660,020	7,366,955	3.73%	124.08%

Rate Ann.%chg: Irrigated **10.82%** Dryland **6.76%** Grassland **8.40%**

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	871,145	--	--	--	0	--	--	--	711,935,845	--	--	--
2011	1,031,095	159,950	18.36%	18.36%	0	0	--	--	795,329,425	83,393,580	11.71%	11.71%
2012	1,084,470	53,375	5.18%	24.49%	0	0	--	--	819,713,145	24,383,720	3.07%	15.14%
2013	1,091,415	6,945	0.64%	25.29%	0	0	--	--	1,042,296,895	222,583,750	27.15%	46.40%
2014	1,093,245	1,830	0.17%	25.50%	0	0	--	--	1,290,138,190	247,841,295	23.78%	81.22%
2015	1,103,850	10,605	0.97%	26.71%	0	0	--	--	1,645,237,625	355,099,435	27.52%	131.09%
2016	2,222,620	1,118,770	101.35%	155.14%	0	0	--	--	1,780,617,015	135,379,390	8.23%	150.11%
2017	2,228,900	6,280	0.28%	155.86%	0	0	--	--	1,707,634,175	-72,982,840	-4.10%	139.86%
2018	2,260,805	31,905	1.43%	159.52%	0	0	--	--	1,711,043,345	3,409,170	0.20%	140.34%
2019	2,262,510	1,705	0.08%	159.72%	0	0	--	--	1,580,537,065	-130,506,280	-7.63%	122.01%
2020	2,268,240	5,730	0.25%	160.37%	0	0	--	--	1,511,174,460	-69,362,605	-4.39%	112.26%

Cnty# **34**
County **GAGE**

Rate Ann.%chg: Total Agric Land **7.82%**

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	127,784,945	54,844	2,330			494,550,205	330,965	1,494			81,700,995	133,333	613		
2011	147,953,730	58,031	2,550	9.42%	9.42%	555,545,175	325,583	1,706	14.19%	14.19%	89,688,965	135,300	663	8.18%	9.46%
2012	153,707,350	59,190	2,597	1.86%	11.45%	564,910,180	323,838	1,744	2.23%	16.74%	89,574,800	130,628	686	3.44%	13.24%
2013	202,723,985	60,144	3,371	29.80%	44.66%	722,216,560	322,718	2,238	28.29%	49.77%	97,239,960	127,646	762	11.09%	25.80%
2014	279,786,120	61,707	4,534	34.52%	94.60%	878,306,670	320,943	2,737	22.28%	83.14%	128,539,130	127,483	1,008	32.36%	66.50%
2015	415,523,505	68,200	6,093	34.38%	161.49%	1,062,389,635	315,348	3,369	23.11%	125.46%	149,636,865	127,257	1,176	16.62%	94.17%
2016	455,233,285	71,537	6,364	4.45%	173.12%	1,128,190,775	312,103	3,615	7.30%	141.91%	164,929,515	127,713	1,291	9.83%	113.25%
2017	416,419,705	72,698	5,728	-9.99%	145.84%	1,097,332,115	311,092	3,527	-2.42%	136.06%	174,353,050	127,360	1,369	6.01%	126.06%
2018	420,940,235	73,504	5,727	-0.02%	145.78%	1,093,553,635	310,009	3,527	0.00%	136.07%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	373,957,410	74,663	5,009	-12.54%	114.96%	1,007,262,870	306,286	3,289	-6.77%	120.08%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	360,579,395	76,130	4,736	-5.44%	103.28%	943,750,085	306,043	3,084	-6.23%	106.37%	225,783,460	113,519	1,989	54.27%	224.59%

Rate Annual %chg Average Value/Acre:

7.35%

7.51%

12.50%

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	840,100	8,401	100			10,000	1	10,000			712,364,265	506,470	1,407		
2011	1,018,495	10,184	100	0.00%	0.00%	0	0				795,001,665	506,461	1,570	11.60%	11.60%
2012	1,078,605	10,785	100	0.00%	0.00%	0	0				819,733,375	506,415	1,619	3.12%	15.08%
2013	1,086,570	10,865	100	0.00%	0.00%	0	0				819,733,375	506,298	2,057	27.10%	46.27%
2014	1,092,740	10,927	100	0.00%	0.00%	0	0				1,287,854,880	506,193	2,544	23.66%	80.88%
2015	1,092,300	10,922	100	0.00%	0.00%	0	0				1,646,817,845	506,468	3,252	27.80%	131.18%
2016	2,217,480	11,087	200	99.99%	99.99%	0	0				1,780,720,015	507,418	3,509	7.93%	149.51%
2017	2,221,605	11,108	200	0.00%	99.99%	0	0				1,708,032,075	507,316	3,367	-4.06%	139.37%
2018	2,242,860	11,214	200	0.00%	99.99%	0	0				1,709,324,730	507,255	3,370	0.09%	139.58%
2019	2,260,685	11,303	200	0.00%	99.99%	0	0				1,580,790,635	507,181	3,117	-7.51%	121.60%
2020	2,257,910	11,289	200	0.00%	99.99%	24,900	125	200		-98.00%	1,532,395,750	507,106	3,022	-3.05%	114.84%

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GAGE

Rate Annual %chg Average Value/Acre:

