

**NEBRASKA**

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

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**LOUP 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 Loup 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 Loup 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: Debbie Postany, Loup County Assessor

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## **Introduction**

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

calculation regardless of the assessed value or the selling price.

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

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

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

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

### **Analysis of Assessment Practices:**

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

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

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

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

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

process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

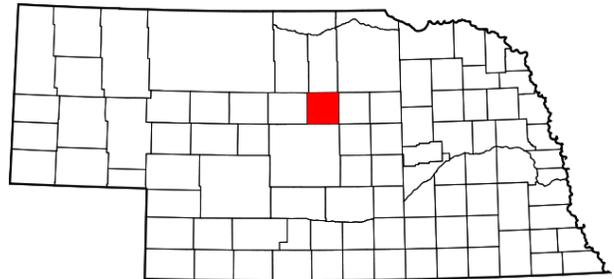
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

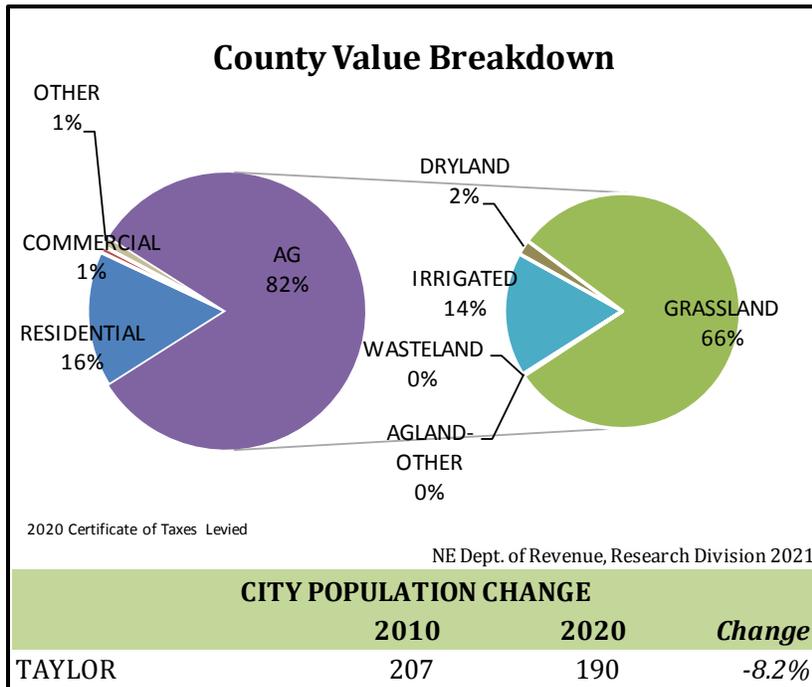
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 568 square miles, Loup County has 664 residents, per the Census Bureau Quick Facts for 2019, a 6% increase in population from the 2010 U.S. Census. Reports indicate that 84% of county residents are homeowners and 95% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$95,436 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Loup County are located in and around the county seat of Taylor. According to the latest information from the U.S. Census Bureau, there are 16 employer establishments with total employment of 43, for a 2% increase in employment.



Agricultural land is the largest contributor to the county’s valuation base by a significant margin. Grassland makes up the majority of the land in the county. Loup County is included in the Lower Loup Natural Resources District (NRD).

Loup County is also home to Calamus Reservoir. The lake is located on the eastern side of the county and is shared with neighboring Garfield County. Calamus Lake offers some of the state’s finest recreational opportunities including camping, fishing, boating, and hunting.

## 2021 Residential Correlation for Loup County

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### *Assessment Action*

In the residential class of real property, the county assessor started on the six-year physical inspection and reappraisal. All residential parcels were physically inspected. However due to the pandemic, only the Village of Taylor received the reappraisal with new costing and depreciation. The stick built homes at Calamus Lake received a small percent increase to maintain an acceptable level of value for the residential class. 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.

Sales qualification and verification practices of the office were reviewed as part of the assessment practices. Review of the sales rosters and comments show that the county assessor has an in-depth understanding of the transactions. The usability rate is similar to other counties across the state. This along with the acceptable practices indicate that all arm's-length transactions have been made available for measurement.

Valuation Groups were also examined to identify if differing economic factors that could affect market value have been adequately stratified. Currently the county recognizes five separate valuation groups. Valuation Groups 1 and 2 are areas around the Calamus Lake. These two groups have a strong residential market due to the recreational influences that are absent from the rest of the county. Valuation Groups 4 and 5 are parcels outside village boundaries and away from the lake. The rural parcels are separated to analyze if a recreational influence exists on the river. Valuation Group 6 is the village of Taylor, the county seat and only incorporated town in Loup County. Generally, each valuation group represents unique economic characteristics and adequately identified.

The timeliness of the six-year inspection and review was reviewed. The county revalues both residential and commercial classes once every six years over a two-year time frame. The county assessor has started the reappraisal for the 2021 assessment year and will finish in the 2022 assessment year. The county is in compliance with the six-year inspection requirements.

Appraisal table dates were reviewed to ensure up to date costing, depreciation and land studies. Currently, the costing is 2015 for all residential valuation groups. Valuation Group 6 was updated to 2019 for the 2021 assessment year. Land tables were updated within the last six years. The land to building ratios support that the land has kept pace with the improvements. Depreciation was also updated in the last six years. Taylor is now on new depreciation for the 2021 assessment year and the other valuation groups will be updated for the 2022 assessment year.

## 2021 Residential Correlation for Loup County

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### *Description of Analysis*

Residential sales are stratified into five valuation groups.

Valuation Group	Description
1	Calamus Lake-Mobile Homes
2	Calamus Lake-Stick Built Homes
4	Loup River
5	Rural
6	Taylor

The statistical profile contains 18 sales and represents three out of five valuation groups. Overall, the median is the only measure of central tendency is within the acceptable range. The qualitative statistics fall within the acceptable parameters outlined by IAAO. Valuation Group 2 is the where the majority of the sales lie and is the only valuation group with a sufficient number of sales for independent measurement. Valuation Group 2 mimics the overall statistics. The median is the only measure of central tendency within range at the lower end and acceptable qualitative statistics.

The 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) reflects an approximate increase of 2% to the residential class of property, the sample increased at a similar rate. The village of Taylor received a full reappraisal for the 2021 assessment year; both the sample and population increased approximately 20%. However, most of the residential value is at Calamus Lake, which only received a small percentage increase. The valuation changes were equitably applied across the residential class of real property.

### *Equalization and Quality of Assessment*

The assessment practices along with statistics indicate that Loup County residential is within the acceptable range, albeit at the low end. Based on all information available, the quality of assessment for the residential class of real property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2	84.37	84.37	76.91	24.51	109.70
2	11	91.96	85.85	86.94	16.17	98.75
6	5	94.07	88.01	94.74	16.83	92.90
____ ALL ____	18	93.02	86.29	86.61	17.09	99.63

## 2021 Residential Correlation for Loup County

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### *Level of Value*

Based on analysis of all available information, the level of value for the residential class of real property in Loup County is 93%

## 2021 Commercial Correlation for Loup County

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### *Assessment Actions*

For the 2021 assessment year, a complete reappraisal and physical inspection was completed for the commercial class. Pick-up work was completed in a timely manner.

### *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.

Sales verifications and qualification processes were reviewed with the county assessor. The county assessor does not use sales verification forms. However, in the role of ex-officio, deeds are filed directly with the office allowing the assessor and staff to ask questions when sales come in. Due to the small number of sales for the commercial class, review of the usability rate is not a reliable measure for sales qualification. Sales rosters were reviewed and sales that were not available for measurement had thorough comments. This along with the office practices suggest that all arm's-length sales have been made available for measurement.

Valuation groups were also examined to identify if factors affecting market value are adequately defined. There are few commercial parcels in Loup County and the county currently only recognizes one valuation group for the commercial class. Appraisal tables were also reviewed. Costing, land tables, and depreciation models have been updated in the last six years. The county assessor has completed a reappraisal for the commercial class of real property for the 2021 assessment year.

### *Description of Analysis*

The commercial market is comprised of 24 improved parcels throughout Loup County, where majority of the parcels are within the village of Taylor. Review of the statistical analysis shows that there is only one commercial sale within the three-year study period.

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certified of Taxes Levied Report (CTL) show a 12% increase to the commercial class as a whole. This supports the actions of a reappraisal. The county last reappraised the commercial class in 2017 annualizing the increase to the commercial class at approximately 3% a year. Villages of similar size and economics appreciated at 2-4% lending support to the movement of the commercial class.

## **2021 Commercial Correlation for Loup County**

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### ***Equalization and Quality of Assessment***

Based on all relevant information, the quality of assessment of the commercial class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance.

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

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

## 2021 Agricultural Correlation for Loup County

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### *Assessment Actions*

For the 2021 assessment year, the agricultural values remained the same as the prior year's values for all three subclasses of irrigated, dryland and grassland.

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.

Sales qualification and verification practices were reviewed. The practices are the same for all three classes. The usability rate for the agricultural class is typical when compared to the statewide average. A review of sales rosters and comments along with the acceptable processes indicate that all arm's-length sales are being used for measurement.

Market Areas were also examined to ensure topographical differences that affect market value are adequately defined. The majority of Loup County is part of the Nebraska Sandhills ecosystem, which is comprised mainly of rolling, native grass covered sand dunes. The fragile make-up of the soil makes cropping difficult. A small area in the southeastern corner of the county has flat ground more suitable for growing crops. Due to the relatively homogenous nature of the land, the county has one market area.

Compliance with the six-year physical inspection was also reviewed. The county physically reviews the agricultural homes and improvements at the same time as the residential class. Aerial imagery is reviewed when new imagery is received. Land use changes are tracked through the local Natural Resource District (NRD) as well.

Another aspect of the review involves a discussion about intensive use parcels and government programs. Currently, the county values intensive use parcels the same as agricultural parcels. For government programs, the county has less than 300 acres of Conservation Reserve Program (CRP). All CRP acres have been identified and valued the same as dryland.

Lastly, appraisal tables were reviewed. The agricultural homes and site values are developed using the same appraisal models as the residential class as well therefore the costing, depreciation tables, and land models are current.

### *Description of Analysis*

Review of the statistical profile show five qualified sales occurred during the three-year study period. All five sales are 80% Majority Land Use (MLU) in the grassland subclass. The sample size is insufficient to determine an accurate level of value. Removal of a sale on either side swings the median from 62% to 73%.

## **2021 Agricultural Correlation for Loup County**

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Comparability with surrounding counties and movement of the regional market are used when sales size is considered insufficient for analysis. Market trends in the area remain steady with little movement, Sandhills counties to the west have seen a general 7% increase in the grassland market, while counties that are part of the far eastern portion of the Sandhills have remained flat to slightly decreasing. Review of comparable counties values for each subclass indicate that the agricultural values for Loup County are generally comparable. This supports that equalization has been achieved.

### ***Equalization and Quality of Assessment***

Agricultural improvements are valued using the same appraisal processes as the rural residential parcels, and are equalized. The 2020 Report & Opinion of the Property Tax Administrator that rural improvements were under assessed; however, a lack of sales made the determination inconclusive. The rural parcels were not revalued for the 2021 assessment year due to the pandemic and are slated for revaluation for the 2022 assessment year. Therefore, this conclusion remains the same.

Based on assessment practices and review of the agricultural economy in the region, agricultural land values in Loup County are assessed uniformly and comply with generally accepted mass appraisal techniques.

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

Based on the review of all available information, the level of value of the agricultural class of real property in Loup County is determined to be at the statutory level of 75% of market value.

## 2021 Opinions of the Property Tax Administrator for Loup County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>75</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2021 Commission Summary for Loup County

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### Residential Real Property - Current

Number of Sales	18	Median	93.02
Total Sales Price	\$3,800,200	Mean	86.29
Total Adj. Sales Price	\$3,800,200	Wgt. Mean	86.61
Total Assessed Value	\$3,291,320	Average Assessed Value of the Base	\$68,377
Avg. Adj. Sales Price	\$211,122	Avg. Assessed Value	\$182,851

### Confidence Interval - Current

95% Median C.I	72.83 to 104.76
95% Wgt. Mean C.I	74.16 to 99.06
95% Mean C.I	75.65 to 96.93
% of Value of the Class of all Real Property Value in the County	12.53
% of Records Sold in the Study Period	3.17
% of Value Sold in the Study Period	8.47

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	18	0	82.26
2019	17	100	87.44
2018	15	100	92.18
2017	9	100	88.74

## 2021 Commission Summary for Loup County

### Commercial Real Property - Current

Number of Sales	1	Median	59.41
Total Sales Price	\$40,000	Mean	59.41
Total Adj. Sales Price	\$40,000	Wgt. Mean	59.41
Total Assessed Value	\$23,765	Average Assessed Value of the Base	\$51,368
Avg. Adj. Sales Price	\$40,000	Avg. Assessed Value	\$23,765

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.83
% of Records Sold in the Study Period	2.00
% of Value Sold in the Study Period	0.93

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	2	100	61.66
2019	1	100	81.82
2018	2	100	78.90
2017	1	100	78.63

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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 : 18  
 Total Sales Price : 3,800,200  
 Total Adj. Sales Price : 3,800,200  
 Total Assessed Value : 3,291,320  
 Avg. Adj. Sales Price : 211,122  
 Avg. Assessed Value : 182,851

MEDIAN : 93  
 WGT. MEAN : 87  
 MEAN : 86  
 COD : 17.09  
 PRD : 99.63

COV : 24.80  
 STD : 21.40  
 Avg. Abs. Dev : 15.90  
 MAX Sales Ratio : 111.30  
 MIN Sales Ratio : 36.10

95% Median C.I. : 72.83 to 104.76  
 95% Wgt. Mean C.I. : 74.16 to 99.06  
 95% Mean C.I. : 75.65 to 96.93

