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DEPARTMENT OF REVENUE

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

PERKINS 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 Perkins 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 Perkins 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: Peggy Burton, Perkins County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

calculation regardless of the assessed value or the selling price.

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

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

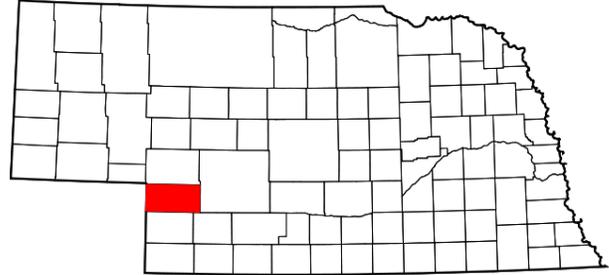
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

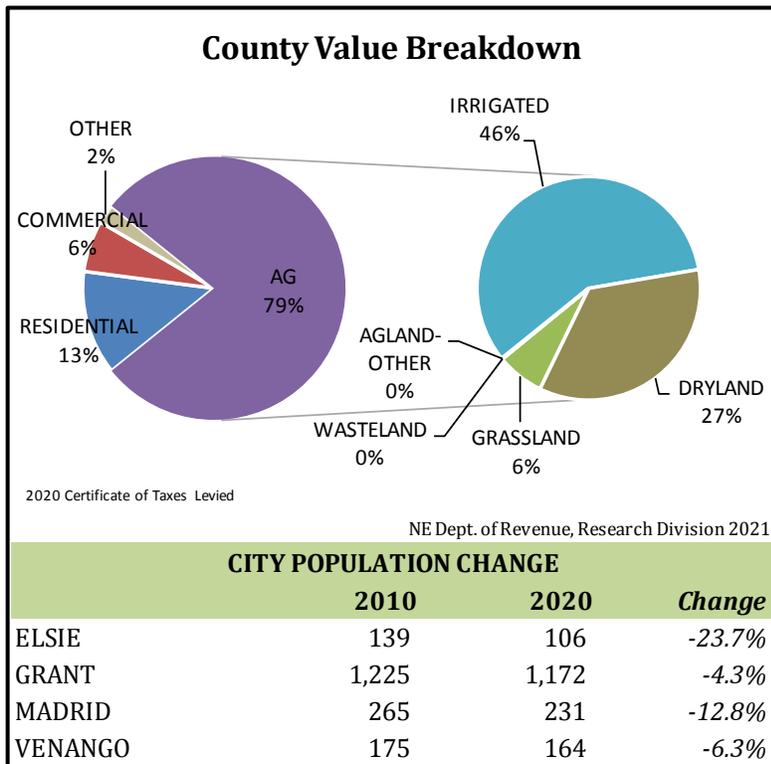
**Further information may be found in Exhibit 94*

County Overview

With a total area of 883 square miles, Perkins County has 2,891 residents, per the Census Bureau Quick Facts for 2019, a 3% population decline from the 2010 U.S. Census. Reports indicate that 78% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$101,360 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Perkins County are located in and around the county seat of Grant. According to the latest information available from the U.S. Census Bureau, there are 126 employer establishments with total employment of 891, for a 1% increase in total employment.



Agricultural land is the largest contributor to the county's valuation base by a large margin. Irrigated land makes up the majority of the land in the county. Perkins County is included in the Upper Republican Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Perkins County ranks third in corn for grain, and fifth in both winter wheat for grain and all wheat for grain (USDA AgCensus).

The large grain handling facilities and ethanol plant also contribute to the local agricultural economy.

2021 Residential Correlation for Perkins County

Assessment Actions

Review and revaluation was conducted in Grant, Kenton Heights and mobile homes throughout the county. Grant lot values were increased approximately 25%. Residential lot values at Kenton Heights were increased from \$5,000 to \$10,000. Grant and Kenton Heights homes have new Marshall & Swift 2019 costing. Rural residential homes were increased 10% to reflect market increases.

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.

Usability rates of qualified sales in Perkins County are slightly higher than the state average. Review shows that determinations of qualified and non-qualified sales seem to be made without bias.

Perkins County meets the six-year inspection requirement through review of the four residential valuation groups. Depreciation tables are dated 2018 and costing manual is dates vary by valuation group, all between 2015 and 2019.