7.95%

(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
22,311	GAGE	171,550,223	96,359,115	41,805,601	845,878,900	195,419,085	59,113,020	37,050	1,511,174,460	147,760,880	62,752,835	0	3,131,851,169
cnty sectorvalue % of total value:		5.48%	3.08%	1.33%	27.01%	6.24%	1.89%	0.00%	48.25%	4.72%	2.00%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
573	ADAMS	37,727,472	672,148	2,202,870	30,043,900	6,040,920	173,315	0	152,465	0	0	0	77,013,090
2.57%	%sector of county sector	21.99%	0.70%	5.27%	3.55%	3.09%	0.29%		0.01%				2.46%
	%sector of municipality	48.99%	0.87%	2.86%	39.01%	7.84%	0.23%		0.20%				100.00%
116	BARNESTON	543	60,314	2,850	1,559,095	2,305,305	0	0	0	0	0	0	3,928,107
0.52%	%sector of county sector	0.00%	0.06%	0.01%	0.18%								0.13%
	%sector of municipality	0.01%	1.54%	0.07%	39.69%	58.69%							100.00%
12,669	BEATRICE	48,005,020	8,273,650	3,132,828	465,600,295	137,760,455	49,315,945	0	373,215	65,525	0	0	712,526,933
56.78%	%sector of county sector	27.98%	8.59%	7.49%	55.04%	70.49%	83.43%		0.02%	0.04%			22.75%
	%sector of municipality	6.74%	1.16%	0.44%	65.34%	19.33%	6.92%		0.05%	0.01%			100.00%
331	BLUE SPRINGS	250,964	265,187	33,005	5,088,375	1,330,170	0	3,685	8,885	0	0	0	6,980,271
1.48%	%sector of county sector	0.15%	0.28%	0.08%	0.60%	0.68%		9.95%	0.00%	0.68%			0.22%
	%sector of municipality	3.60%	3.80%	0.47%	72.90%	19.06%		0.05%	0.13%				100.00%
231	CLATONIA	75,599	145,114	13,676	9,006,590	648,380	0	0	0	0	0	0	9,889,359
1.04%	%sector of county sector	0.04%	0.15%	0.03%	1.06%	0.33%							0.32%
	%sector of municipality	0.76%	1.47%	0.14%	91.07%	6.56%							100.00%
482	CORTLAND	300,521	260,983	26,016	25,991,990	3,167,320	0	0	0	0	0	0	29,746,830
2.16%	%sector of county sector	0.18%	0.27%	0.06%	3.07%	1.62%							0.95%
	%sector of municipality	1.01%	0.88%	0.09%	87.38%	10.65%							100.00%
132	FILLEY	61,984	72,930	3,446	4,546,525	596,220	0	0	0	0	0	0	5,281,105
0.59%	%sector of county sector	0.04%	0.08%	0.01%	0.54%	0.31%							2.70%
	%sector of municipality	1.17%	1.38%	0.07%	86.09%	11.29%							100.00%
76	LIBERTY	544	56,925	2,690	1,011,270	108,290	0	0	0	0	0	0	1,179,719
0.34%	%sector of county sector	0.00%	0.06%	0.01%	0.12%	0.06%							2.00%
	%sector of municipality	0.05%	4.83%	0.23%	85.72%	9.18%							100.00%
307	ODELL	379,425	663,851	30,322	7,105,685	2,001,410	0	0	0	0	0	0	10,180,693
1.38%	%sector of county sector	0.22%	0.69%	0.07%	0.84%	1.02%							0.67%
	%sector of municipality	3.73%	6.52%	0.30%	69.80%	19.66%							100.00%
199	PICKRELL	91,025	60,354	2,852	10,076,290	2,303,565	0	0	0	0	0	0	12,534,086
0.89%	%sector of county sector	0.05%	0.06%	0.01%	1.19%	1.18%							0.40%
	%sector of municipality	0.73%	0.48%	0.02%	80.39%	18.38%							100.00%
60	VIRGINIA	37,889	48,159	1,470	975,620	3,120,060	0	0	0	0	0	0	4,183,198
0.27%	%sector of county sector	0.02%	0.05%	0.00%	0.12%	1.60%							0.13%
	%sector of municipality	0.91%	1.15%	0.04%	23.32%	74.59%							100.00%
1457	WYMORE	810,045	1,147,437	473,165	25,821,305	4,551,180	0	0	65,985	0	0	0	32,869,117
6.53%	%sector of county sector	0.47%	1.19%	1.13%	3.05%	2.33%			0.00%				1.05%
	%sector of municipality	2.46%	3.49%	1.44%	78.56%	13.85%			0.20%				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												
16,633	Total Municipalities	87,741,031	11,727,052	5,925,190	586,826,940	163,933,275	49,489,260	3,685	600,550	65,525	0	0	906,312,508
74.55%	%all municip.sectors of cnty	51.15%	12.17%	14.17%	69.37%	83.89%	83.72%	9.95%	0.04%	0.04%			28.94%

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 : 16,546	Value : 2,898,575,730	Growth 20,986,535	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	1,224	6,878,070	71	873,780	104	1,803,905	1,399	9,555,755	
02. Res Improve Land	6,721	68,449,340	282	7,351,720	1,037	32,914,700	8,040	108,715,760	
03. Res Improvements	6,759	534,787,375	307	47,181,815	1,043	181,255,585	8,109	763,224,775	
04. Res Total	7,983	610,114,785	378	55,407,315	1,147	215,974,190	9,508	881,496,290	9,887,110
% of Res Total	83.96	69.21	3.98	6.29	12.06	24.50	57.46	30.41	47.11
05. Com UnImp Land	191	2,267,475	11	94,045	7	66,405	209	2,427,925	
06. Com Improve Land	878	21,052,705	24	633,150	33	763,065	935	22,448,920	
07. Com Improvements	900	146,179,900	24	7,992,870	57	22,633,725	981	176,806,495	
08. Com Total	1,091	169,500,080	35	8,720,065	64	23,463,195	1,190	201,683,340	3,709,430
% of Com Total	91.68	84.04	2.94	4.32	5.38	11.63	7.19	6.96	17.68
09. Ind UnImp Land	9	448,230	0	0	0	0	9	448,230	
10. Ind Improve Land	28	2,109,315	0	0	5	1,970,420	33	4,079,735	
11. Ind Improvements	28	48,064,230	1	585,855	5	9,292,620	34	57,942,705	
12. Ind Total	37	50,621,775	1	585,855	5	11,263,040	43	62,470,670	2,892,235
% of Ind Total	86.05	81.03	2.33	0.94	11.63	18.03	0.26	2.16	13.78
13. Rec UnImp Land	1	3,685	2	28,355	1	1,960	4	34,000	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	2	3,050	2	3,050	
16. Rec Total	1	3,685	2	28,355	3	5,010	6	37,050	0
% of Rec Total	16.67	9.95	33.33	76.53	50.00	13.52	0.04	0.00	0.00
Res & Rec Total	7,984	610,118,470	380	55,435,670	1,150	215,979,200	9,514	881,533,340	9,887,110
% of Res & Rec Total	83.92	69.21	3.99	6.29	12.09	24.50	57.50	30.41	47.11
Com & Ind Total	1,128	220,121,855	36	9,305,920	69	34,726,235	1,233	264,154,010	6,601,665
% of Com & Ind Total	91.48	83.33	2.92	3.52	5.60	13.15	7.45	9.11	31.46
17. Taxable Total	9,112	830,240,325	416	64,741,590	1,219	250,705,435	10,747	1,145,687,350	16,488,775
% of Taxable Total	84.79	72.47	3.87	5.65	11.34	21.88	64.95	39.53	78.57