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	1	105.05	105.05	105.05	00.00	100.00	105.05	105.05	N/A	101,000	106,100
01-JAN-19 To 31-MAR-19	1	94.07	94.07	94.07	00.00	100.00	94.07	94.07	N/A	80,000	75,255
01-APR-19 To 30-JUN-19	3	94.60	84.88	86.81	12.54	97.78	62.24	97.81	N/A	260,000	225,705
01-JUL-19 To 30-SEP-19	5	91.96	87.79	84.95	11.44	103.34	63.69	104.76	N/A	263,200	223,583
01-OCT-19 To 31-DEC-19	1	111.30	111.30	111.30	00.00	100.00	111.30	111.30	N/A	150,000	166,945
01-JAN-20 To 31-MAR-20	3	82.99	80.41	90.27	23.05	89.08	50.42	107.81	N/A	37,067	33,460
01-APR-20 To 30-JUN-20	1	89.76	89.76	89.76	00.00	100.00	89.76	89.76	N/A	400,000	359,040
01-JUL-20 To 30-SEP-20	3	72.83	72.71	79.88	33.46	91.02	36.10	109.21	N/A	287,333	229,523
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	10	94.34	89.27	86.80	10.79	102.85	62.24	105.05	63.69 to 104.76	227,700	197,639
01-OCT-19 To 30-SEP-20	8	86.38	82.55	86.33	25.43	95.62	36.10	111.30	36.10 to 111.30	190,400	164,367
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	10	94.34	89.90	87.59	11.45	102.64	62.24	111.30	63.69 to 104.76	232,600	203,723
<u>ALL</u>	18	93.02	86.29	86.61	17.09	99.63	36.10	111.30	72.83 to 104.76	211,122	182,851

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	2	84.37	84.37	76.91	24.51	109.70	63.69	105.05	N/A	158,000	121,515
2	11	91.96	85.85	86.94	16.17	98.75	36.10	111.30	62.24 to 109.21	294,364	255,912
6	5	94.07	88.01	94.74	16.83	92.90	50.42	107.81	N/A	49,240	46,651
<u>ALL</u>	18	93.02	86.29	86.61	17.09	99.63	36.10	111.30	72.83 to 104.76	211,122	182,851

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	18	93.02	86.29	86.61	17.09	99.63	36.10	111.30	72.83 to 104.76	211,122	182,851
06											
07											
<u>ALL</u>	18	93.02	86.29	86.61	17.09	99.63	36.10	111.30	72.83 to 104.76	211,122	182,851

**58 Loup**  
**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 : 18  
 Total Sales Price : 3,800,200  
 Total Adj. Sales Price : 3,800,200  
 Total Assessed Value : 3,291,320  
 Avg. Adj. Sales Price : 211,122  
 Avg. Assessed Value : 182,851

MEDIAN : 93  
 WGT. MEAN : 87  
 MEAN : 86  
 COD : 17.09  
 PRD : 99.63

COV : 24.80  
 STD : 21.40  
 Avg. Abs. Dev : 15.90  
 MAX Sales Ratio : 111.30  
 MIN Sales Ratio : 36.10

95% Median C.I. : 72.83 to 104.76  
 95% Wgt. Mean C.I. : 74.16 to 99.06  
 95% Mean C.I. : 75.65 to 96.93

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	1	82.99	82.99	82.99	00.00	100.00	82.99	82.99	N/A	9,200	7,635	
Less Than 30,000	1	82.99	82.99	82.99	00.00	100.00	82.99	82.99	N/A	9,200	7,635	
___Ranges Excl. Low \$___												
Greater Than 4,999	18	93.02	86.29	86.61	17.09	99.63	36.10	111.30	72.83 to 104.76	211,122	182,851	
Greater Than 14,999	17	94.07	86.48	86.62	17.20	99.84	36.10	111.30	63.69 to 105.05	223,000	193,158	
Greater Than 29,999	17	94.07	86.48	86.62	17.20	99.84	36.10	111.30	63.69 to 105.05	223,000	193,158	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	1	82.99	82.99	82.99	00.00	100.00	82.99	82.99	N/A	9,200	7,635	
15,000 TO 29,999												
30,000 TO 59,999	2	77.59	77.59	85.58	35.02	90.66	50.42	104.76	N/A	42,500	36,373	
60,000 TO 99,999	3	94.07	91.57	90.11	12.40	101.62	72.83	107.81	N/A	81,333	73,292	
100,000 TO 149,999	2	98.51	98.51	97.42	06.65	101.12	91.96	105.05	N/A	121,000	117,880	
150,000 TO 249,999	3	63.69	79.08	75.46	25.67	104.80	62.24	111.30	N/A	193,333	145,895	
250,000 TO 499,999	6	94.82	87.09	88.98	14.34	97.88	36.10	109.21	36.10 to 109.21	344,167	306,252	
500,000 TO 999,999	1	83.50	83.50	83.50	00.00	100.00	83.50	83.50	N/A	575,000	480,110	
1,000,000 +												
___ALL___	18	93.02	86.29	86.61	17.09	99.63	36.10	111.30	72.83 to 104.76	211,122	182,851	

**58 Loup**  
**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 : 1  
Total Sales Price : 40,000  
Total Adj. Sales Price : 40,000  
Total Assessed Value : 23,765  
Avg. Adj. Sales Price : 40,000  
Avg. Assessed Value : 23,765

MEDIAN : 59  
WGT. MEAN : 59  
MEAN : 59  
COD : 00.00  
PRD : 100.00

COV : 00.00  
STD : 00.00  
Avg. Abs. Dev : 00.00  
MAX Sales Ratio : 59.41  
MIN Sales Ratio : 59.41

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : N/A

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20											
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18											
01-OCT-18 To 30-SEP-19	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765
01-OCT-19 To 30-SEP-20											
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18											
01-JAN-19 To 31-DEC-19	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765
<u>ALL</u>	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765

<b>VALUATION GROUP</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765
<u>ALL</u>	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765
04											
<u>ALL</u>	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765

**58 Loup**  
**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 : 1  
 Total Sales Price : 40,000  
 Total Adj. Sales Price : 40,000  
 Total Assessed Value : 23,765  
 Avg. Adj. Sales Price : 40,000  
 Avg. Assessed Value : 23,765

MEDIAN : 59  
 WGT. MEAN : 59  
 MEAN : 59  
 COD : 00.00  
 PRD : 100.00

COV : 00.00  
 STD : 00.00  
 Avg. Abs. Dev : 00.00  
 MAX Sales Ratio : 59.41  
 MIN Sales Ratio : 59.41

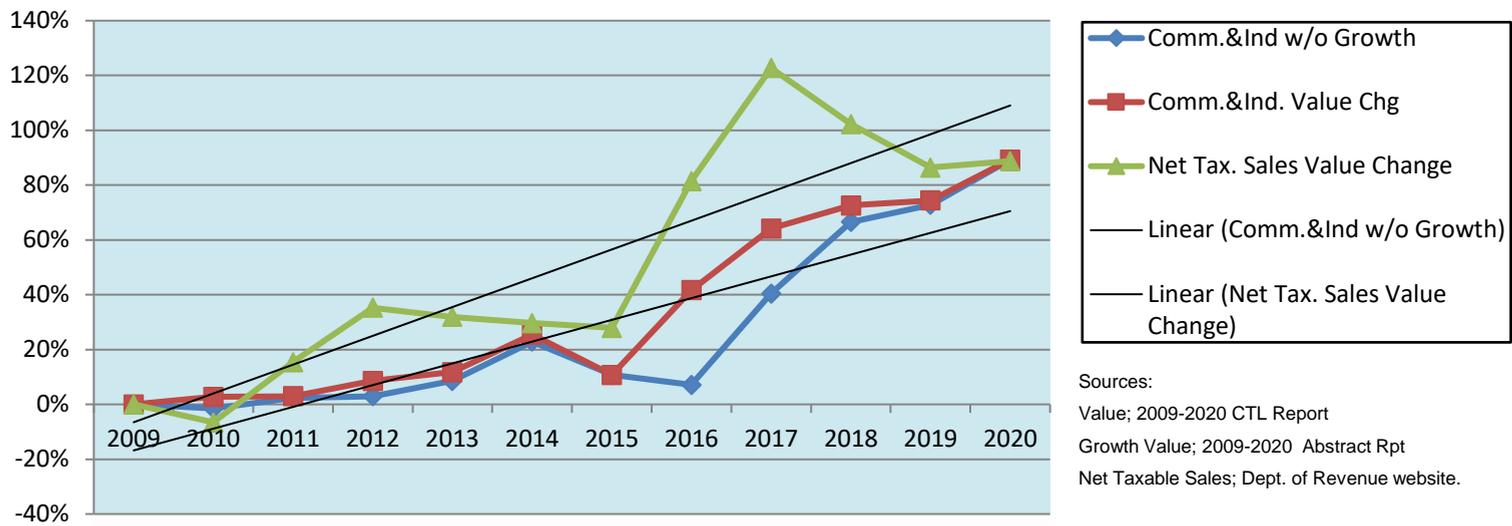
95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : N/A

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<b>___ Low \$ Ranges ___</b>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
<b>___ Ranges Excl. Low \$ ___</b>												
Greater Than 4,999	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765	
Greater Than 14,999	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765	
Greater Than 29,999	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765	
<b>___ Incremental Ranges ___</b>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<b>___ ALL ___</b>	<b>1</b>	<b>59.41</b>	<b>59.41</b>	<b>59.41</b>	<b>00.00</b>	<b>100.00</b>	<b>59.41</b>	<b>59.41</b>	<b>N/A</b>	<b>40,000</b>	<b>23,765</b>	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
384	1	59.41	59.41	59.41	00.00	100.00	59.41	59.41	N/A	40,000	23,765	
<b>___ ALL ___</b>	<b>1</b>	<b>59.41</b>	<b>59.41</b>	<b>59.41</b>	<b>00.00</b>	<b>100.00</b>	<b>59.41</b>	<b>59.41</b>	<b>N/A</b>	<b>40,000</b>	<b>23,765</b>	

### 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	\$ 1,200,085	\$ 32,490		\$ 1,167,595	--	\$ 899,149	--
2009	\$ 1,200,085	\$ -	0.00%	\$ 1,200,085	--	\$ 944,945	--
2010	\$ 1,233,005	\$ 50,695	4.11%	\$ 1,182,310	-1.48%	\$ 883,014	-6.55%
2011	\$ 1,235,815	\$ 6,820	0.55%	\$ 1,228,995	-0.33%	\$ 1,090,136	23.46%
2012	\$ 1,302,535	\$ 66,720	5.12%	\$ 1,235,815	0.00%	\$ 1,278,296	17.26%
2013	\$ 1,341,130	\$ 38,230	2.85%	\$ 1,302,900	0.03%	\$ 1,246,806	-2.46%
2014	\$ 1,505,295	\$ 30,105	2.00%	\$ 1,475,190	10.00%	\$ 1,225,036	-1.75%
2015	\$ 1,329,070	\$ -	0.00%	\$ 1,329,070	-11.71%	\$ 1,208,771	-1.33%
2016	\$ 1,700,325	\$ 415,240	24.42%	\$ 1,285,085	-3.31%	\$ 1,714,826	41.87%
2017	\$ 1,969,780	\$ 284,330	14.43%	\$ 1,685,450	-0.87%	\$ 2,104,334	22.71%
2018	\$ 2,071,420	\$ 72,945	3.52%	\$ 1,998,475	1.46%	\$ 1,911,295	-9.17%
2019	\$ 2,093,435	\$ 19,515	0.93%	\$ 2,073,920	0.12%	\$ 1,761,159	-7.86%
2020	\$ 2,271,470	\$ -	0.00%	\$ 2,271,470	8.50%	\$ 1,783,530	1.27%
<b>Ann %chg</b>	5.72%			<b>Average</b>	<b>-0.61%</b>	6.42%	<b>7.62%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.48%	2.74%	-6.55%
2011	2.41%	2.98%	15.37%
2012	2.98%	8.54%	35.28%
2013	8.57%	11.75%	31.94%
2014	22.92%	25.43%	29.64%
2015	10.75%	10.75%	27.92%
2016	7.08%	41.68%	81.47%
2017	40.44%	64.14%	122.69%
2018	66.53%	72.61%	102.27%
2019	72.81%	74.44%	86.38%
2020	89.28%	89.28%	88.74%

County Number	58
County Name	Loup

**58 Loup**  
**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 : 5  
Total Sales Price : 3,061,696  
Total Adj. Sales Price : 3,061,696  
Total Assessed Value : 1,963,740  
Avg. Adj. Sales Price : 612,339  
Avg. Assessed Value : 392,748

MEDIAN : 67  
WGT. MEAN : 64  
MEAN : 66  
COD : 15.62  
PRD : 102.82

COV : 20.27  
STD : 13.37  
Avg. Abs. Dev : 10.39  
MAX Sales Ratio : 78.93  
MIN Sales Ratio : 48.34

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 49.35 to 82.55

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	2	78.79	78.79	78.78	00.19	100.01	78.64	78.93	N/A	453,444	357,230
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	1	48.34	48.34	48.34	00.00	100.00	48.34	48.34	N/A	900,614	435,375
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	1	66.52	66.52	66.52	00.00	100.00	66.52	66.52	N/A	1,032,973	687,140
01-JUL-20 To 30-SEP-20	1	57.30	57.30	57.30	00.00	100.00	57.30	57.30	N/A	221,221	126,765
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	2	78.79	78.79	78.78	00.19	100.01	78.64	78.93	N/A	453,444	357,230
01-OCT-18 To 30-SEP-19	1	48.34	48.34	48.34	00.00	100.00	48.34	48.34	N/A	900,614	435,375
01-OCT-19 To 30-SEP-20	2	61.91	61.91	64.89	07.45	95.41	57.30	66.52	N/A	627,097	406,953
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	2	78.79	78.79	78.78	00.19	100.01	78.64	78.93	N/A	453,444	357,230
01-JAN-19 To 31-DEC-19	1	48.34	48.34	48.34	00.00	100.00	48.34	48.34	N/A	900,614	435,375
<u>ALL</u>	5	66.52	65.95	64.14	15.62	102.82	48.34	78.93	N/A	612,339	392,748