The Perkins County Assessor has a written valuation methodology which is a binder in the assessor's office.

Description of Analysis

Perkins County is divided into four valuation groups based on economic differences.

Valuation Group	Description
1	Grant, Kenton Heights
2	Madrid, Elsie, Grinton
4	Venango, Brandon
8	Rural Residential

All three measures of central tendency are within range for the residential sales study period. The COD is within range and the PRD is high. When stratified by valuation group, only Valuation Groups 1 and 2 have enough sales for measurement. Valuation Group 1 is within range.

Valuation Group 2 is above the acceptable range. A substat, included in the appendices of this report, shows that one low dollar outlier is impacting the median by nearly seven percentage points.

2021 Residential Correlation for Perkins County

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Less Than	5,000						
Less Than	15,000	1	178.17	178.17	178.17		100.00
Less Than	30,000	2	155.00	155.00	148.18	14.95	104.60
__ Ranges Excl. Low \$ __							
Greater Than	4,999	11	105.45	102.71	91.30	22.28	112.50
Greater Than	15,000	10	98.84	95.16	89.98	18.78	105.76
Greater Than	30,000	9	92.23	91.09	88.79	17.60	102.59

The statistical sample and the 2021 County Abstract of Assessment, Form 45 Compared with the 2020 Certificate of Taxes Levied (CTL) Report indicate that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions.

Equalization and Quality of Assessment

Although Valuation Groups 4 and 8 have an insufficient number of sales for measurement, these areas are subject to the same appraisal techniques as the acceptable valuation groups. A review of the measurable statistics and assessment practices indicate the assessments in Perkins County are uniform and proportionate across the residential class.

VALUATION GROUP							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1		46	96.45	100.72	91.57	19.82	109.99
2		11	105.45	102.71	91.30	22.28	112.50
4		4	90.00	91.98	90.98	24.46	101.10
8		8	93.88	91.95	90.05	10.11	102.11
____ ALL ____		69	95.02	99.51	91.21	20.04	109.10

Level of Value

Based on analysis of all available information, the level of value for the residential property in Perkins County is 95%.

2021 Commercial Correlation for Perkins County

Assessment Actions

A contract appraiser reviewed and provided new suggested values for the grain elevator and chemical facilities in the county.

Assessment Practice Review

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

The county assessor qualifies an average number of sales for the commercial class of property and the review of sales qualification procedures indicates that a sales bias is not present. All commercial properties in the county are placed in the same valuation group, which is reflective of the local economy.

The county assessor meets the six-year inspection and review requirement; most commercial properties were physically reviewed and reappraised in 2020 by a contract appraiser. Grain and chemical properties were physically reviewed this year, including updated depreciation tables, costing, and lot values.

Description of Analysis

Like most rural southwestern Nebraska counties, there are few commercial sales in Perkins County during the three-year study period. Thus, the statistical measures must be analyzed with caution. All three measures of central tendency are high; however, the median is only slightly high. The COD is within range but the PRD is high.

Analysis of the sales shows the hypothetical removal of one low dollar sale brings the median to the acceptable range. Also, when stratified by study years, the median swings dramatically.

Study Yrs						
01-OCT-17 To 30-SEP-18	3	99.81	99.61	99.23	00.74	100.38
01-OCT-18 To 30-SEP-19	2	164.86	164.86	119.05	32.43	138.48
01-OCT-19 To 30-SEP-20	8	101.63	113.45	103.34	21.87	109.78

Thus, the small sample does not show a clearly trending market and therefore the statistics cannot be used to determine the level of value. The statistics and a review of assessment practices support a level of value within the acceptable range.

2021 Commercial Correlation for Perkins County

Analysis of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) indicates that both the sold properties and the abstract change similarly.

Equalization and Quality of Assessment

Review of assessment practices indicates that commercial property in Perkins County complies with generally accepted mass appraisal techniques and are uniformly assessed.

Level of Value

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

2021 Agricultural Correlation for Perkins County

Assessment Actions

Rural improvements including agricultural homes were increased 10% to reflect market increases and costing was updated to 2019. Irrigated values were decreased 7%.

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.