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	48	407,285	7,129,400	0	0	0
19. Commercial	6	2,141,410	4,186,355	0	0	0
20. Industrial	4	1,120,310	46,084,140	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	48	407,285	7,129,400
19. Commercial	0	0	0	6	2,141,410	4,186,355
20. Industrial	0	0	0	4	1,120,310	46,084,140
21. Other	0	0	0	0	0	0
22. Total Sch II				58	3,669,005	57,399,895

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,050	120	163	1,333

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	397,180	540	102,436,055	3,526	1,001,305,645	4,072	1,104,138,880
28. Ag-Improved Land	1	44,135	175	42,758,985	1,435	414,041,920	1,611	456,845,040
29. Ag Improvements	1	50,525	181	19,797,715	1,545	172,056,220	1,727	191,904,460

30. Ag Total				5,799	1,752,888,380
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	15,000	
32. HomeSite Improv Land	1	1.00	15,000	116	118.00	1,770,000	
33. HomeSite Improvements	1	1.00	50,525	124	117.00	15,482,965	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	8	12.67	44,175	
36. FarmSite Improv Land	0	0.00	0	164	329.95	859,375	
37. FarmSite Improvements	0	0.00	0	168	0.00	4,314,750	
38. FarmSite Total							
39. Road & Ditches	0	1.35	0	0	858.19	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	50	50.00	750,000	51	51.00	765,000	
32. HomeSite Improv Land	918	954.70	14,229,500	1,035	1,073.70	16,014,500	
33. HomeSite Improvements	994	944.70	117,393,200	1,119	1,062.70	132,926,690	4,497,760
34. HomeSite Total				1,170	1,124.70	149,706,190	
35. FarmSite UnImp Land	91	206.27	522,850	99	218.94	567,025	
36. FarmSite Improv Land	1,294	2,976.55	7,596,645	1,458	3,306.50	8,456,020	
37. FarmSite Improvements	1,468	0.00	54,663,020	1,636	0.00	58,977,770	0
38. FarmSite Total				1,735	3,525.44	68,000,815	
39. Road & Ditches	0	10,428.16	0	0	11,287.70	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,905	15,937.84	217,707,005	4,497,760

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.00	574,820	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	6	0.00	574,820

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	519	38,852.42	118,522,110
44. Market Value	0	0.00	0	519	38,852.42	118,522,110
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3,920	388,793.59	1,154,015,650	4,439	427,646.01	1,272,537,760
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	2,961.19	3.99%	15,710,855	4.44%	5,305.59
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	29,777.55	40.13%	150,723,545	42.58%	5,061.65
48. 2A	20,318.05	27.38%	103,168,975	29.14%	5,077.70
49. 3A1	490.21	0.66%	2,153,540	0.61%	4,393.10
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	19,763.15	26.63%	78,677,135	22.23%	3,981.00
52. 4A	894.28	1.21%	3,559,600	1.01%	3,980.41
53. Total	74,204.43	100.00%	353,993,650	100.00%	4,770.52
Dry					
54. 1D1	3,361.68	1.26%	13,446,720	1.57%	4,000.00
55. 1D	9,388.47	3.53%	37,553,865	4.37%	4,000.00
56. 2D1	61,039.35	22.97%	227,066,360	26.45%	3,720.00
57. 2D	83,254.42	31.33%	309,706,535	36.07%	3,720.00
58. 3D1	89.24	0.03%	271,290	0.03%	3,040.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	105,112.98	39.55%	261,731,970	30.49%	2,490.01
61. 4D	3,513.87	1.32%	8,749,870	1.02%	2,490.09
62. Total	265,760.01	100.00%	858,526,610	100.00%	3,230.46
Grass					
63. 1G1	33,205.40	36.12%	65,947,085	39.56%	1,986.03
64. 1G	45,935.99	49.96%	79,433,305	47.66%	1,729.22
65. 2G1	8,136.89	8.85%	14,367,765	8.62%	1,765.76
66. 2G	253.87	0.28%	442,090	0.27%	1,741.40
67. 3G1	3,376.39	3.67%	4,782,795	2.87%	1,416.54
68. 3G	688.95	0.75%	1,188,380	0.71%	1,724.91
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	342.69	0.37%	522,165	0.31%	1,523.72
71. Total	91,940.18	100.00%	166,683,585	100.00%	1,812.96
Irrigated Total					
Irrigated Total	74,204.43	16.82%	353,993,650	25.63%	4,770.52
Dry Total					
Dry Total	265,760.01	60.24%	858,526,610	62.16%	3,230.46
Grass Total					
Grass Total	91,940.18	20.84%	166,683,585	12.07%	1,812.96
72. Waste	9,119.51	2.07%	1,823,975	0.13%	200.01
73. Other	124.51	0.03%	24,900	0.00%	199.98
74. Exempt	422.15	0.10%	0	0.00%	0.00
75. Market Area Total	441,148.64	100.00%	1,381,052,720	100.00%	3,130.58