<b>AREA (MARKET)</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	5	66.52	65.95	64.14	15.62	102.82	48.34	78.93	N/A	612,339	392,748
<u>ALL</u>	5	66.52	65.95	64.14	15.62	102.82	48.34	78.93	N/A	612,339	392,748

<b>95%MLU By Market Area</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Grass</u>											
County	4	72.58	70.35	70.72	11.63	99.48	57.30	78.93	N/A	540,271	382,091
1	4	72.58	70.35	70.72	11.63	99.48	57.30	78.93	N/A	540,271	382,091
<u>ALL</u>	5	66.52	65.95	64.14	15.62	102.82	48.34	78.93	N/A	612,339	392,748

**58 Loup**  
**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 : 5	MEDIAN : 67	COV : 20.27	95% Median C.I. : N/A
Total Sales Price : 3,061,696	WGT. MEAN : 64	STD : 13.37	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 3,061,696	MEAN : 66	Avg. Abs. Dev : 10.39	95% Mean C.I. : 49.35 to 82.55
Total Assessed Value : 1,963,740			
Avg. Adj. Sales Price : 612,339	COD : 15.62	MAX Sales Ratio : 78.93	
Avg. Assessed Value : 392,748	PRD : 102.82	MIN Sales Ratio : 48.34	

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Grass____											
County	5	66.52	65.95	64.14	15.62	102.82	48.34	78.93	N/A	612,339	392,748
1	5	66.52	65.95	64.14	15.62	102.82	48.34	78.93	N/A	612,339	392,748
____ALL____	5	66.52	65.95	64.14	15.62	102.82	48.34	78.93	N/A	612,339	392,748

## Loup County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Loup	1	3045	3045	3045	3045	2685	2685	2685	1790	<b>2816</b>
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	<b>2100</b>
Garfield	1	3305	3305	3305	2820	2820	2500	2500	2140	<b>2874</b>
Brown	1	3600	3600	3400	3400	2355	3140	3140	3030	<b>3316</b>
Rock	2	n/a	2700	2600	2600	2500	2400	2350	2200	<b>2368</b>
Holt	3	2300	2300	2200	2200	2038	2100	2000	2000	<b>2094</b>
Custer	3	3850	3697	3692	3445	3221	3212	2445	2446	<b>3172</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Loup	1	n/a	830	830	830	775	700	700	700	<b>769</b>
Blaine	1	n/a	n/a	n/a	620	n/a	n/a	n/a	590	<b>590</b>
Garfield	1	n/a	1450	1450	1270	1270	1060	1051	995	<b>1232</b>
Brown	1	n/a	1090	1090	1090	995	810	810	810	<b>1003</b>
Rock	2	n/a	n/a	1070	1070	960	n/a	n/a	800	<b>902</b>
Holt	3	1800	1800	1800	1800	1800	1800	1800	1800	<b>1800</b>
Custer	3	n/a	1375	1375	1375	1375	1375	1375	1375	<b>1375</b>

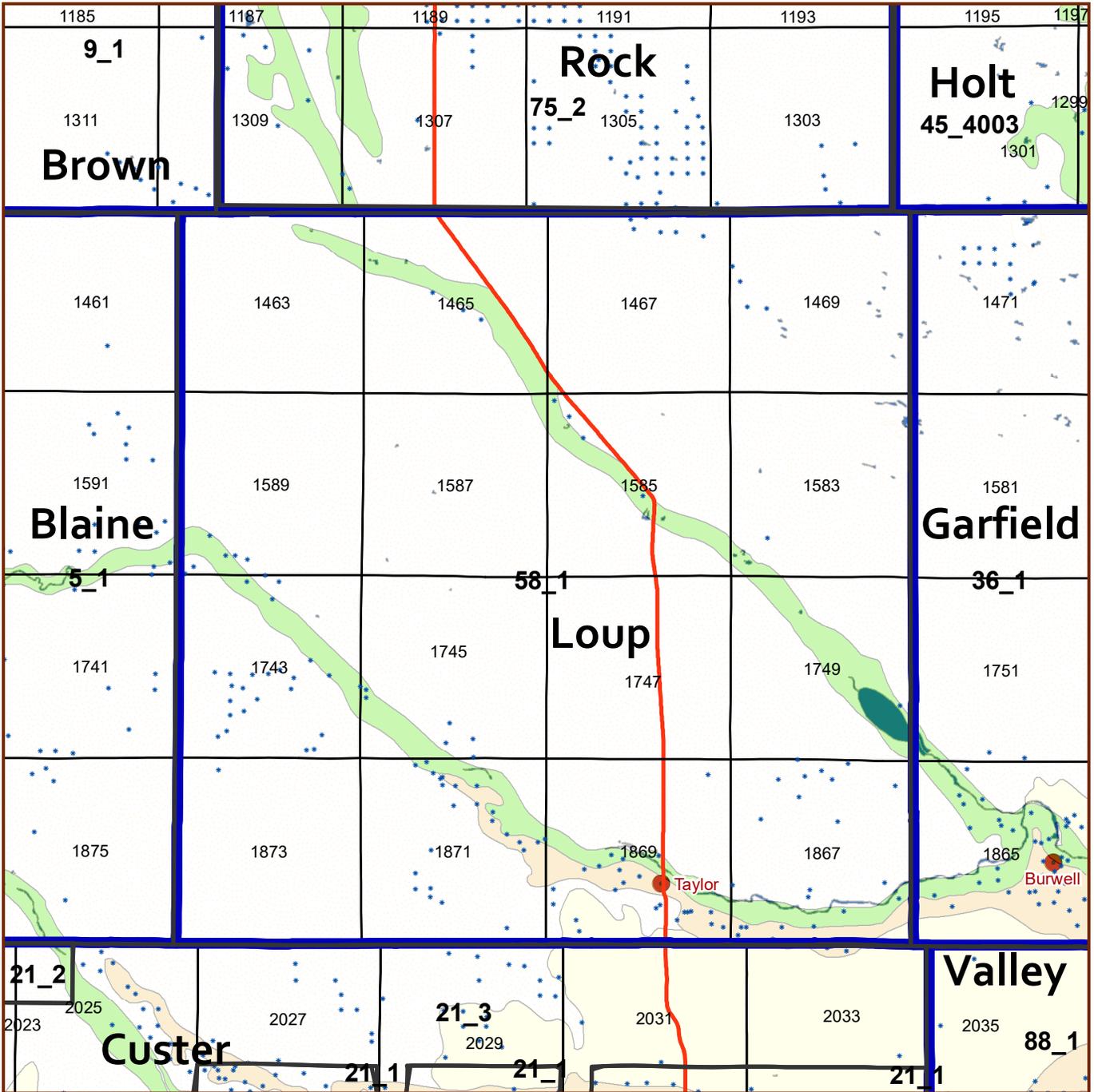
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Loup	1	630	n/a	630	630	630	630	630	630	<b>630</b>
Blaine	1	620	620	620	620	590	590	590	590	<b>595</b>
Garfield	1	825	n/a	752	825	635	645	813	700	<b>689</b>
Brown	1	810	810	750	750	500	500	500	500	<b>561</b>
Rock	2	890	944	830	851	685	635	635	404	<b>707</b>
Holt	3	1177	1225	846	1154	738	713	705	918	<b>981</b>
Custer	3	849	961	800	752	796	632	n/a	2730	<b>757</b>

County	Mkt Area	CRP	TIMBER	WASTE
Loup	1	787	n/a	100
Blaine	1	n/a	n/a	25
Garfield	1	803	n/a	191
Brown	1	712	565	442
Rock	2	739	350	100
Holt	3	1204	500	250
Custer	3	n/a	n/a	50

Source: 2021 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# LOUP COUNTY



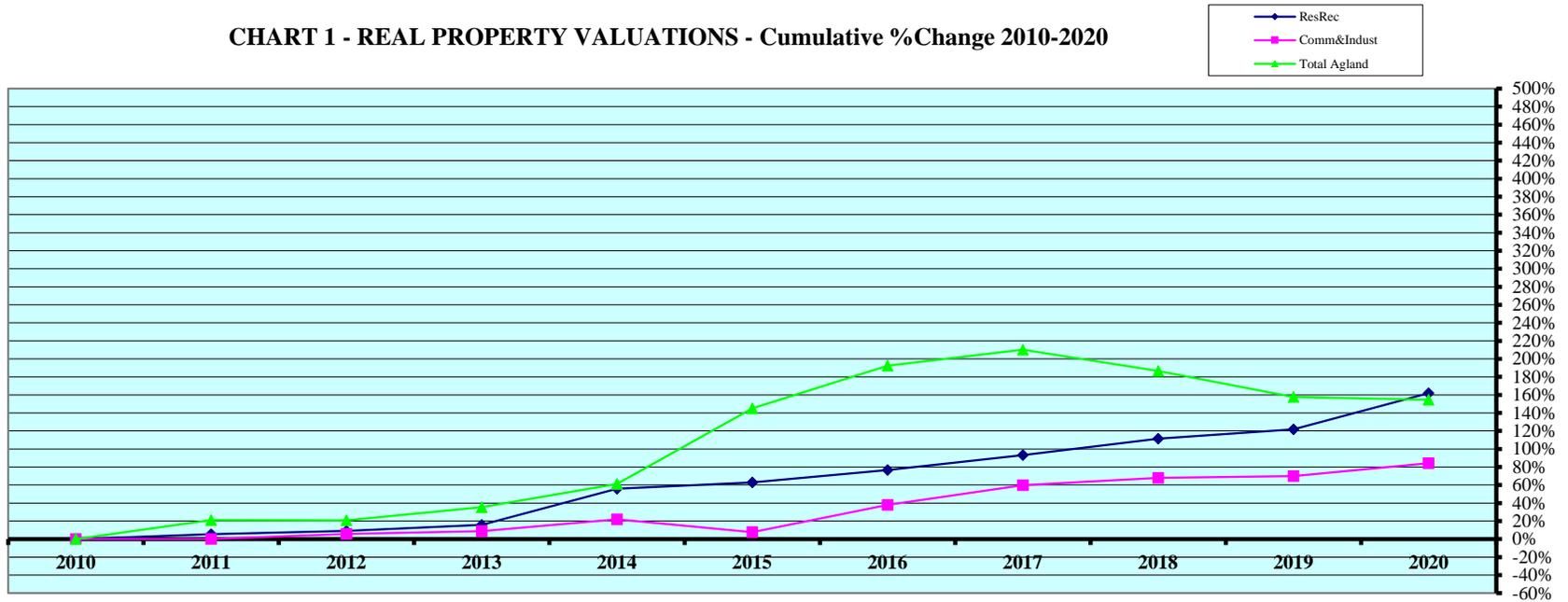
**Legend**

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

**Soils  
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	14,259,570	--	--	--	1,233,005	--	--	--	99,155,700	--	--	--
2011	15,024,350	764,780	5.36%	5.36%	1,235,815	2,810	0.23%	0.23%	120,009,325	20,853,625	21.03%	21.03%
2012	15,571,510	547,160	3.64%	9.20%	1,302,535	66,720	5.40%	5.64%	119,951,255	-58,070	-0.05%	20.97%
2013	16,505,220	933,710	6.00%	15.75%	1,341,130	38,595	2.96%	8.77%	134,292,740	14,341,485	11.96%	35.44%
2014	22,243,060	5,737,840	34.76%	55.99%	1,505,295	164,165	12.24%	22.08%	159,877,720	25,584,980	19.05%	61.24%
2015	23,242,915	999,855	4.50%	63.00%	1,329,070	-176,225	-11.71%	7.79%	243,040,345	83,162,625	52.02%	145.11%
2016	25,199,695	1,956,780	8.42%	76.72%	1,700,325	371,255	27.93%	37.90%	289,896,510	46,856,165	19.28%	192.36%
2017	27,557,095	2,357,400	9.35%	93.25%	1,969,780	269,455	15.85%	59.75%	307,619,500	17,722,990	6.11%	210.24%
2018	30,133,065	2,575,970	9.35%	111.32%	2,071,420	101,640	5.16%	68.00%	284,042,680	-23,576,820	-7.66%	186.46%
2019	31,644,560	1,511,495	5.02%	121.92%	2,093,435	22,015	1.06%	69.78%	255,427,540	-28,615,140	-10.07%	157.60%
2020	37,353,745	5,709,185	18.04%	161.96%	2,271,470	178,035	8.50%	84.22%	252,326,485	-3,101,055	-1.21%	154.48%