Usability rates show that the Perkins County Assessor qualifies agricultural land sales at a slightly higher than typical rate. Nonqualified sales have sufficient documentation to explain the reason for disqualification. All agricultural land in Perkins County is in the same market area as there are no identifiable characteristics that separate the county.

Agricultural homes were physically inspected in 2016. Lot values were updated in 2018, the same year for the depreciation tables. The 2019 costing is used for agricultural homes.

Description of Analysis

Agricultural land sales in Perkins County in the three-year study period have two of the three measures of central tendency within range, with the weighted mean high. The COD is within range. When stratified by 80% Majority Land Use (MLU), all three land types are within range, although the few sales in grassland 80% MLU indicate the statistics alone may not be the best indicator of value.

When values are compared to those of neighboring counties through the Average Acre Value Comparison table, land values in Perkins County appear to be equalized.

The county does not recognize a non-agricultural influence within the county and thus has no special valuation.

Equalization and Quality of Assessment

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are comparable to adjoining counties. The quality of assessment of the agricultural land in Perkins County complies with the generally accepted mass appraisal techniques.

2021 Agricultural Correlation for Perkins County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	18	72.88	76.21	78.64	18.10	96.91
1	18	72.88	76.21	78.64	18.10	96.91
<u>Dry</u>						
County	36	73.47	70.84	70.52	12.52	100.45
1	36	73.47	70.84	70.52	12.52	100.45
<u>Grass</u>						
County	8	72.77	71.95	74.64	04.52	96.40
1	8	72.77	71.95	74.64	04.52	96.40
<u>ALL</u>						
	71	74.88	74.91	76.70	14.18	97.67

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Perkins County is 75%.

2021 Opinions of the Property Tax Administrator for Perkins County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	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
Property Tax Administrator

APPENDICES

2021 Commission Summary for Perkins County

Residential Real Property - Current

Number of Sales	69	Median	95.02
Total Sales Price	\$7,704,154	Mean	99.51
Total Adj. Sales Price	\$7,704,154	Wgt. Mean	91.21
Total Assessed Value	\$7,027,322	Average Assessed Value of the Base	\$84,480
Avg. Adj. Sales Price	\$111,654	Avg. Assessed Value	\$101,845

Confidence Interval - Current

95% Median C.I	88.93 to 104.28
95% Wgt. Mean C.I	86.97 to 95.46
95% Mean C.I	93.63 to 105.39
% of Value of the Class of all Real Property Value in the County	10.00
% of Records Sold in the Study Period	5.56
% of Value Sold in the Study Period	6.71

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	86	93	92.75
2019	96	95	94.95
2018	75	98	98.31
2017	79	98	98.32

2021 Commission Summary for Perkins County

Commercial Real Property - Current

Number of Sales	13	Median	100.62
Total Sales Price	\$921,603	Mean	118.16
Total Adj. Sales Price	\$921,603	Wgt. Mean	102.49
Total Assessed Value	\$944,550	Average Assessed Value of the Base	\$266,387
Avg. Adj. Sales Price	\$70,893	Avg. Assessed Value	\$72,658

Confidence Interval - Current

95% Median C.I	98.41 to 161.18
95% Wgt. Mean C.I	91.90 to 113.08
95% Mean C.I	94.02 to 142.30
% of Value of the Class of all Real Property Value in the County	6.69
% of Records Sold in the Study Period	4.94
% of Value Sold in the Study Period	1.35

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	9	100	99.81
2019	10	100	93.14
2018	9	100	93.42
2017	11	100	100.98

68 Perkins
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 : 69
Total Sales Price : 7,704,154
Total Adj. Sales Price : 7,704,154
Total Assessed Value : 7,027,322
Avg. Adj. Sales Price : 111,654
Avg. Assessed Value : 101,845

MEDIAN : 95
WGT. MEAN : 91
MEAN : 100
COD : 20.04
PRD : 109.10

COV : 25.06
STD : 24.94
Avg. Abs. Dev : 19.04
MAX Sales Ratio : 178.17
MIN Sales Ratio : 60.27

95% Median C.I. : 88.93 to 104.28
95% Wgt. Mean C.I. : 86.97 to 95.46
95% Mean C.I. : 93.63 to 105.39