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	56.15	3.00%	234,710	3.89%	4,180.05
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	273.77	14.62%	1,026,650	17.03%	3,750.05
48. 2A	631.01	33.69%	2,210,955	36.68%	3,503.84
49. 3A1	10.84	0.58%	33,980	0.56%	3,134.69
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	859.65	45.90%	2,403,270	39.87%	2,795.64
52. 4A	41.47	2.21%	118,345	1.96%	2,853.75
53. Total	1,872.89	100.00%	6,027,910	100.00%	3,218.51
Dry					
54. 1D1	307.36	0.75%	1,045,025	0.94%	3,400.00
55. 1D	1,671.69	4.09%	5,683,760	5.13%	3,400.01
56. 2D1	5,933.52	14.52%	19,076,305	17.22%	3,215.01
57. 2D	14,108.45	34.52%	45,358,655	40.96%	3,215.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	18.10	0.04%	45,700	0.04%	2,524.86
60. 4D1	18,017.66	44.09%	37,837,075	34.16%	2,100.00
61. 4D	810.38	1.98%	1,701,780	1.54%	2,099.98
62. Total	40,867.16	100.00%	110,748,300	100.00%	2,709.96
Grass					
63. 1G1	5,680.59	27.44%	10,931,325	29.62%	1,924.33
64. 1G	9,891.61	47.78%	17,557,905	47.57%	1,775.03
65. 2G1	4,059.99	19.61%	6,857,745	18.58%	1,689.10
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	1,052.56	5.08%	1,529,035	4.14%	1,452.68
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	18.17	0.09%	32,200	0.09%	1,772.15
71. Total	20,702.92	100.00%	36,908,210	100.00%	1,782.75
Irrigated Total					
	1,872.89	2.85%	6,027,910	3.91%	3,218.51
Dry Total					
	40,867.16	62.24%	110,748,300	71.85%	2,709.96
Grass Total					
	20,702.92	31.53%	36,908,210	23.95%	1,782.75
72. Waste	2,221.17	3.38%	444,235	0.29%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	137.52	0.21%	0	0.00%	0.00
75. Market Area Total	65,664.14	100.00%	154,128,655	100.00%	2,347.23

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,356.05	30,507,625	69,721.27	329,513,935	76,077.32	360,021,560
77. Dry Land	107.99	392,355	29,424.60	95,688,865	277,094.58	873,193,690	306,627.17	969,274,910
78. Grass	23.79	32,015	9,352.90	16,070,910	103,266.41	187,488,870	112,643.10	203,591,795
79. Waste	9.72	1,945	1,177.70	235,540	10,153.26	2,030,725	11,340.68	2,268,210
80. Other	0.00	0	17.76	3,550	106.75	21,350	124.51	24,900
81. Exempt	22.23	0	10.62	0	526.82	0	559.67	0
82. Total	141.50	426,315	46,329.01	142,506,490	460,342.27	1,392,248,570	506,812.78	1,535,181,375

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	76,077.32	15.01%	360,021,560	23.45%	4,732.31
Dry Land	306,627.17	60.50%	969,274,910	63.14%	3,161.09
Grass	112,643.10	22.23%	203,591,795	13.26%	1,807.41
Waste	11,340.68	2.24%	2,268,210	0.15%	200.01
Other	124.51	0.02%	24,900	0.00%	199.98
Exempt	559.67	0.11%	0	0.00%	0.00
Total	506,812.78	100.00%	1,535,181,375	100.00%	3,029.09

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 Adams	51	392,090	233	1,922,345	233	30,840,915	284	33,155,350	581,605
83.2 Barneston	33	44,130	62	48,925	63	1,466,040	96	1,559,095	0
83.3 Beatrice	594	5,376,325	4,712	59,502,235	4,745	415,031,295	5,339	479,909,855	2,110,175
83.4 Beatrice Subdivision	15	150,320	78	1,389,960	78	12,086,510	93	13,626,790	661,800
83.5 Blue Springs	146	109,955	169	116,720	170	5,032,745	316	5,259,420	137,435
83.6 Clatonia	18	97,570	127	591,995	127	8,315,925	145	9,005,490	0
83.7 Cortland	15	237,500	210	3,611,365	211	24,531,755	226	28,380,620	216,960
83.8 Doctors' Lake	7	253,340	19	1,320,575	19	3,140,410	26	4,714,325	120,000
83.9 Ellis	12	3,725	17	3,275	17	340,175	29	347,175	0
83.10 Filley	19	24,750	77	86,250	77	4,614,770	96	4,725,770	42,955
83.11 Holmesville	25	17,000	32	18,660	32	1,213,905	57	1,249,565	76,920
83.12 Lanham	9	5,900	10	7,825	10	370,555	19	384,280	0
83.13 Liberty	75	39,415	55	32,245	55	939,610	130	1,011,270	0
83.14 Odell	32	70,725	137	329,705	137	6,386,955	169	6,787,385	0
83.15 Pickrell	6	40,150	95	489,570	95	9,761,870	101	10,291,590	1,710
83.16 Rockford	6	1,725	17	7,750	17	655,595	23	665,070	0
83.17 Rural	119	1,469,390	1,040	29,500,020	1,073	162,376,900	1,192	193,346,310	4,276,620
83.18 Rural Sub North	24	690,950	170	7,785,565	170	46,790,090	194	55,266,605	923,450
83.19 Rural Sub South	12	140,000	13	307,000	13	4,247,390	25	4,694,390	533,630
83.20 Virginia	19	8,365	43	26,060	44	941,195	63	975,620	0
83.21 Wymore	166	416,430	724	1,617,715	725	24,143,220	891	26,177,365	203,850
84 Residential Total	1,403	9,589,755	8,040	108,715,760	8,111	763,227,825	9,514	881,533,340	9,887,110