Rate Annual %chg: Residential & Recreational **10.11%**

Commercial & Industrial **6.30%**

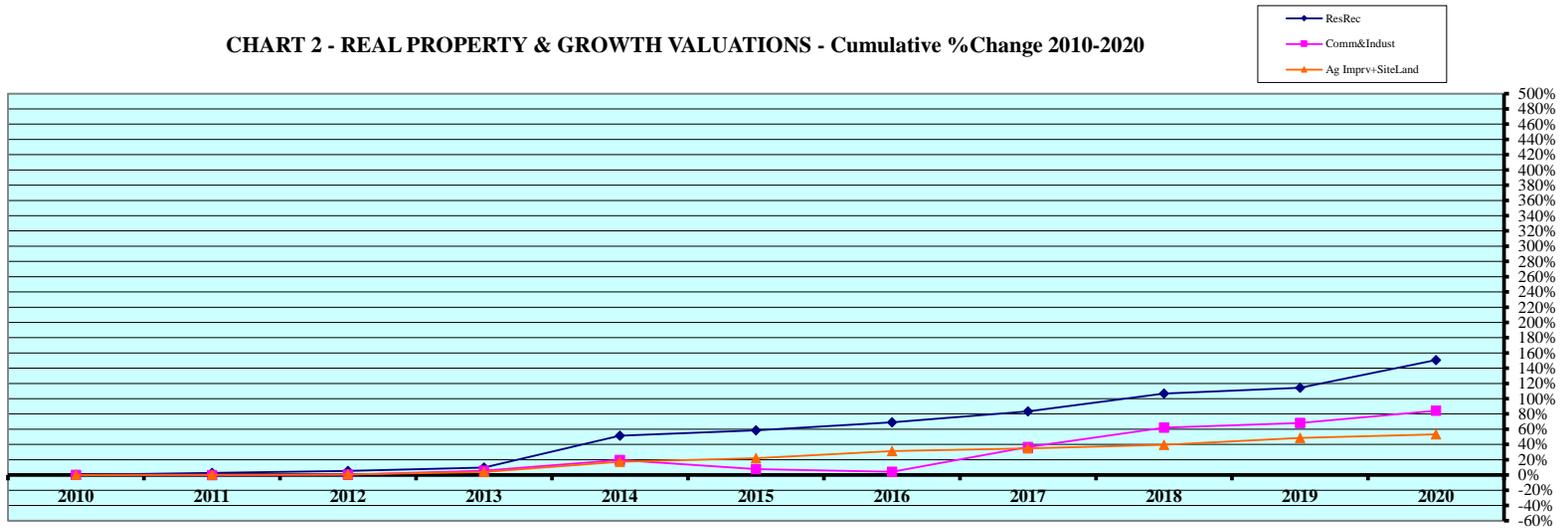
Agricultural Land **9.79%**

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County **LOUP**

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2010	14,259,570	482,265	3.38%	13,777,305	--	--	1,233,005	50,695	4.11%	1,182,310	--	--						
2011	15,024,350	373,750	2.49%	14,650,600	2.74%	2.74%	1,235,815	6,820	0.55%	1,228,995	-0.33%	-0.33%						
2012	15,571,510	554,380	3.56%	15,017,130	-0.05%	5.31%	1,302,535	66,720	5.12%	1,235,815	0.00%	0.23%						
2013	16,505,220	849,415	5.15%	15,655,805	0.54%	9.79%	1,341,130	38,230	2.85%	1,302,900	0.03%	5.67%						
2014	22,243,060	654,180	2.94%	21,588,880	30.80%	51.40%	1,505,295	30,105	2.00%	1,475,190	10.00%	19.64%						
2015	23,242,915	626,395	2.69%	22,616,520	1.68%	58.61%	1,329,070	0	0.00%	1,329,070	-11.71%	7.79%						
2016	25,199,695	1,083,470	4.30%	24,116,225	3.76%	69.12%	1,700,325	415,240	24.42%	1,285,085	-3.31%	4.22%						
2017	27,557,095	1,420,245	5.15%	26,136,850	3.72%	83.29%	1,969,780	284,330	14.43%	1,685,450	-0.87%	36.69%						
2018	30,133,065	635,165	2.11%	29,497,900	7.04%	106.86%	2,071,420	72,945	3.52%	1,998,475	1.46%	62.08%						
2019	31,644,560	1,098,900	3.47%	30,545,660	1.37%	114.21%	2,093,435	19,515	0.93%	2,073,920	0.12%	68.20%						
2020	37,353,745	1,604,610	4.30%	35,749,135	12.97%	150.70%	2,271,470	0	0.00%	2,271,470	8.50%	84.22%						
Rate Ann%chg	10.11%			Resid & Recreat w/o growth			6.46%			6.30%			C & I w/o growth			0.39%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	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	7,688,135	2,429,535	10,117,670	115,455	1.14%	10,002,215	--	--
2011	7,724,530	2,492,635	10,217,165	72,520	0.71%	10,144,645	0.27%	0.27%
2012	7,946,120	2,566,180	10,512,300	330,175	3.14%	10,182,125	-0.34%	0.64%
2013	8,103,835	2,601,155	10,704,990	183,085	1.71%	10,521,905	0.09%	4.00%
2014	9,709,920	2,840,350	12,550,270	674,370	5.37%	11,875,900	10.94%	17.38%
2015	10,275,770	2,816,595	13,092,365	756,525	5.78%	12,335,840	-1.71%	21.92%
2016	10,305,195	3,314,905	13,620,100	326,685	2.40%	13,293,415	1.54%	31.39%
2017	10,544,005	3,520,710	14,064,715	423,180	3.01%	13,641,535	0.16%	34.83%
2018	10,805,825	3,659,255	14,465,080	355,235	2.46%	14,109,845	0.32%	39.46%
2019	11,544,740	3,821,655	15,366,395	348,145	2.27%	15,018,250	3.82%	48.44%
2020	12,006,015	3,864,860	15,870,875	368,305	2.32%	15,502,570	0.89%	53.22%
Rate Ann%chg	4.56%	4.75%	4.60%	Ag Imprv+Site w/o growth			1.60%	

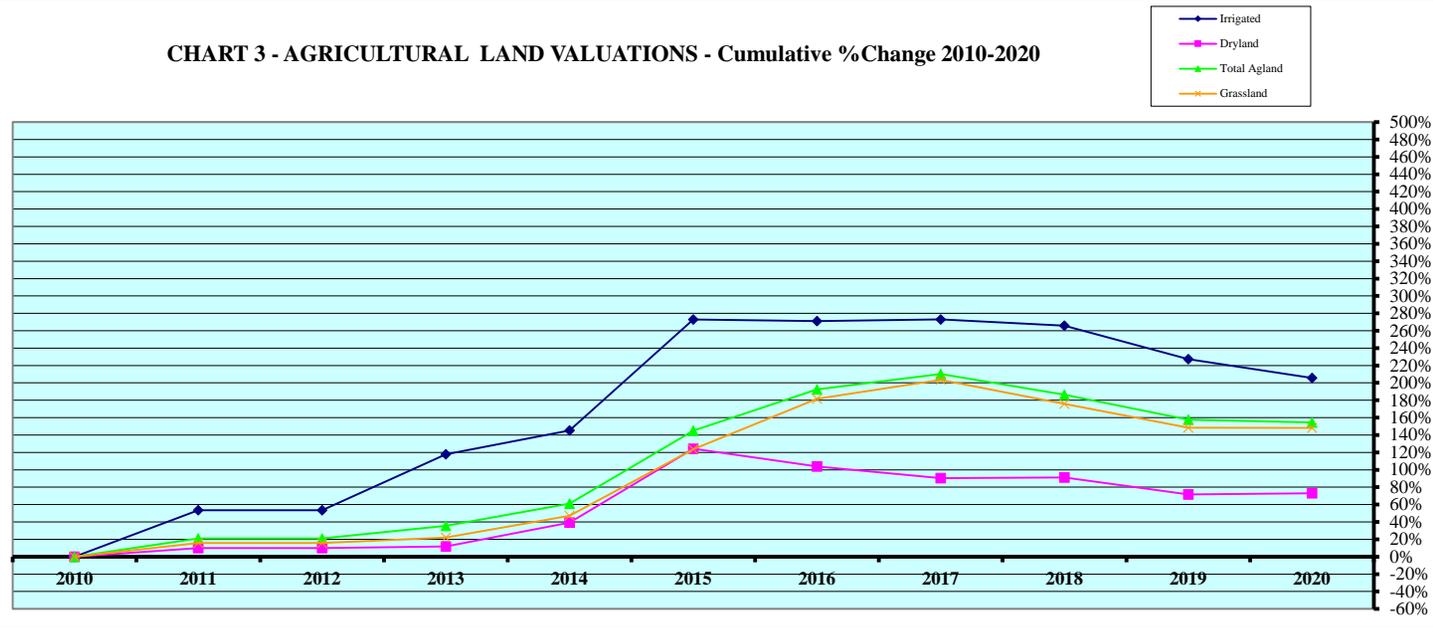
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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County LOUP

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	14,138,525	--	--	--	3,022,610	--	--	--	81,860,830	--	--	--
2011	21,717,085	7,578,560	53.60%	53.60%	3,325,425	302,815	10.02%	10.02%	94,743,935	12,883,105	15.74%	15.74%
2012	21,717,085	0	0.00%	53.60%	3,324,695	-730	-0.02%	9.99%	94,686,595	-57,340	-0.06%	15.67%
2013	30,785,785	9,068,700	41.76%	117.74%	3,378,010	53,315	1.60%	11.76%	99,883,550	5,196,955	5.49%	22.02%
2014	34,670,970	3,885,185	12.62%	145.22%	4,204,860	826,850	24.48%	39.11%	120,479,445	20,595,895	20.62%	47.18%
2015	52,714,670	18,043,700	52.04%	272.84%	6,778,365	2,573,505	61.20%	124.26%	182,968,435	62,488,990	51.87%	123.51%
2016	52,473,270	-241,400	-0.46%	271.14%	6,163,575	-614,790	-9.07%	103.92%	230,532,325	47,563,890	26.00%	181.61%
2017	52,742,995	269,725	0.51%	273.04%	5,755,210	-408,365	-6.63%	90.41%	248,443,855	17,911,530	7.77%	203.50%
2018	51,721,425	-1,021,570	-1.94%	265.82%	5,776,165	20,955	0.36%	91.10%	225,867,535	-22,576,320	-9.09%	175.92%
2019	46,273,730	-5,447,695	-10.53%	227.29%	5,185,670	-590,495	-10.22%	71.56%	203,292,440	-22,575,095	-9.99%	148.34%
2020	43,217,215	-3,056,515	-6.61%	205.67%	5,230,930	45,260	0.87%	73.06%	203,190,190	-102,250	-0.05%	148.21%

Rate Ann.%chg: Irrigated  Dryland  Grassland

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	88,905	--	--	--	44,830	--	--	--	99,155,700	--	--	--
2011	148,170	59,265	66.66%	66.66%	74,710	29,880	66.65%	66.65%	120,009,325	20,853,625	21.03%	21.03%
2012	148,170	0	0.00%	66.66%	74,710	0	0.00%	66.65%	119,951,255	-58,070	-0.05%	20.97%
2013	163,200	15,030	10.14%	83.57%	82,195	7,485	10.02%	83.35%	134,292,740	14,341,485	11.96%	35.44%
2014	222,225	59,025	36.17%	149.96%	300,220	218,025	265.25%	569.69%	159,877,720	25,584,980	19.05%	61.24%
2015	235,615	13,390	6.03%	165.02%	343,260	43,040	14.34%	665.69%	243,040,345	83,162,625	52.02%	145.11%
2016	294,525	58,910	25.00%	231.28%	432,815	89,555	26.09%	865.46%	289,896,510	46,856,165	19.28%	192.36%
2017	275,660	-18,865	-6.41%	210.06%	401,780	-31,035	-7.17%	796.23%	307,619,500	17,722,990	6.11%	210.24%
2018	275,785	125	0.05%	210.20%	401,770	-10	0.00%	796.21%	284,042,680	-23,576,820	-7.66%	186.46%
2019	275,400	-385	-0.14%	209.77%	400,300	-1,470	-0.37%	792.93%	255,427,540	-28,615,140	-10.07%	157.60%
2020	288,665	13,265	4.82%	224.69%	399,485	-815	-0.20%	791.11%	252,326,485	-3,101,055	-1.21%	154.48%

Cnty#   
County

Rate Ann.%chg: Total Agric Land

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	14,152,885	15,343	922			3,022,610	8,775	344			81,700,995	133,333	613		
2011	21,717,085	15,332	1,416	53.56%	53.56%	3,325,425	8,795	378	9.77%	9.77%	89,688,965	135,300	663	8.18%	9.46%
2012	21,717,085	15,332	1,416	0.00%	53.56%	3,324,695	8,792	378	0.01%	9.78%	89,574,800	130,628	686	3.44%	13.24%
2013	30,785,785	15,530	1,982	39.95%	114.91%	3,378,010	8,552	395	4.45%	14.67%	97,239,960	127,646	762	11.09%	25.80%
2014	34,670,970	15,506	2,236	12.80%	142.41%	4,204,860	8,627	487	23.39%	41.49%	128,539,130	127,483	1,008	32.36%	66.50%
2015	52,714,660	15,554	3,389	51.57%	267.42%	6,780,935	8,587	790	62.03%	129.25%	149,636,865	127,257	1,176	16.62%	94.17%
2016	52,714,670	15,554	3,389	0.00%	267.42%	6,193,695	7,234	856	8.42%	148.55%	164,929,515	127,713	1,291	9.83%	113.25%
2017	52,742,925	15,557	3,390	0.03%	267.55%	5,782,700	6,814	849	-0.88%	146.36%	174,353,050	127,360	1,369	6.01%	126.06%
2018	51,721,425	15,532	3,330	-1.78%	261.01%	5,776,170	6,811	848	-0.06%	146.20%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	46,278,505	15,525	2,981	-10.48%	223.16%	5,181,070	6,809	761	-10.28%	120.90%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	43,228,695	15,348	2,816	-5.52%	205.34%	5,230,930	6,802	769	1.07%	123.26%	203,187,820	322,437	630	-51.12%	2.84%

Rate Annual %chg Average Value/Acre:

11.81%

8.36%

0.28%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	88,905	2,963	30			44,830	1,494	30			99,170,085	349,535	284		
2011	148,170	2,963	50	66.66%	66.66%	74,710	1,494	50	66.65%	66.65%	120,018,115	349,392	344	21.07%	21.07%
2012	148,170	2,963	50	0.00%	66.66%	74,710	1,494	50	0.00%	66.65%	119,949,845	349,358	343	-0.05%	21.01%
2013	163,200	2,967	55	10.00%	83.33%	82,195	1,494	55	10.02%	83.35%	119,949,845	349,342	384	11.96%	35.49%
2014	222,225	2,963	75	36.37%	150.01%	300,220	1,501	200	263.55%	566.56%	159,877,720	349,341	458	19.05%	61.31%
2015	237,020	2,963	80	6.66%	166.65%	344,875	1,499	230	15.00%	666.55%	243,067,955	349,339	696	52.03%	145.24%
2016	294,525	2,945	100	25.00%	233.32%	432,815	1,492	290	26.09%	866.52%	290,074,445	349,070	831	19.43%	192.89%
2017	276,105	2,760	100	0.02%	233.40%	403,555	1,391	290	0.01%	866.58%	307,619,490	348,888	882	6.10%	210.77%
2018	275,785	2,757	100	0.00%	233.40%	401,770	1,385	290	0.00%	866.58%	284,053,435	348,899	814	-7.66%	186.95%
2019	275,695	2,756	100	0.00%	233.40%	401,535	1,385	290	0.00%	866.56%	255,423,435	348,878	732	-10.07%	158.05%
2020	288,665	2,886	100	0.00%	233.41%	399,485	1,378	290	0.00%	866.51%	252,335,595	348,851	723	-1.20%	154.95%

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LOUP

Rate Annual %chg Average Value/Acre:

9.81%

(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



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 1,768</b>	<b>Value : 310,028,455</b>	<b>Growth 1,239,750</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	35	91,580	0	0	229	3,600,470	264	3,692,050	
<b>02. Res Improve Land</b>	117	342,615	0	0	181	3,940,900	298	4,283,515	
<b>03. Res Improvements</b>	118	4,005,365	0	0	186	26,857,425	304	30,862,790	
<b>04. Res Total</b>	153	4,439,560	0	0	415	34,398,795	568	38,838,355	425,155
<b>% of Res Total</b>	26.94	11.43	0.00	0.00	73.06	88.57	32.13	12.53	34.29
<b>05. Com UnImp Land</b>	2	435	0	0	3	28,320	5	28,755	
<b>06. Com Improve Land</b>	24	33,800	0	0	8	92,550	32	126,350	
<b>07. Com Improvements</b>	24	529,810	0	0	21	1,883,465	45	2,413,275	
<b>08. Com Total</b>	26	564,045	0	0	24	2,004,335	50	2,568,380	14,690
<b>% of Com Total</b>	52.00	21.96	0.00	0.00	48.00	78.04	2.83	0.83	1.18
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	153	4,439,560	0	0	415	34,398,795	568	38,838,355	425,155
<b>% of Res &amp; Rec Total</b>	26.94	11.43	0.00	0.00	73.06	88.57	32.13	12.53	34.29
<b>Com &amp; Ind Total</b>	26	564,045	0	0	24	2,004,335	50	2,568,380	14,690
<b>% of Com &amp; Ind Total</b>	52.00	21.96	0.00	0.00	48.00	78.04	2.83	0.83	1.18
<b>17. Taxable Total</b>	179	5,003,605	0	0	439	36,403,130	618	41,406,735	439,845
<b>% of Taxable Total</b>	28.96	12.08	0.00	0.00	71.04	87.92	34.95	13.36	35.48

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	32	0	96	128

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	914	196,976,295	914	196,976,295
28. Ag-Improved Land	0	0	0	0	225	57,739,320	225	57,739,320
29. Ag Improvements	0	0	0	0	236	13,906,105	236	13,906,105

30. Ag Total				1,150	268,621,720
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	5.00	43,500	5	5.00	43,500	
32. HomeSite Improv Land	172	190.06	1,547,290	172	190.06	1,547,290	
33. HomeSite Improvements	180	0.00	10,764,805	180	0.00	10,764,805	594,570
34. HomeSite Total				<b>185</b>	<b>195.06</b>	<b>12,355,595</b>	
35. FarmSite UnImp Land	11	56.50	61,970	11	56.50	61,970	
36. FarmSite Improv Land	205	689.60	689,760	205	689.60	689,760	
37. FarmSite Improvements	223	0.00	3,141,300	223	0.00	3,141,300	205,335
38. FarmSite Total				<b>234</b>	<b>746.10</b>	<b>3,893,030</b>	
39. Road & Ditches	364	1,105.11	0	364	1,105.11	0	
40. Other- Non Ag Use	2	7.42	45,000	2	7.42	45,000	
41. Total Section VI				<b>419</b>	<b>2,053.69</b>	<b>16,293,625</b>	<b>799,905</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,320.00	845,615	9	1,320.00	845,615

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,341.57	21.77%	10,175,085	23.53%	3,045.00
46. 1A	3,105.15	20.23%	9,455,185	21.87%	3,045.00
47. 2A1	905.07	5.90%	2,755,950	6.37%	3,045.01
48. 2A	1,350.66	8.80%	4,112,760	9.51%	3,045.00
49. 3A1	2,626.88	17.11%	7,053,170	16.31%	2,685.00
50. 3A	807.18	5.26%	2,167,280	5.01%	2,685.00
51. 4A1	1,966.85	12.81%	5,281,015	12.21%	2,685.01
52. 4A	1,247.90	8.13%	2,233,710	5.17%	1,789.98
53. Total	15,351.26	100.00%	43,234,155	100.00%	2,816.33
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	763.30	11.22%	633,535	12.11%	829.99
56. 2D1	166.71	2.45%	138,380	2.65%	830.06
57. 2D	2,493.92	36.67%	2,069,955	39.57%	830.00
58. 3D1	327.35	4.81%	253,700	4.85%	775.01
59. 3D	107.43	1.58%	75,200	1.44%	699.99
60. 4D1	745.41	10.96%	521,785	9.97%	700.00
61. 4D	2,197.64	32.31%	1,538,375	29.41%	700.01
62. Total	6,801.76	100.00%	5,230,930	100.00%	769.06
<b>Grass</b>					
63. 1G1	19,746.89	6.12%	12,468,940	6.14%	631.44
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	25,075.15	7.78%	15,802,300	7.78%	630.20
66. 2G	16,194.29	5.02%	10,205,750	5.02%	630.21
67. 3G1	168,158.76	52.16%	105,945,465	52.15%	630.03
68. 3G	86,522.12	26.84%	54,517,850	26.83%	630.10
69. 4G1	3,147.02	0.98%	1,982,630	0.98%	630.00
70. 4G	3,571.45	1.11%	2,251,445	1.11%	630.40
71. Total	322,415.68	100.00%	203,174,380	100.00%	630.16
<b>Irrigated Total</b>					
	15,351.26	4.40%	43,234,155	17.13%	2,816.33
<b>Dry Total</b>					
	6,801.76	1.95%	5,230,930	2.07%	769.06
<b>Grass Total</b>					
	322,415.68	92.43%	203,174,380	80.52%	630.16
72. Waste	2,890.72	0.83%	289,145	0.11%	100.03
73. Other	1,377.54	0.39%	399,485	0.16%	290.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	348,836.96	100.00%	252,328,095	100.00%	723.34

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	15,351.26	43,234,155	15,351.26	43,234,155
<b>77. Dry Land</b>	0.00	0	0.00	0	6,801.76	5,230,930	6,801.76	5,230,930
<b>78. Grass</b>	0.00	0	0.00	0	322,415.68	203,174,380	322,415.68	203,174,380
<b>79. Waste</b>	0.00	0	0.00	0	2,890.72	289,145	2,890.72	289,145
<b>80. Other</b>	0.00	0	0.00	0	1,377.54	399,485	1,377.54	399,485
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>348,836.96</b>	<b>252,328,095</b>	<b>348,836.96</b>	<b>252,328,095</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	15,351.26	4.40%	43,234,155	17.13%	2,816.33
<b>Dry Land</b>	6,801.76	1.95%	5,230,930	2.07%	769.06
<b>Grass</b>	322,415.68	92.43%	203,174,380	80.52%	630.16
<b>Waste</b>	2,890.72	0.83%	289,145	0.11%	100.03
<b>Other</b>	1,377.54	0.39%	399,485	0.16%	290.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>348,836.96</b>	<b>100.00%</b>	<b>252,328,095</b>	<b>100.00%</b>	<b>723.34</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Calamus Lake Mh	4	64,080	22	353,165	22	1,205,865	26	1,623,110	180,715
83.2 Calamus Lake Sb	33	255,140	124	3,218,780	126	23,410,395	159	26,884,315	203,220
83.3 Calamus Lake Vacant	155	2,978,055	7	146,360	8	469,330	163	3,593,745	30,405
83.4 Loup River	11	189,020	8	77,120	8	578,860	19	845,000	0
83.5 Rural	26	114,175	20	145,475	22	1,192,975	48	1,452,625	10,815
83.6 Taylor	35	91,580	117	342,615	118	4,005,365	153	4,439,560	0
84 Residential Total	264	3,692,050	298	4,283,515	304	30,862,790	568	38,838,355	425,155

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Calamus Lake C	0	0	4	56,460	6	752,000	6	808,460	0
85.2	Loup River	0	0	0	0	1	30,185	1	30,185	0
85.3	Rural	3	28,320	4	36,090	14	1,101,280	17	1,165,690	0
85.4	Taylor	2	435	24	33,800	24	529,810	26	564,045	14,690
86	Commercial Total	5	28,755	32	126,350	45	2,413,275	50	2,568,380	14,690

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	19,605.26	6.09%	12,351,385	6.09%	630.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	25,050.76	7.78%	15,782,055	7.78%	630.00
90. 2G	16,178.06	5.02%	10,192,275	5.02%	630.01
91. 3G1	168,134.09	52.20%	105,926,345	52.19%	630.01
92. 3G	86,456.51	26.84%	54,471,925	26.84%	630.05
93. 4G1	3,147.02	0.98%	1,982,630	0.98%	630.00
94. 4G	3,551.55	1.10%	2,237,515	1.10%	630.01
95. Total	322,123.25	100.00%	202,944,130	100.00%	630.02
<b>CRP</b>					
96. 1C1	141.63	48.43%	117,555	51.06%	830.01
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	24.39	8.34%	20,245	8.79%	830.05
99. 2C	16.23	5.55%	13,475	5.85%	830.25
100. 3C1	24.67	8.44%	19,120	8.30%	775.03
101. 3C	65.61	22.44%	45,925	19.95%	699.97
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	19.90	6.81%	13,930	6.05%	700.00
104. Total	292.43	100.00%	230,250	100.00%	787.37
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	322,123.25	99.91%	202,944,130	99.89%	630.02
CRP Total	292.43	0.09%	230,250	0.11%	787.37
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	322,415.68	100.00%	203,174,380	100.00%	630.16

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

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	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	37,353,745	38,838,355	1,484,610	3.97%	425,155	2.84%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	12,006,015	12,355,595	349,580	2.91%	594,570	-2.04%
<b>04. Total Residential (sum lines 1-3)</b>	<b>49,359,760</b>	<b>51,193,950</b>	<b>1,834,190</b>	<b>3.72%</b>	<b>1,019,725</b>	<b>1.65%</b>
05. Commercial	2,271,470	2,568,380	296,910	13.07%	14,690	12.42%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>2,271,470</b>	<b>2,568,380</b>	<b>296,910</b>	<b>13.07%</b>	<b>14,690</b>	<b>12.42%</b>
08. Ag-Farmsite Land, Outbuildings	3,819,860	3,893,030	73,170	1.92%	205,335	-3.46%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	45,000	45,000	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>3,864,860</b>	<b>3,938,030</b>	<b>73,170</b>	<b>1.89%</b>	<b>205,335</b>	<b>-3.42%</b>
12. Irrigated	43,217,215	43,234,155	16,940	0.04%		
13. Dryland	5,230,930	5,230,930	0	0.00%		
14. Grassland	203,190,190	203,174,380	-15,810	-0.01%		
15. Wasteland	288,665	289,145	480	0.17%		
16. Other Agland	399,485	399,485	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>252,326,485</b>	<b>252,328,095</b>	<b>1,610</b>	<b>0.00%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>307,822,575</b>	<b>310,028,455</b>	<b>2,205,880</b>	<b>0.72%</b>	<b>1,239,750</b>	<b>0.31%</b>

## 2021 Assessment Survey for Loup County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$12,595
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same as above.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	The assessor's budget does not cover appraisal work. Appraisal is a function under the General Fund and \$320,000 is set aside for a complete countywide reappraisal for residential, commercial and agricultural improvements next year.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	See question #8 above.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$4,500
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$5,255

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS CAMA
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes. Said maps are from 1969 but are kept up to date with ownership changes including landowner names, ownership lines, legal descriptions and acreage amounts.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	The assessor maintains the cadastral maps. She has added sheets where and when necessary to accommodate the addition of the lake subdivisions.
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	<a href="https://loup.gworks.com">https://loup.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks
10.	<b>When was the aerial imagery last updated?</b>
	2020

## C. Zoning Information

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

	Yes
<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	The Village of Taylor is zoned, it being the only incorporated municipality within Loup County.
<b>4.</b>	<b>When was zoning implemented?</b>
	October 10, 2001.