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	Adams	14	62,055	39	381,300	41	6,531,080	55	6,974,435	733,040
85.2	Barneston	7	4,055	12	6,925	13	2,294,325	20	2,305,305	0
85.3	Beatrice	126	2,524,840	619	21,663,605	632	168,003,620	758	192,192,065	2,714,470
85.4	Blue Springs	4	8,215	20	40,055	20	1,281,900	24	1,330,170	0
85.5	Clatonia	4	8,050	16	45,195	16	595,135	20	648,380	0
85.6	Cortland	5	13,965	28	480,705	29	2,672,650	34	3,167,320	0
85.7	Ellis	0	0	1	430	2	260,595	2	261,025	0
85.8	Filley	4	6,900	21	45,380	21	543,940	25	596,220	0
85.9	Holmesville	0	0	0	0	1	260,375	1	260,375	0
85.10	Lanham	0	0	4	3,570	4	64,505	4	68,075	0
85.11	Liberty	6	3,365	7	4,940	7	99,985	13	108,290	0
85.12	Odell	5	12,160	25	130,405	26	1,854,145	31	1,996,710	0
85.13	Pickrell	1	6,975	19	58,335	19	2,504,230	20	2,569,540	261,690
85.14	Rockford	0	0	1	705	1	3,245	1	3,950	0
85.15	Rural	19	137,965	61	3,365,165	86	40,495,580	105	43,998,710	2,892,465
85.16	Virginia	5	2,630	11	8,665	11	3,108,765	16	3,120,060	0
85.17	Wymore	18	84,980	84	293,275	86	4,175,125	104	4,553,380	0
86	Commercial Total	218	2,876,155	968	26,528,655	1,015	234,749,200	1,233	264,154,010	6,601,665

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	24,866.17	40.16%	47,618,970	40.16%	1,915.01
88. 1G	28,670.54	46.31%	54,904,165	46.30%	1,915.00
89. 2G1	5,947.36	9.61%	11,389,295	9.61%	1,915.02
90. 2G	188.10	0.30%	360,210	0.30%	1,914.99
91. 3G1	1,505.52	2.43%	2,883,080	2.43%	1,915.01
92. 3G	545.82	0.88%	1,045,250	0.88%	1,915.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	193.18	0.31%	369,920	0.31%	1,914.90
95. Total	61,916.69	100.00%	118,570,890	100.00%	1,915.01
CRP					
96. 1C1	5,549.37	54.72%	15,538,255	55.04%	2,800.00
97. 1C	4,035.37	39.79%	11,299,060	40.02%	2,800.01
98. 2C1	517.32	5.10%	1,306,260	4.63%	2,525.05
99. 2C	10.56	0.10%	26,670	0.09%	2,525.57
100. 3C1	25.52	0.25%	54,365	0.19%	2,130.29
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	2.88	0.03%	5,615	0.02%	1,949.65
104. Total	10,141.02	100.00%	28,230,225	100.00%	2,783.77
Timber					
105. 1T1	2,789.86	14.03%	2,789,860	14.03%	1,000.00
106. 1T	13,230.08	66.54%	13,230,080	66.54%	1,000.00
107. 2T1	1,672.21	8.41%	1,672,210	8.41%	1,000.00
108. 2T	55.21	0.28%	55,210	0.28%	1,000.00
109. 3T1	1,845.35	9.28%	1,845,350	9.28%	1,000.00
110. 3T	143.13	0.72%	143,130	0.72%	1,000.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	146.63	0.74%	146,630	0.74%	1,000.00
113. Total	19,882.47	100.00%	19,882,470	100.00%	1,000.00
<hr/>					
Grass Total	61,916.69	67.34%	118,570,890	71.14%	1,915.01
CRP Total	10,141.02	11.03%	28,230,225	16.94%	2,783.77
Timber Total	19,882.47	21.63%	19,882,470	11.93%	1,000.00
<hr/>					
114. Market Area Total	91,940.18	100.00%	166,683,585	100.00%	1,812.96

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,717.31	27.23%	6,672,595	27.23%	1,795.01
88. 1G	6,358.54	46.57%	11,413,650	46.57%	1,795.01
89. 2G1	2,981.81	21.84%	5,352,370	21.84%	1,795.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	582.51	4.27%	1,045,620	4.27%	1,795.02
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	13.71	0.10%	24,610	0.10%	1,795.04
95. Total	13,653.88	100.00%	24,508,845	100.00%	1,795.01
CRP					
96. 1C1	1,663.40	42.50%	3,958,850	42.73%	2,379.97
97. 1C	1,892.17	48.34%	4,503,355	48.61%	2,379.99
98. 2C1	341.69	8.73%	768,885	8.30%	2,250.24
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	13.10	0.33%	26,465	0.29%	2,020.23
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	3.64	0.09%	6,770	0.07%	1,859.89
104. Total	3,914.00	100.00%	9,264,325	100.00%	2,366.97
Timber					
105. 1T1	299.88	9.57%	299,880	9.57%	1,000.00
106. 1T	1,640.90	52.34%	1,640,900	52.34%	1,000.00
107. 2T1	736.49	23.49%	736,490	23.49%	1,000.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	456.95	14.58%	456,950	14.58%	1,000.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.82	0.03%	820	0.03%	1,000.00
113. Total	3,135.04	100.00%	3,135,040	100.00%	1,000.00
<hr/>					
Grass Total	13,653.88	65.95%	24,508,845	66.40%	1,795.01
CRP Total	3,914.00	18.91%	9,264,325	25.10%	2,366.97
Timber Total	3,135.04	15.14%	3,135,040	8.49%	1,000.00
<hr/>					
114. Market Area Total	20,702.92	100.00%	36,908,210	100.00%	1,782.75

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

34 Gage

	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	845,878,900	881,496,290	35,617,390	4.21%	9,887,110	3.04%
02. Recreational	37,050	37,050	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	147,760,880	149,706,190	1,945,310	1.32%	4,497,760	-1.73%
04. Total Residential (sum lines 1-3)	993,676,830	1,031,239,530	37,562,700	3.78%	14,384,870	2.33%
05. Commercial	195,419,085	201,683,340	6,264,255	3.21%	3,709,430	1.31%
06. Industrial	59,113,020	62,470,670	3,357,650	5.68%	2,892,235	0.79%
07. Total Commercial (sum lines 5-6)	254,532,105	264,154,010	9,621,905	3.78%	6,601,665	1.19%
08. Ag-Farmsite Land, Outbuildings	62,752,835	68,000,815	5,247,980	8.36%	0	8.36%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	62,752,835	68,000,815	5,247,980	8.36%	0	8.36%
12. Irrigated	359,584,655	360,021,560	436,905	0.12%		
13. Dryland	944,661,545	969,274,910	24,613,365	2.61%		
14. Grassland	204,660,020	203,591,795	-1,068,225	-0.52%		
15. Wasteland	2,268,240	2,268,210	-30	0.00%		
16. Other Agland	0	24,900	24,900			
17. Total Agricultural Land	1,511,174,460	1,535,181,375	24,006,915	1.59%		
18. Total Value of all Real Property (Locally Assessed)	2,822,136,230	2,898,575,730	76,439,500	2.71%	20,986,535	1.96%

2021 Assessment Survey for Gage County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Contracted only - Darrel Stanard (Residential and Commercial); Lloyd Dickinson (Agricultural land studies and verifying sales on a part time basis) Bob Thoma is considered a county employee (Agricultural land studies).
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$314,473 includes salaries.
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$72,000.
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:
	Funding for Terra Scan, gWorks and various IT work included in budget for first time. Approximately \$35,000.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Amount of last year's assessor's budget not used:
	Nominal amount

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan (Aumentum)
2.	CAMA software:
	Terra Scan (Aumentum)
3.	Personal Property software:
	Terra Scan (Aumentum)
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor staff.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://gage.gworks.com/
8.	Who maintains the GIS software and maps?
	Assessor staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks - 2020. USDA.
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. However, some municipalities (i.e. Beatrice) within county boundaries have developed local zoning regulations.

3.	What municipalities in the county are zoned?
	All, with the exception of Ellis, Rockford, Holmesville, and Lanham, each of which are considered unincorporated towns.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	gWorks
3.	Other services:
	Pictometry is available but no longer utilized for inspection due to 2016 being last flight year.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal. Bob Thoma, county employee, assists part-time with agricultural values.
2.	If so, is the appraisal or listing service performed under contract?
	Yes. Stanard Appraisal
3.	What appraisal certifications or qualifications does the County require?
	Contracted must have Appraisal License.
4.	Have the existing contracts been approved by the PTA?
	No current contract on file.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2021 Residential Assessment Survey for Gage County

1.	Valuation data collection done by:																																		
	Assessor staff and contract appraiser																																		
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>Adams - Small town 30 miles from Lincoln - growing population</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Barneston - Small village with very little activity in southern Gage</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Beatrice and Beatrice Subs - Homes within a mile radius or so of Beatrice older homes in residential subdivisions</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Blue Springs - Small village in southern Gage with many homes needing torn down and very little activity</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Clatonia - Small town with some nice homes but older houses bordering Saline County. Not as strong of a market as Cortland.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Cortland - Small town just south of Lincoln with some growth and building.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Filley - Small town east of Beatrice, not a lot of growth</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Liberty - Small town with lots of buildings and home gone in southern Gage</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Odell - Small town with some growth in the southern part of county and bordering Jefferson county</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Pickrell - Small town south of Lincoln growing just off Hwy 77</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Rockford, Ellis, Lanham, Holmesville-Unincorporated towns not much activity</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural and Rural Subdivisions-homes described as acreages and growing at a very fast pace especially in Northern Gage County</td> </tr> <tr> <td style="text-align: center;">17</td> <td>Virginia Small town just east of Beatrice. Not much growth</td> </tr> <tr> <td style="text-align: center;">18</td> <td>Wymore Small town in Southern Gage. Some growth but not much new construction.</td> </tr> <tr> <td style="text-align: center;">19</td> <td>Doctors Lake Homes 30 minutes from Lincoln more for recreation but homes that are lived in year around also.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Adams - Small town 30 miles from Lincoln - growing population	2	Barneston - Small village with very little activity in southern Gage	3	Beatrice and Beatrice Subs - Homes within a mile radius or so of Beatrice older homes in residential subdivisions	5	Blue Springs - Small village in southern Gage with many homes needing torn down and very little activity	6	Clatonia - Small town with some nice homes but older houses bordering Saline County. Not as strong of a market as Cortland.	7	Cortland - Small town just south of Lincoln with some growth and building.	9	Filley - Small town east of Beatrice, not a lot of growth	10	Liberty - Small town with lots of buildings and home gone in southern Gage	11	Odell - Small town with some growth in the southern part of county and bordering Jefferson county	12	Pickrell - Small town south of Lincoln growing just off Hwy 77	13	Rockford, Ellis, Lanham, Holmesville-Unincorporated towns not much activity	15	Rural and Rural Subdivisions-homes described as acreages and growing at a very fast pace especially in Northern Gage County	17	Virginia Small town just east of Beatrice. Not much growth	18	Wymore Small town in Southern Gage. Some growth but not much new construction.	19	Doctors Lake Homes 30 minutes from Lincoln more for recreation but homes that are lived in year around also.	AG	Agricultural homes and outbuildings
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																																		
	Gage County uses a sales comparison approach in addition to a market approach that is tied to the RCN, based on RCN less market based depreciation.																																		
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																																		
	The county does not use the cost approach solely in developing market value. The county utilizes market studies for each valuation group. The depreciation is based on local market information.																																		

5.	Are individual depreciation tables developed for each valuation group?
	Yes, in conjunction with the market analysis.
6.	Describe the methodology used to determine the residential lot values?
	The county uses a sales comparison approach. In the valuation group of Beatrice, it is applied on a square foot basis. For the rest of the valuation groups, residential lot values are determined and adjustments made for larger vacant parcels.
7.	How are rural residential site values developed?
	Rural residential site values are developed through market analysis.
8.	Are there form 191 applications on file?
	No
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

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	2010	2017	2010	2020
	2	2009	2017	2010	2019
	3	2008	2017	2010	2017
	5	2008	2017	2010	2020
	6	2008	2017	2010	2019
	7	2010	2017	2010	2019
	9	2009	2017	2010	2019
	10	2009	2017	2010	2019
	11	2009	2017	2010	2020
	12	2009	2017	2010	2019
	13	2010	2017	2010	2019
	15	2009	2017	2010	2016-2017
	17	2009	2017	2010	2019
	18	2010	2017	2010	2020
	19	2009	2017	2010	2016
AG	2009	2017	2019	2016	

Gage County addresses the residential class by using each incorporated area as its own valuation group. During their sales analysis they complete a market study at a minimum by reviewing the statistical analysis provided in the state sales file and by reviewing and verifying the sales throughout the year. The County has a systematical review process in place to meet the six year review cycle. The county contends that each of the valuation groups has its own unique market and that any adjustments are only considered within the confines of these valuation groups. The groups correspond with the appraisal cycle in the County.