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Kaiser Appraisal and Consulting Service
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Yes, Kaiser Appraisal and Consulting Service
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county would require any appraisal certifications and/or qualifications as established by statute and the Nebraska Appraisal Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes, with the help of the assessor

## 2021 Residential Assessment Survey for Loup County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	County assessor and contracted appraiser												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Calamus Lake Area SB - This valuation group includes all "stick built" homes located within the following Calamus Lake subdivisions (Aggie's Acres #1, #2, #3, #4, #5, #6, and #7, Glenridge, Quail Ridge, Moses Shoals, and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Loup River - All improved and unimproved properties bordering the North Loup River are included in this grouping. At this time a very, very small number of sales occur as these lands are owned by farm and ranches and they are not willing to sell these properties.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included in this group.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Taylor - All improved and unimproved properties within the Village of Taylor are included in this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a recently opened gift shop.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.	2	Calamus Lake Area SB - This valuation group includes all "stick built" homes located within the following Calamus Lake subdivisions (Aggie's Acres #1, #2, #3, #4, #5, #6, and #7, Glenridge, Quail Ridge, Moses Shoals, and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.	4	Loup River - All improved and unimproved properties bordering the North Loup River are included in this grouping. At this time a very, very small number of sales occur as these lands are owned by farm and ranches and they are not willing to sell these properties.	5	Rural - This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included in this group.	6	Taylor - All improved and unimproved properties within the Village of Taylor are included in this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a recently opened gift shop.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.												
2	Calamus Lake Area SB - This valuation group includes all "stick built" homes located within the following Calamus Lake subdivisions (Aggie's Acres #1, #2, #3, #4, #5, #6, and #7, Glenridge, Quail Ridge, Moses Shoals, and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.												
4	Loup River - All improved and unimproved properties bordering the North Loup River are included in this grouping. At this time a very, very small number of sales occur as these lands are owned by farm and ranches and they are not willing to sell these properties.												
5	Rural - This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included in this group.												
6	Taylor - All improved and unimproved properties within the Village of Taylor are included in this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a recently opened gift shop.												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. While said information is not located within the property record cards, due to lack of space in the fire proof file cabinet, it can be accessed by interested individuals desiring to obtain the data.												
<b>4.</b>	<b>For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Depreciation studies were developed based on local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												

	<p>The Sales Comparison Approach was used to determine residential lot values for the Village of Taylor. A square foot value was established, based on sales, and applied with \$1000 being added for a well on improved lots as the Village of does not have city water but does have city sewer. The same method is applied to the lake subdivision lots. Unsold vacant lots within the Calamus Lake Area use the sales comparison approach. Once improved, \$5000 is added to the lot value for water/sewer.</p>																																		
<b>7.</b>	<b>How are rural residential site values developed?</b>																																		
	<p>The home site was raised to \$8,000 and the farm site to \$1,000 for 2019. This was based on studying the surrounding counties values.</p>																																		
<b>8.</b>	<b>Are there form 191 applications on file?</b>																																		
	No																																		
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																		
	<p>Unsold vacant lots within the Calamus Lake Area being held for sale receive a “developer discount”. The “developer discount” is arrived at by using a discounted cash flow method with the appraiser ascertaining the selling price the developer would realize for the entire remaining unsold development as a whole. The number of unsold lots is then divided into this price to determine the “developer discount” per said lot. Once sold, the lots go to full value and once improved, \$5,000 is added to the lot value for water/sewer.</p>																																		
<b>10.</b>	<table border="1"> <thead> <tr> <th><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2013</td> <td>6/2012</td> <td>2016</td> <td>2015</td> </tr> <tr> <td>2</td> <td>2013</td> <td>6/2015</td> <td>2017</td> <td>2015</td> </tr> <tr> <td>4</td> <td>2013</td> <td>9/2012</td> <td>2013</td> <td>2016</td> </tr> <tr> <td>5</td> <td>2013</td> <td>9/2012</td> <td>2013</td> <td>2016</td> </tr> <tr> <td>6</td> <td>2020</td> <td>6/2019</td> <td>2020</td> <td>2020</td> </tr> </tbody> </table>					<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	2013	6/2012	2016	2015	2	2013	6/2015	2017	2015	4	2013	9/2012	2013	2016	5	2013	9/2012	2013	2016	6	2020	6/2019	2020	2020
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4	2013	9/2012	2013	2016																															
5	2013	9/2012	2013	2016																															
6	2020	6/2019	2020	2020																															
	<p>The county has started a reappraisal of the residential class for the 2021 assessment year. The village of Taylor was reappraised while the Calamus Lake and Rural parcels will be reviewed and revalued for the 2022 assessment year.</p>																																		

## 2021 Commercial Assessment Survey for Loup County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	County Assessor, contracted appraiser			
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	<p>Taylor - This includes all commercial properties within the Village of Taylor and within a one mile radius. The 2010 census assesses the population of the village at 190 (up from the 186 noted in the 2000 census). Highways 183 and 91 divide the town. Businesses include a bar/grill and the bank. The K-12 school is located on the southwest edge of town. A post office (whose hours will be cut in 2014) and the Region #26 dispatch center which serves eight counties is located around the town square (city park).</p> <p>Calamus Lake Area - This includes all commercial properties located at or near the proximity of the Calamus Lake, whether located in a subdivision or within the immediate lake area.</p>		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	The cost approach is used with Marshall & Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. Lack of sales continues to be a problem.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	Loup County has no properties which I would describe as unique.			
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Loup County does not use a CAMA vendor, therefore depreciation studies are based on local market information.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	Yes, individual depreciation tables are developed for each valuation grouping.			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	The market and sales comparison approach to value is used by separating each sale of unimproved commercial lots (extremely limited number) into comparable groups to further analyze sales of similar sold properties within the current study period.			
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2020	6/2019	2020

	A complete reappraisal was completed for the 2021 assessment year
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## 2021 Agricultural Assessment Survey for Loup County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	County Assessor and contracted appraiser							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Loup County has only one market area at the current time for agricultural properties. With the limited number of sales I have, I cannot detect a definite pattern that would indicate any additional market areas are needed. Sales around the lake, if purchased for agricultural purposes, are not selling substantially higher than the other areas in the county. I don't feel establishing market areas would be defensible to my agricultural producers or in a court of law. While the use of sales from adjoining counties may aid in determining market value, it would not be helpful in establishing market areas.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Loup County has only one market area at the current time for agricultural properties. With the limited number of sales I have, I cannot detect a definite pattern that would indicate any additional market areas are needed. Sales around the lake, if purchased for agricultural purposes, are not selling substantially higher than the other areas in the county. I don't feel establishing market areas would be defensible to my agricultural producers or in a court of law. While the use of sales from adjoining counties may aid in determining market value, it would not be helpful in establishing market areas.	2017	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Class or subclass includes, but not limited to, the classifications of agricultural land listed in Neb. Rev. Statutes 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	The Loup County Board of Equalization adopted a resolution on July 15, 2010, defining non-agricultural/non-horticultural land in Loup County. Rural residential land and recreational land (of which Loup County has none) shall mean any land classified as rural and not used for the commercial production of agricultural or horticultural products in an economically viable amount to sustain the amount of income to support the area of parcel A parcel must be smaller than forty (40) acres, not zoned for uses other than agricultural, agricultural residential or rural conservation. Parcels of land that are contiguous to agricultural properties, under the same ownership, less than 40 acres, and not directly accessible from a county or state road will be classified as agricultural or horticultural.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Farm home sites carry the same value as rural residential home sites. One acre is valued at \$8,000 on both the farm home sites and rural residential home sites. A different home site value was created for an area surrounding the lake as defined by the lake zoning boundaries for rural residential and farm home sites outside the subdivisions of the lake.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	No separate market analysis has been conducted where intensive use is identified. Loup County does have feedlots which are valued based on LCG's.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							

	N/A
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	N/A
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**2020 PLAN OF ASSESSMENT  
for  
LOUP COUNTY  
Assessment Years 2021, 2022, and 2023  
Date: June 15, 2020**

**INTRODUCTION**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> of each year, the assessor shall prepare a plan of assessment, (herein after referred to as the "plan"), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31<sup>st</sup> each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31<sup>st</sup> each year.

**REAL PROPERTY ASSESSMENT REQUIREMENTS**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling

legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land for 2020; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

**GENERAL DESCRIPTION of REAL PROPERTY in LOUP COUNTY**

Per the \*\*2020 County Abstract, Loup County consists of the following real property types:

	<b>Parcels</b>	<b>% of Total Parcels</b>	<b>% of Taxable Value Base</b>
Residential	561	32.06	12.17
Commercial	47	2.68	.69

Industrial	0	0	0
Recreational	0	0	0
Agricultural	1142	65.26	87.14
Special Value	0	0	0
<b>TOTAL</b>	<b>1750</b>	<b>100%</b>	<b>100%</b>

	<b>Acres</b>	<b>% of Agland Total</b>
Agricultural taxable acres:	<b>349,781.40</b>	<b>100%</b>
Grass	322,436.99	92.18
Irrigated	15,348.46	4.39
Dryland	6,801.76	1.94
Waste	2,885.88	.83
Shelterbelts	1,377.54	.39
Ag Home Sites	193.06	.06
Ag FarmSite	737.71	.21

Loup County is mainly an agricultural county. However, the construction of the Calamus Dam and subsequent Calamus Lake resulted in the loss of close to 8,000 acres of farm and ranch land. This has been replaced with fifteen rural residential developments and numerous small rural residential sites, with the possibility of the subdividing and creation of several more developments. A new subdivision was platted in 2016 and vacated the same year, however, they are selling off the surveyed lots without it being a development. These subdivisions have more than replaced the agricultural valuation lost to the lake. The northern half of the county consists of mainly large cattle operations containing many acres of grassland with some acres of cropland. The southern half of the county is a mix of smaller owned operations combining livestock and farming, with a mix of grassland, dry and irrigated cropland. The Village of Taylor, the only incorporated village in the county, lies in the southeast portion of the county and serves as the county seat.

### **New Property**

The County had an estimated ten (10) zoning permits for new construction/additions for 2020. While new construction was county-wide, most of the growth continued to be attributable to the lake area. New construction was down again for 2020 with three less zoning applications.

## **CURRENT RESOURCES**

### **STAFFING, BUDGET AND TRAINING**

#### **Staffing**

The office is staffed by one full-time office clerk and the County Clerk, who also serves in the ex-officio positions of Register of Deeds, Clerk of the District Court, Assessor and Election Commissioner. In preparation for the retirement of the County Clerk ex-officio Assessor (Clerk/Assessor) in January of 2022, a newly added part-time staff member became full-time beginning July 1, 2019. This resulted in the office having two full-time persons in addition to the Clerk/Assessor for the first time. The newly added staff member passed the test and now has her Assessor's Certificate, Loup County has a Deputy Assessor for the first time since the current Clerk/Assessor assumed office in July of 1980. The assessor and/or her deputy performs ALL the Assessor duties (even if this document refers only to the Assessor) with regards to real estate records, maintenance

and valuations, personal property filings, administrative reports and processing of Homestead Exemption Applications.

### **Training**

The assessor is required to obtain sixty hours of continuing education within a four year period. Her current certificate will expire on December 31, 2022. To date she has not acquired any applicable hours of continuing education but does have plans to send the Deputy Assessor to meetings/workshops since she has her certificate.

### **Budget**

As she serves as ex-officio Assessor, most of the budget is contained within the County Clerk budget. The County Clerk did not receive compensation for the ex-officio Assessor position until 2007. She worked twenty-seven years with no additional compensation for the ex-officio position. The Board set the additional compensation for the Assessor position beginning with the year 2019 at \$6,000.00 with an annual 2% increase. The County Clerk's 2019-2020 budget is \$103,685.00 and her clerk salary plus the ex-officio salary is covered in this budget. Her one full-time clerk's salary and her deputy also comes from the County Clerk budget. However, she does maintain a small Assessor office budget in the amount of \$12,595.00. This budget covers education and travel expense, supplies and postage required by the Assessor's office. No salaries are taken

from the Assessor budget. The appraisal budget for 2019-2020 was set at \$320,000.00. This budget is used to pay for the annual pickup work and will be used to pay for a full reappraisal of all improved properties by Kaiser Appraisal Service. However, due the COVID 19 pandemic, said reappraisal cannot be started until June so payments will be made out of the 2020-2021 budget. Due to the implementation of GIS Workshop, a GIS Workshop Fund was established for the 2016-17 budget year and the 2019-20 budget was set at \$13,500.00.

### **CADASTRAL AND AERIAL MAPS**

The cadastral maps are kept current by the assessor with new ownership lines, acres, and property owner's names being done as changes occur. If only an ownership change has occurred the office clerk makes that change. However, the maps are from 1969 and new maps are desperately needed due to the many changes over the years to keep them up to date. With the addition of GIS Workshop, she has been advised that a cadastral can be created from the information contained in this program. The assessor will look into the possibility of creating a cadastral system through GIS Workshop, if it can be done at no additional cost to the county, possibly after January, 2010. In the meantime, she continues to maintain the old cadastral records.

With the implementation of GIS Workshop aka gWorks, the land use on the aerial maps has not been kept up to date as that information is readily available and accessible on that website. The assessor or her deputy does all the record maintenance of the aerial maps including but not limited to mapping, ownership changes, land splits, etc.. The assessor is working with 1999 aerial maps. The assessor draws in ownership lines when irregular tracts have sold. She first enters the description into Deed Plotter+ for Windows, and then prints the resulting map to any scale desired and transfers the resulting information onto the cadastral and aerial maps. While the addition of gWorks allows land splits to be handled by gWorks staff, the Assessor continues to use the DeedPlotter+ program to map the split prior to submitting it to gWorks. The assessor continues to draw and plot the splits on the aerial maps and in the cadastral book.

### **Property Record Cards**

The assessor maintains the record cards with ownership and splits kept up to date. We use folder type color coded record cards, using green folders for agricultural, white for village and commercial, blue for exempt and yellow for rural subdivisions. Said cards contain current pictures of the house and any other major improvements, ownership and mailing addresses, physical addresses, classification, school and tax district codes, as well

as land classifications and values for improvements and land. The county does maintain E911 addresses (physical) on all properties. New residences are assigned an E911 address by the communication director and updates are emailed to the assessor on a regular basis.

All properties with more than one improvement contain a ground sketch for the locations of each improvement. Scale drawings of all houses can be found on the cards. Pricing information is contained within the folder for ease in identifying how the value was established. Value information for at least the previous five years can be found on the front of each property record card. All of the foregoing information can also be found on gWorks as it is pulled from the MIPS website.

## **SOFTWARE**

For the first time, beginning in April 2015, the assessor started using MIPS for all record keeping including all notices, tax receipts, pricing and administrative reports, etc.. Beginning in May 2016, the Board authorized the Assessor's use of the MIPS CAMA

program. All improvement information, pictures, drawings, etc. have been entered into that system and it will be available to everyone through a link to MIPS on the county website and gWorks also captures this information.