2021 Commercial Assessment Survey for Gage County

1.	Valuation data collection done by:	
	Stanard Appraisal with office staff helping.	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	3	Beatrice - County seat and major trade area for County and region. Strong manufacturing base for area.
	10	Small towns in the northern portion of the county generally, between Lincoln and Beatrice. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.
	15	This grouping is comprised of the small towns in the southern portion of the county. The county does not value all of these at the same time but generally, the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.
	18	Wymore - Second largest community in the county. Has K-12 school and a commercial downtown area.
	50	Rural - Area outside of any corporate limits throughout the county.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The county uses a correlated market, cost and income, weighted towards market and income approaches. Where possible the county gathers income information from the market and during sales verification. Beatrice is thus far the only location where enough contract rents are collected to be useful in analyzing the commercial properties.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	The county's contract appraiser uses information that he has gathered across the state, in conjunction with the work he does in other counties, as well as relying on the State Sales File.	
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?	
	The county relies more on market information and income, but they do use tables provided by the CAMA vendor. Additional tables are developed for some unique properties based on market information.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Only in those groups where there is adequate sales information available are individual depreciation tables. When tables can be developed, they are driven by market and income as applicable.	
6.	Describe the methodology used to determine the commercial lot values.	

The County develops the value for commercial lots based on vacant lot sales utilizing a square footage process.

7.

<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
3	2017	2017	2019	2019
10	2010	2017	2008	2015
15	2010	2017	2008	2015
18	2010	2017	2008	2015
50	2010	2017	2008	2015

2021 Agricultural Assessment Survey for Gage County

1.	Valuation data collection done by:									
	Assessors Office staff and contracted appraisers.									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; 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;">1</td> <td>The entire county except for the three townships bordering Pawnee county to the east. Better quality overall with regards to soil structure. This market area also has higher potential for irrigation than market area 2.</td> <td style="text-align: center;">2018-2019</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county except for the three townships bordering Pawnee county to the east. Better quality overall with regards to soil structure. This market area also has higher potential for irrigation than market area 2.	2018-2019	2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
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2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.	2018								
3.	Describe the process used to determine and monitor market areas.									
	Analysis of all agricultural sales allows for the determination and monitoring of market area boundaries. When significant variables that could impact market area boundaries are discovered, such variables are noted and flagged for further review of data.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Use of sales verification forms, interviews with buyers and/or sellers, and consultation with real estate professionals are all steps taken to determine the possibility of influencing factors outside of typical indicators representative of true agricultural sales including consideration of the number of acres. Parcels less than 20 acres require more investigative procedures for verification. Additional actions include physical inspection of parcels and determination of land use. Recreational land is not utilized at this time, except for parcels owned by Nebraska Game & Parks.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Farm home sites and rural acreages in the county are valued the same. The first acre is assigned a value with remaining building sites valued according to where it is located in the county (Northern half or Southern half).									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	Intensive use parcels have not been identified in the county. Analysis of a Christmas tree farm near Blue Springs concluded the property should be valued as dryland for valuation purposes.									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	No designated wetlands.									
7a.	Are any other agricultural subclasses used? If yes, please explain.									

	Irrigated parcels without a water source on the parcel are adjusted 15% below regular irrigated values.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	4,378.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Whether or not non-agricultural influences exist in the county is determined through the process of mailing questionnaires and reviewing responses as well as routine sales reviews.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	None present.
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Gage County
3-Year Plan
June 2020

Budget, Staffing, and Contracts

Budget

2020-2021 Proposed Budget = \$314,473 (including salaries) 5500 is allotted for education, lodging, and other travel related expenses.

Appraisal Maintenance \$47,792 (Contracted) with Stanard Appraisal.

Computer vendors agreements of 27,000.00 which was in General Budget last year.
(Manatron/Terra Scan)

Budget Comments

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system. Responsible for all 521's, updating and developing GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work. Measures and inspects for condition and takes new photos for the county. I have 2 part time people.

Agricultural Appraiser Lloyd Dickinson helps with developing the agland sales manual and verifies sales with buyers and sellers. He is paid \$50 hr and he also helps with the valuation studies.

Part-time County Appraiser

Bob Thoma is a county employee. His responsibilities include developing valuation studies for agricultural properties. The assessor along with Mr. Thoma study the market to determine values of agricultural land to be in compliance with the levels of value for the county. Bob has also conducted a depreciation study on Beatrice. We also do reviews to determine market areas in the county. Lloyd Dickinson is also a part of this process.

Contract Appraiser

Darrell Stanard is contracted for 5 days a month. His responsibilities include sales verification, appraisal maintenance and pricing pickup work and developing valuation studies for residential and commercial. His main focus is to help with all the unique Commercial properties in Gage County and to be in compliance with levels of value for the County.

Part time Listers

I have 2 part time employees who are semi retired who go out with a review sheets and take photos of my properties and make notes to changes on the properties. They are Bob Thoma, previous Gage County Assessor and Gary Wiebe who is a retired deputy sheriff.

3 Year Appraisal Plan

2021

Residential

For 2021 the county will be reviewing rural residential properties. A new photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2021. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. We are continuing to review land use and also reviewing many agricultural parcels that may be coming out of the CRP program per agland questionnaires that we mailed out last year. We are reviewing the registered wells in Gage County for irrigated parcels. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

2022

Residential

For 2022 we will be starting on Beatrice residential which takes about 2 years to complete. A new photo will be taken and any changes that have occurred will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties for 2022. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

2023

Residential

For 2023 Beatrice residential properties will continued to be reviewed. A new photo will be taken and any changes that have occurred to the property will be updated. There will be an appraisal maintenance for all other residential properties and adjustments may be needed to comply with statistical measures as required by law. Sales review and pickup work will also be completed.

Commercial

There will be an appraisal maintenance for commercial properties in 2023. Adjustments may need to be made in order to comply with statistical measures required by law. Sales review and pickup work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine an possible adjustments to comply with statistical measures. Agland questionnaires will be sent out again to obtain the most accurate information concerning the agricultural properties and we also ask for maps from the FSA office.

Due to Covid 19 at a time when we were closed down we will be checking on those parcels that may have not been checked, however, we feel like those are a small number. We did stop going in the field for a short amount of time. More questionnaires will be sent out in the future.

GAGE COUNTY ASSESSOR'S OFFICE
612 Grant, Room 203
Beatrice, NE 68310
Phone: (402) 223-1308

Patricia L. Milligan, Assessor

Annette Corter, Deputy Assessor

REPORT OF SPECIAL VALUATION PROCEDURES/METHODOLOGY

FOR ASSESSMENT YEAR 2021

March 1, 2021

- GENERAL INFORMATION:

On December 1, 1999, the Gage County Board of Supervisors officially adopted temporary zoning regulations for the county. At their December 29, 1999 Board Meeting, Resolution 1033 was passed stating that the special valuation or greenbelt provision would be available in Gage County beginning with the tax year 2000 and that the Gage County Assessor would implement the special valuation or greenbelt provision beginning with tax year 2000 for those land owners who make application on the prescribed form and meet all qualifying criteria.

The special valuation or greenbelt provision was implemented to recognize influences on sales of agricultural/horticultural land where such influences were other than agricultural/horticultural purposes. These non-agricultural/ horticultural influences include, but are not limited to, residential, commercial, investment, or recreational. By recognizing these influences, the assessed value determination can be based on the lands value as if the lands only use is for agricultural/horticultural purposes.

Gage County lies adjacent to Lancaster County on the north and approximately 20 miles south of Lincoln. Additionally, U.S. Highway 77 from Lincoln south through Cortland into Beatrice has been reconfigured from a two lane road to a four lane Highway providing for easy access to Lincoln and Interstate Highway 80 with convenient Interstate access east and west from all areas of Gage County. During previous years, a proliferation of rural residential subdivisions had influenced the sale price of agricultural/horticultural land. Additionally, sales of

agricultural/horticultural land within close proximity to the city of Beatrice reflected development or developmental potential for residential and/or commercial uses.

At the time we initiated the Special Valuation or Green Belt provisions, our review of sales along with our sale verification procedures indicated that agricultural/horticultural sales in Gage County, with the exception of the southwestern most portion of Gage County, were influenced by non-agricultural/horticultural influences. Later studies determined those same non-agricultural/horticultural influences were being experienced throughout the county. However, recent sales studies and sale verifications indicate the non-agricultural/horticultural influences on sales of agricultural/horticultural land throughout the county no longer exists.

- Since 1994, Gage County has been divided into agricultural or horticultural neighborhoods for valuation purposes. Initially, the county was divided into two areas-north of Highway 136 and south of Highway 136. Subsequently, a study and sales review by Great Plains Appraisal Company of Lincoln recommended the division of the county into three neighborhoods. These neighborhood or area boundaries were redefined in 1995 and the county was divided into four areas. The four neighborhood areas were further refined for tax year 2002 with the addition of a neighborhood or area 5 made up of townships or portion of townships from existing areas 2 and 3. There has been further minor realignment of neighborhood boundaries during subsequent years. The county neighborhoods were developed to account for the different market influences and reactions on similar type land capability groups and soil classes throughout the county. For tax year 2008, an analysis of sales along with an analysis of the soil makeup of the county (results of a new soil survey), resulted in a major realignment of neighborhoods dividing the county into two neighborhoods-neighborhood 1 consisting of all townships except the southeastern three most townships and neighborhood 2 consisting of those townships.
- Methodology (influenced or recapture value):
In determining recapture value of agricultural/horticultural land, Gage County utilizes the sales comparison approach. It is recognized in the appraisal of real property that sale prices of comparable properties are usually considered the best evidence of market value. It is further recognized that when selecting comparable sales, they are selected based on their similarity to the subject property.

All agricultural/horticultural qualified sales are reviewed and analyzed by neighborhood and, at the same time, each neighborhood is reviewed for possible realignment. In determining recapture values within each neighborhood, arms length sales are broken down and grouped by similar number of acres sold (i.e.<40 acres, 40-100 acres, etc.), similar predominate soil classes (i.e. Class 1, Class 2 etc.); and similar land groups (ie. Irrigated, Dry land etc.) and plotted on a sale spreadsheet. Difference in the number of acres in each land capability group for each sale is taken in the analysis. From this data, we determine ranges of value and the most appropriate value for each land capability group. In accordance with existing state statutes, agricultural/horticultural land is assessed at 75% of market value.

- Methodology (Uninfluenced or “special value”)

Initially, our analysis indicated that agricultural sales in the southwestern most portion of Gage County did not have the nonagricultural or horticultural influences that were being experienced in other areas of Gage County. Subsequent analysis indicated these

Nonagricultural/horticultural influences existed in all areas of Gage County. However, recent sales studies and sale verifications indicate that non agricultural/horticultural influences on sales of agricultural/horticultural land throughout the county no longer exists and that sales of agricultural/horticultural land in Gage County are as if the lands only available use is for agricultural/horticultural purposes.

To verify and support our conclusions, we developed a “base” areas outside of Gage County to develop comparison values. Since the adjoining counties of Saline, Jefferson, Johnson, and Pawnee do not recognize non-agricultural/horticultural influences occurring in their agricultural/horticultural land sales, we reviewed sales in these counties to develop a range of values. We reviewed and analyzed qualified sales in each of the adjacent townships of those adjoining counties. Our analysis of the qualified sales utilized the same methodology as we used in developing the recapture value for Gage County. From our analyses, we developed a range of values for each land capability group. Based on the values developed in the adjoining non special value counties and comparing with the recapture values developed for Gage County, the indication was no significant differences existed between special or green belt values and recapture values. This conclusion was supported by our sales verification process

which indicated that non-agricultural/horticultural influences on the value of Gage County agricultural/horticultural no longer existed.