## **CURRENT ASSESSMENT PROCEDURES for REAL PROPERTY**

### **Discovery, Listing and Inventory of All Property**

As the County Clerk is also the ex-officio Assessor, the Real Estate Transfer Statement starts and stops in her office. She uses the information obtained from the Form 521 to ascertain the selling price of the property, whether any personal property was included in the sale, and characteristics of the sale based on the information at hand. From this information, it is determined if further investigation of the sale need occur. If deemed so, the assessor will talk with the buyer and/or seller, the real estate agent, or if this is not possible, will resort to the sending of questionnaires. Loup County has a new zoning administrator who is only in the office for 3 1/2 hours per week but she willingly shares all zoning permit applications with the assessor, which is of great benefit in tracking new construction.

## **Data Collection**

Data collection is done by a local person who has done extensive work with a Nebraska appraisal company in the listing of properties for reappraisal. She lists the necessary data to price all new improvements, measures the improvement and shows the improvement location on the current ground sketch. All market and income data is collected and processed by Kaiser Appraisal Service of Omaha, Nebraska. The assessor then prices all new improvements with computer programs using Marshall Swift data. She also enters all information concerning the new improvement on the appropriate record card including but not limited to sketches, reasons for change, etc..

Loup County completed an online review of the following properties using Google Earth and ArcGIS Explorer in 2013. Properties reviewed and re-priced included commercial properties, lake properties, Village of Taylor and rural properties with the resulting changes put on for 2014. The afore-mentioned properties were re-priced using Marshall Swift pricing and those new values were placed on the 2014 tax rolls. This re-pricing included an online inspection of all properties, using the fore-going mentioned programs, and included physical visit to re-measure when there was a glaring discrepancy with the

previous information in hand. Square footage was figured based on the drawings and appraiser's notes and figures. In the future, all properties will be physically visited.

Following is the breakdown of the timeline for the next yearly review. All the below listed properties will be visited during the contracted reappraisal.

**Physical Reviews in conjunction with a full contract reappraisal:**

**Lake Subdivisions: 2020**

**Village of Taylor: 2020**

**All of T24N: 2020**

**All of T23N: 2020**

**All of T22N: 2020**

**All of T21N : 2020**

All houses were re-priced on a new Marshall Swift database with new depreciations applied. Kaiser Appraisal Service physically inspected all commercial properties in 2017 and repriced same using a 2018 Marshall Swift database. All residential properties have

been re-priced after the afore-noted physical inspections using a 6-2015 Marshall Swift database.

Once the reappraisal is complete all residential, agricultural and commercial improvements will be repriced on MIPS using the latest Marshall Swift database available.

### **Review assessment of sales ratio studies before assessment actions**

I do my own Assessment/Ratio studies beginning in January by removing the sales which will be out of the current study period and adding in the newest available year's sales for each study group, residential, commercial and agricultural as the sales become of record. I have spread sheets on my computer listing the sales and the necessary information so I can then process the data for P.R.D., C.O.D., median, etc., for each class of property. I share this information, which lists sales, buyer/seller, selling price, and value for assessment, as well as statistics, with my County Board prior to deciding on any action necessary to bring the statistics into compliance for the next assessment year. I also review all preliminary data provided by my field liaison and discuss necessary actions with her. I also discuss what, if any, changes need to be made to residential and commercial with Referee Bill Kaiser.

## **Approaches to Value**

All three approaches to value were developed with the help of Referee Bill Kaiser.

- 1) He did a market approach using sales comparisons. If not enough sales were available for Loup County, he borrowed from other counties.
- 2) The cost approach is from the 2015 Marshall Swift manual, in computer format, and is being used with the last depreciation study completed by Referee Bill Kaiser in 2013. A yearly analysis, so far, does not indicate a change in depreciation tables but I, along with Referee Kaiser, continue to monitor the sales.
- 3) Referee Bill Kaiser also completed an income and expense analysis at the time of the reappraisal. He has all information and data used to compile this study in a computer format, available for inspection.
- 4) The ex-officio assessor conducts all land valuation studies by reviewing the current data available of sales which have occurred in Loup County. The Property Assessment Department as of the 2018 valuation no longer adds sales from neighboring counties. At this time no market areas have been established and Loup County has no special value on any agricultural land. Both market areas and special value may be established in the future if a need is shown.

## **Reconciliation of Final Value and Documentation**

Reconciliation of final value is done by the assessor using acceptable assessment practices. Documentation of pricing is contained in the Real Property card folders, while depreciation factors can be found in the reappraisal file available for public inspection.

### **Review assessment sales ratio studies after assessment actions**

Once the assessment process has been completed the assessor puts the new information into her sales file data and redoes the ratio statistics.

## **Notices and Public Relations**

Once the above assessment processes are complete, the assessor mails evaluation notices to all taxpayers whose value has changed. Such notices contain all information as prescribed by state statute, including but not limited to, prior and current year's values, ownership and legal description, date for filing protests, and dates during which the Board of Equalization will be in session. She also includes a review of assessment actions to each class of property for the current year. If agricultural land values are changed, she includes a numbered map indicating where sales have occurred. These numbers correspond to a sheet detailing each sale as to name of buyer/seller, date of sale,

number of acres, percentage of acres to each land class (irrigated, dry and grass), and the sale price per acre.

She publishes a notice in the county’s legal newspaper, The Burwell Tribune, notifying the public that the annual revision of the assessment rolls is complete and on file, on or before June 1st. Said notice also contains the dates during which protests may be filed and the meeting dates of the Board of Equalization.

**LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2020**

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
Residential	NEI	*	*
Commercial	100	*	*
Agricultural	75	*	*

\*TERC did not publish statistical numbers for these measurements.

**RESIDENTIAL:** This class had a total of eighteen (18) improved sales. Due to an insufficient number of sales in any one of the Assessor Locations to establish statistics, the Tax Equalization and Review Commission (TERC) certified NEI (Not Enough Information) for this class. Four sales were Calamus Lake Mobile Homes, nine were Calamus Lake Stick Built, three were rural home sites and two were in the Village of Taylor.

**COMMERCIAL:** The commercial statistics, based on two (2) sales, making the resulting stats very unreliable. Due to the lack of sales, the Tax Equalization and Review Commission certified 100% for this class. It is hard to establish or justify changes to value based on the small number of sales. Also, commercial sales in this county involve use changes as businesses close and the property is subsequently purchased for storage.

**AGRICULTURAL:** This class saw seven (7) sales for the current study period for Loup County. A new soil conversion was implemented per LB372 and this resulted in some lower classes of agland being classed in a higher land valuation group. To offset the increases caused by the new soil survey, the assessor lowered the value of some of the upper classes of irrigated, kept dryland the same and valued all classes of grassland at the same value. The resulting stats on the seven sales were a median of 68 (outside the acceptable range of 69% to 75%), a C.O.D. of 13.10 (within the acceptable range established by IAAO) and a P.R.D. of 100.99 (also within the acceptable range established by IAAO). Again, the Property Assessment Division chose not to add sales from adjoining counties and due to the low number of sales TERC certified the median at 75%. The assessor raised agricultural home sites to \$8000 per acre and agricultural farm sites to \$1000 per acre for 2019 and these values remain for 2020.

#### **ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2021**

***RESIDENTIAL:*** Annual pickup work will be done and statistics reviewed for any needed changes to depreciations and values. E911 addresses will be added to new property cards as they become available to the assessor. All improved residential properties within the Village of Taylor and in rural Loup County will be physically inspected pursuant to the scheduled reappraisal during 2020. All properties will be repriced using the most current Marshall Swift data available on the MIPS site and appropriate depreciations applied as established by Kaiser Appraisal Service and these new values will be placed on the 2021 tax rolls.

***RESIDENTIAL/Lake Properties and Subdivisions:*** Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. All improved residential properties within the Calamus Lake subdivisions and around the Calamus Lake area will be physically inspected pursuant to the scheduled reappraisal during 2020. All properties will be repriced using the most current Marshall Swift data available on the MIPS site and appropriate depreciations applied as established by Kaiser Appraisal Service and these new values will be placed on the 2021 tax rolls.

***COMMERCIAL:*** Annual pickup work completed and priced by Kaiser Appraisal Service as needed. All improved commercial properties whether located in the Village of Taylor,

Calamus Lake area or rurally will be physically inspected pursuant to the scheduled reappraisal during 2020. All properties will be repriced using the most current Marshall Swift data available on the MIPS site and appropriate depreciations applied as established by Kaiser Appraisal Service and these new values will be placed on the 2021 tax rolls.

***AGRICULTURAL:*** Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. As many pivots have been placed on previously gravity irrigated land, through use of the local Farm Service Agency (F.S.A.) information and drawings, changes have been made to correct the type of irrigation and the resulting changes in irrigated acres. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

All improvements on agricultural properties will be physically inspected pursuant to the scheduled reappraisal during 2020. All agricultural improvements will be repriced using the most current Marshall Swift data available on the MIPS site and appropriate depreciations applied as established by Kaiser Appraisal Service and these new values will be placed on the 2021 tax rolls.

The assessor has added any new irrigated acres that were found through the N.R.D. required review with irrigators. She has copied the FSA maps provided by the irrigators for her records as she has been unable to obtain these herself from the local F.S.A. office.

Irrigated acres continue to change as the N.R.D. processes applications for increased irrigated acres which are subsequently reported to the assessor.

A complete review of gWorks assigned irrigated acres will be done and compared with N.R.D. irrigated acres and changes made where necessary.

### **ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2022**

***RESIDENTIAL:*** Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. The assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

***RESIDENTIAL/Lake Properties and Subdivisions:*** Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area. The assessor will continue adding all information, sketching and pictures to the MIPS CAMA system as new improvements are added to the tax rolls.

**COMMERCIAL:** Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

**AGRICULTURAL:** Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values. The assessor will be adding all information, sketching and pictures to the MIPS CAMA system and gWorks will then pull said information from that site.

### **ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2023**

**RESIDENTIAL:** Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

***RESIDENTIAL/Lake Properties and Subdivisions:*** Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area.

***COMMERCIAL:*** Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

***AGRICULTURAL:*** Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

#### **OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE**

***RECORD MAINTENANCE, MAPPING UPDATES, OWNERSHIP CHANGES:*** The assessor does the records maintenance with regards to ownership changes, mapping updates required and record maintenance as needed. All changes are updated regularly and generally within two weeks of the change.

**ADMINISTRATIVE REPORTS:** The assessor completes all reports including but not limited to the following and files same on a timely basis with the appropriate officials: the *Abstract of Real Property*, *Assessor Survey*, and *Assessed Value Update* on or before March 19<sup>th</sup>, the *County Personal Property Abstract Report* on or before July 20<sup>th</sup>, the *Certification of Values* on or before August 20<sup>th</sup>, the *School District Taxable Value Report* on or before August 20<sup>th</sup>, the *Average Assessed Value of Single-Family Residential Property* on or before September 1<sup>st</sup>, the *Annual Plan of Assessment* with the Board of Equalization on or before July 31<sup>st</sup> and PAD on or before October 31<sup>st</sup>, the *Annual Tax Roll* on or before November 22<sup>nd</sup>, the *Homestead Exemption Summary Certificate Form 458S* on or before November 30<sup>th</sup>, the *Personal Property Tax Exemption Summary Certificate Form 259P* on or before November 30<sup>th</sup>, the *Certificate of Taxes Levied* on or before December 1<sup>st</sup>, the *Legal Description and Owner of all property owned by the State or governmental subdivisions of the State* on or before December 1, 2004 and every fourth December thereafter, and the *Report of current values of properties owned by the Board of Educational Lands and Funds*.

**PERSONAL PROPERTY:** The assessor administers the timely filing of approximately one hundred fifty (150) personal property schedules each year. As a courtesy reminder, in the middle of February, she mails postcards to everyone who filed the previous year and those who will be new filers for the current year. Another reminder is sent the middle of April to those who haven't yet filed. Those who fail to file on or before May 1<sup>st</sup> are would

normally be penalized according to state statute for 2020 and would not receive the Personal Property Tax Credit. However, due to the COVID 19 pandemic Governor Ricketts issued Executive Order No. 20-17 which waived all penalties for added value or new returns filed between May 1<sup>st</sup> and July 15<sup>th</sup>. ALL filings received on or before July 15<sup>th</sup> will also receive the Property Tax Credit.

***PERMISSIVE EXEMPTIONS:*** The assessor completes the basic information on the appropriate permissive exemption forms and mails those forms to the filers in November. Once the filings are returned she makes determinations as to their new and/or continued exempt use and advises the Board of Equalization of her recommendations. In 451 application years, notices are sent to all filers ten days prior to the exemption hearing. Notices are also sent in the case of a continuation of exemption being denied.

***TAXABLE GOVERNMENT OWNED PROPERTY:*** An annual review is made of government owned property not used for public purposes. At this time, Loup County has no such government property but reviews government owned property each year to find any that may qualify and be taxed.

***HOMESTEAD EXEMPTIONS:*** The Nebraska Department of Revenue (DOR) sends pre-printed Homestead Exemption (HSE) Application Forms to the assessor. The assessor then prepares mailings to all those still qualifying, consisting of a brief letter from the

office explaining the contents of the mailing and instructions, DOR instructions, pre-printed HSE Forms 458, Nebraska Schedule I (Income Statement) and instructions and the United States Citizenship Attestation. The assessor also fills out the necessary information on HSE Form 458 for those persons requesting applications for the current year who were not eligible for exemption in prior years and sends them all necessary information. Approximately thirty applications are processed each year. The assessor assists all applicants who need help with completing the forms.

***TAX DISTRICTS, TAX RATES, TAX LISTS, TAX LIST CORRECTIONS:*** The assessor checks that all tax districts and valuations are correct and balanced. As she also serves as the County Clerk she sets the tax rates and verifies that they are correct. The assessor prepares and certifies the annual tax roll to the treasurer for all real, centrally assessed, personal property and in-lieu of taxes. She also prepares all necessary tax list corrections and presents them to the County Board for action and to the Treasurer for collection or refund as the case may be.

***COUNTY BOARD OF EQUALIZATION, TERC APPEALS:*** The county assessor provides copies to the Board of Equalization members of all protests with her recommendation noted thereon and copies of all information she has concerning valuation of the protested property prior to the protest hearings. If necessary, she defends values before the TERC board with written testimony.

*EDUCATION:* Please see *Training*, page 4 of this document.

## **2020 LOUP COUNTY REAL PROPERTY VALUATION METHODOLOGY**

The Loup County assessor (hereafter referred to as county assessor) is required by state statutes, in particular Neb. Rev. Stat. §77-1303 to prepare an annual assessment roll of all taxable property on or before March 19<sup>th</sup> of each year. The following valuation methods described in this document, and hereby made a part of the annual Three Year Plan of Assessment, will describe the processes for setting valuations for ad valorem tax purposes. Much of the information contained in this document can also be found in the annual Three Year Plan of Assessment.

The county assessor establishes and maintains data on approximately 1,750 real property parcels located within the boundaries of Loup County which covers a total of 576 square miles. The parcel count is down due to the combining of many agricultural

parcels. This data includes but is not limited to property characteristics, descriptions and ownership/address information. New construction is updated annually using zoning permits with attached blue prints. Subsequent physical inspections then verify and/or correct that information.

Acceptable statistical ranges for the median have been established by statute for all property classes and said ranges can be found in Neb. Rev. Statute §77-5023 (92%-100% for all classes except agricultural whose range is 69%-75%). While the median is used to measure the existing appraisal value level, the coefficient of dispersion (COD) measures the uniformity of that value. The recommended COD for residential is less than 15 while less than 20 is acceptable for commercial. An additional uniformity measure is the price related differential (PRD) which should ideally fall somewhere between .98 and 1.03. The Property Assessment Division (PAD), closely watches and monitors whether the county is falling within statutory/suggested ranges for all three of the foregoing measurement statistics, with the most emphasis being placed upon the median measurement. When a county like Loup County has a such a low number of sales in all property classes, it's much more difficult to achieve all statistical measures OR to place much reliance on the resultant statistics,

**A. CLIENT AND INTENDED USERS:**

County government (namely the county assessor) has the often times difficult task of assigning assessment values for taxation based upon mass appraisal techniques. All

political subdivisions located within the boundaries of Loup County, who receive property taxes, in addition to the State of Nebraska, become the intended users of the applied mass appraisal. Identification of the use and users of our valuations (opinions of value) is done in order to better develop and report in a responsible and cohesive manner.

**B. INTENDED USE:**

Loup County's real property assessments are used by the Loup County Assessor for the purpose of property taxation and said resultant values meet the principles as established and set out in Nebraska Administrative Code, Title 350, and Chapter 50. If said opinions of value are used for other goals and/or objectives, they may be rendered invalid as they would be used for a purpose other than that for which they were originally established and intended.

**C. EFFECTIVE DATE OF VALUATION:**

The effective date of valuation for all real property located within the boundaries of Loup County is January 1, 2020.

**D. DATE OF THE REPORTED VALUES:**

All assessments of value were completed before March 19, 2020 and Valuation Notices were mailed to all property owners as of May 20th, to their last known address, by first class mail on or before June 1, 2020. Such notices were generated and mailed directly from the Loup County Assessor's office.

**E. TYPE AND DEFINITION OF VALUE:**

The definition of real property is located in Neb. Rev. Stat. §77-103. The terms "actual" and "market" value are viewed as one and the same in the State of Nebraska. The definition of "actual" value has been established in Neb. Rev. Stat. §77-112 as follows in a direct excerpt from said statute ..... Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses to which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued..

The definition of agricultural and horticultural land can be found in Neb. Rev. Stat. §77-1359 and as the reader of this missive is quite capable of locating this statute, no further column space will be expended disclosing the actual wording of said statute.

**F. DISCLOSURE OF ALL ASSUMPTIONS, LIMITING CONDITIONS AND JURISDICTIONAL EXCEPTIONS:**

1) Fee simple estate assumes irrefutable ownership of the property which is not encumbered by any other interest or estate and is subject only to such limitations as may be imposed upon same by certain governmental powers, namely, police power, eminent domain, escheat and/or taxation. Properties within Loup County have been assessed

and will continue to be assessed as fee simple and unfettered of liens and encumbrances and under accountable ownership and/or knowledgeable management.

2) The county relies on the maintained property ownership map(s), deeds and any and all available materials to establish the dimensions/acreage attributable to all subject properties. As a result, surveys of assessed properties will not be provided, unless such survey has been recorded into the county's records and is requested.

3) If any unfavorable conditions exist for any given parcel, same shall be annotated in the record file and upon the associated record card. The land use and any improvements located within the confines of the described property are depicted on the assessment record card.

4) Loup County has used computer imagery including but not limited to those found on the following sites: gWorks, Google Earth, NRCS/United States Department of Agriculture, and United States Geological Survey in the past to complete the required six year inspection cycle. They have also established an ongoing physical inspection of all improved properties on a six year rotation basis.

5) While every attempt has been made to physically inspect all improved properties on a continual six year rotation, all such inspections may or may not have been recorded on the record card. In some instances, the property may have been inspected two or more years in a row, if zoning applications were filed indicating a change to the property, immediately following the mandatory six year inspection. In an attempt to save

the county tax dollars, if a physical inspection of the property occurred in a year prior to the scheduled six year inspection, the property was not revisited.

6) Unless hidden or imperceptible conditions are found, it is presumed that none exist that would cause the property to be more or less desirable with regards to its resultant valuation.

7) It is expected that properties/landowners remain in compliance with all relevant governmental regulations/laws whether federal, state or local.

8) It is believed that all zoning and use requirements are being met unless information exists to the contrary.

9) Value opinions contained within this report have been based upon the assumption any and all necessary licenses, occupancy certificates, etc., have been or could be attained from the appropriate government agency.

10) Land values are based upon highest and best use of said land as though vacant at the time the value is established.

11) While no warrant is given or implied with regards to the information contained herein, every reasonable effort has been taken to ensure that any information, whether an estimate or opinion, is dependable and verifiable.

12) Valuation groupings in Loup County are as follows:

*Calamus Lake Area MH #1* – This includes the three mobile home subdivisions (Mike's Meadows Subdivisions #1, #2 and #3) within in view of the Calamus Lake. It also

includes any rural residential sites with mobile homes located within the Calamus Lake area.

Calamus Lake Area SB #2– This valuation group includes all “stick built” homes located within the following Calamus Lake subdivisions (Aggie’s Acres #1, #2, #3, #4, #5, #6 and #7, Glenridge, Quail Ridge, Moses Shoals and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.

Loup River #4 – This grouping is no longer being utilized due to a lack of sales over a number of years. If sales begin to occur within this grouping it may be brought back into use.

Rural #5- This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included with this grouping.

Taylor #6- All improved and unimproved properties within the Village of Taylor are included with this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a unique gift shop.

**REPLACEMENT COST IS UTILIZED BY LOUP COUNTY:**

Loup County uses replacement cost versus reproduction cost. Replacement cost constitutes building a substitute of equal quality without any function obsolescence (see explanation below).

Using the Marshall Swift Costing Tables in the MIPS CAMA System (which will be used to price all improvements in Loup County in 2020) calculates the TOTAL cost of construction including but not limited to materials, labor, subcontractors, builder's overhead and profit, architectural and engineering fees, consulting fees, survey and permit fees, legal fees, taxes, insurance and cost of interim financing. There are also separate cost tables for residential components which include attached garages and other additions, heating and cooling systems, plumbing, building and yard improvements, commercial buildings, and agricultural buildings.

#### **DEFINITIONS OF TYPES OF DEPRECIATIONS:**

**Physical Deterioration:** the effects of ordinary wear and tear and the action of elements on an improvement.

**Functional Obsolescence:** the absence or inadequacy of features in the design, layout, or construction of the building that are currently desired by purchasers, or the presence of features that have become unfashionable or unnecessary. Fixtures such as bathtubs or vanities, and kitchens with outdated cabinets.

**External Obsolescence:** the loss of value from forces outside the building or property, such as changes in optimum land use, legislative enactments that restrict or impair property rights, and/or changes in supply/demand relationships.

**Economic Obsolescence:** this type of depreciation results from external factors affecting the property such as economic forces or environmental changes which can affect the supply/demand relationships in the market.

**DEPRECIATION:**

Kaiser Appraisal Service has in the past and will again, pursuant to the 2020 contracted appraisal of Loup County, develop depreciation schedules and tables using all legally accepted and established procedures to accomplish same. Said depreciation tables will be built with the local market data (and possibly market data from comparable adjoining counties due to the low number of sales in Loup County) to establish depreciation factors that will fit the majority of parcels assessed in each neighborhood. However, Kaiser Appraisal Service does have the discretion to override depreciation schedules or assign additional depreciation to qualifying individual parcels that do not fit within the majority being assessed. In those instances, Kaiser Appraisal Service shall utilize his knowledge and experience with the local market

Depreciation will be estimated using foregoing established depreciation schedules which will show the typical loss in value at various ages or effective ages. As these tables will

typically identify physical deterioration, additional adjustments may be required for functional or economic obsolescence (definitions found above). As different properties depreciate at different rates, depreciation schedules will be adapted to different types of properties.

Depreciation tables in Loup County are built from the market utilizing all legal and acceptable practices normally used in the establishment of same.

## **2020 LOUP COUNTY APPRAISAL PROCESS**

Loup County began using MIPS for all record keeping including notices, tax receipts, pricing and administrative reports in April of 2015. May of 2016 ushered in the use of the MIPS CAMA program. gWorks is used for mapping, although the assessor also maps out the splits for the cadastral and aerial photos using Deed Plotter+ for Windows.

## **RESIDENTIAL PROPERTIES**

The six year inspection has been completed on all residential properties located within the Calamus Reservoir corridor including the fourteen subdivisions, the Village of Taylor, and Village of Almeria. Resultant findings and changes to values were placed on the 2018 tax roll. See specific data below concerning the afore-referenced properties.

### **Changes for 2020:**

The sales study period for all valuation grouping listed below was 10/1/2017 to 9/30/2019. Property Assessment Division (PAD) and Tax Equalization and Review Commission (TERC) certified Loup County's overall residential value as NEI.

The below residential properties were all valued using the cost approach. All relevant data is entered into the 9/12 Marshall Swift pricing program for houses within #06, #01, #04 and #05 and the outbuildings (if not flat or no valued) are priced using 5/11 Marshall Swift and 2013 depreciations applied. Pricing information for #02 (Calamus Lake Area SB) is noted under that heading. Please see page 9 of the Three Year Plan of Assessment for a description of the Approaches to Value.

### **VILLAGE OF TAYLOR #06**

In addition to adding any new improvements and removing any improvements that are no longer on said properties, lot values were raised in the Village of Taylor. Based on sales data, lots are assessed at .1722¢ per square foot. There were two (2) sales in this valuation grouping for the aforementioned study period. This resulted in a 70.16 median but due to lack of sufficient sales no changes in value were made. These properties will also be completely repriced and valued based upon the completion of the 2020 reappraisal.

### **CALAMUS LAKE AREA SB #02**

A lot/land study was completed and resulted in a 15% increase in lot/land values. This valuation grouping had nine (9) sales in the current study period. The median was 94.09. All improvements in this class were also received a 15% increase in value. All improvements in this assessor location have been priced using the 6/15 Marshall Swift pricing on the MIPS CAMA program. These properties will be reappraised following the findings in 2020.

#### **CALAMUS LAKE AREA MH #01**

All land/lots and improvements values in this location were increased by 15%. Loup County only had four (4) sales of this type of property in the current sales file. With four sales and the 15% increase in value the median was 51.96. It is hoped this location in particular will benefit from the reappraisal to be conducted in 2020 and placed on the 2021 tax rolls.

#### **LOUP RIVER #04**

As mentioned above, this grouping is no longer be used.

#### **RURAL #05**

No changes were made with the exception of the addition of any new improvements and the removal of any improvements that no longer exist. There were three rural sales for a median of 48.88 and as a result of the meager sales number, no changes were made to

this valuation grouping for 2020. This is another area which will be updated and brought into compliance with the 2020 reappraisal.

### **COMMERCIAL PROPERTIES**

All commercial properties were reviewed in 2017 by Bill Kaiser which puts Loup County in compliance with the six year physical inspection program. Kaiser repriced all commercial properties using the most current available information obtained from the inspection. Properties were repriced using 1/2018 Marshall Swift pricing. These properties will also be reappraised in 2020.

### **AGRICULTURAL PROPERTIES**

This class saw seven (7) sales for the current study period (10-1-16 to 9-30-19) for Loup County. A new soil survey was implemented which changed the classification of certain soil types. Due to the current sales trend in agricultural properties, the assessor needed to change some agricultural values to offset the increase in value caused by the soil survey. After looking at the preliminary stats, the assessor lowered the value of the top classes of irrigated, didn't change dryland, waste or shelterbelts, and placed all grassland at the same value without regard to classification. Agricultural home sites

continue to be valued at \$8000 per acre and agricultural farm sites continue to be valued at \$1000 per acre for 2020. These values were implemented in 2019.

The resulting stats on the seven (7) sales were a median of 68 (not within the acceptable range of 69% to 75%), a C.O.D. of 13.10 (within the acceptable range established by IAAO) and a P.R.D. of 100.99 (within the acceptable range established by IAAO). Again, the Property Assessment Division chose not to add sales from adjoining counties and Loup County increased from five sales in last year's file to seven in the current study period.

Loup County has only one market area. Updates are made annually to accommodate splits, changes in land use and/or ownership changes.

**This concludes the 2020 LOUP COUNTY REAL PROPERTY VALUATION METHODOLOGY and I respectfully submit same and remind readers that it is hereby made a part of the 2020 Three Year Plan of Assessment. Same has been written to the best of my knowledge and belief. Please witness my signature and date below.**

### **CONCLUSION**

The budget requests aforementioned (see *Budget*, page 4 and 5 in this document) are sufficient to maintain the current assessment practices and cover the annual pickup work and annual physical inspection of one fifth of the county each year.

Respectfully submitted:

\_\_\_\_\_ Date: \_\_\_\_\_

Debbie Postany, Loup County Assessor