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	4	95.40	92.95	89.83	18.00	103.47	62.63	118.36	N/A	199,625	179,324
01-JAN-19 To 31-MAR-19	5	90.91	102.12	96.52	25.99	105.80	69.56	147.93	N/A	114,000	110,035
01-APR-19 To 30-JUN-19	13	98.46	102.25	92.41	17.58	110.65	71.50	178.17	80.96 to 115.77	92,346	85,336
01-JUL-19 To 30-SEP-19	11	92.23	97.82	88.51	23.06	110.52	68.09	159.44	69.31 to 138.15	127,773	113,089
01-OCT-19 To 31-DEC-19	6	92.38	91.65	86.34	15.06	106.15	70.59	116.21	70.59 to 116.21	84,667	73,099
01-JAN-20 To 31-MAR-20	12	106.75	108.58	95.89	15.70	113.23	75.46	140.91	94.69 to 137.48	95,708	91,776
01-APR-20 To 30-JUN-20	7	87.58	93.88	88.10	25.23	106.56	60.27	159.73	60.27 to 159.73	128,093	112,854
01-JUL-20 To 30-SEP-20	11	97.87	97.14	91.51	15.64	106.15	70.38	131.82	76.67 to 118.52	106,955	97,875
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	33	92.48	99.62	91.10	21.55	109.35	62.63	178.17	82.70 to 104.22	120,439	109,722
01-OCT-19 To 30-SEP-20	36	96.66	99.41	91.34	18.73	108.84	60.27	159.73	87.58 to 107.86	103,602	94,625
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	35	92.48	99.02	90.72	20.77	109.15	68.09	178.17	82.70 to 104.22	105,257	95,489
<u>ALL</u>	69	95.02	99.51	91.21	20.04	109.10	60.27	178.17	88.93 to 104.28	111,654	101,845

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	46	96.45	100.72	91.57	19.82	109.99	60.27	159.73	87.58 to 105.36	111,329	101,946
2	11	105.45	102.71	91.30	22.28	112.50	62.63	178.17	70.59 to 131.82	73,273	66,895
4	4	90.00	91.98	90.98	24.46	101.10	69.56	118.36	N/A	45,500	41,398
8	8	93.88	91.95	90.05	10.11	102.11	69.31	114.60	69.31 to 114.60	199,375	179,546
<u>ALL</u>	69	95.02	99.51	91.21	20.04	109.10	60.27	178.17	88.93 to 104.28	111,654	101,845

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	69	95.02	99.51	91.21	20.04	109.10	60.27	178.17	88.93 to 104.28	111,654	101,845
06											
07											
<u>ALL</u>	69	95.02	99.51	91.21	20.04	109.10	60.27	178.17	88.93 to 104.28	111,654	101,845

68 Perkins
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 : 69
 Total Sales Price : 7,704,154
 Total Adj. Sales Price : 7,704,154
 Total Assessed Value : 7,027,322
 Avg. Adj. Sales Price : 111,654
 Avg. Assessed Value : 101,845

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 100
 COD : 20.04
 PRD : 109.10

COV : 25.06
 STD : 24.94
 Avg. Abs. Dev : 19.04
 MAX Sales Ratio : 178.17
 MIN Sales Ratio : 60.27

95% Median C.I. : 88.93 to 104.28
 95% Wgt. Mean C.I. : 86.97 to 95.46
 95% Mean C.I. : 93.63 to 105.39

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	2	159.54	159.54	160.35	11.68	99.49	140.91	178.17	N/A	11,500	18,440	
Less Than 30,000	8	134.65	125.44	119.68	17.64	104.81	70.38	178.17	70.38 to 178.17	21,188	25,358	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	69	95.02	99.51	91.21	20.04	109.10	60.27	178.17	88.93 to 104.28	111,654	101,845	
Greater Than 14,999	67	94.69	97.72	91.01	18.66	107.37	60.27	159.73	87.61 to 104.22	114,644	104,335	
Greater Than 29,999	61	93.26	96.11	90.57	17.89	106.12	60.27	159.73	87.58 to 101.23	123,519	111,876	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	159.54	159.54	160.35	11.68	99.49	140.91	178.17	N/A	11,500	18,440	
15,000 TO 29,999	6	120.69	114.08	113.30	18.58	100.69	70.38	140.21	70.38 to 140.21	24,417	27,664	
30,000 TO 59,999	16	116.08	116.24	117.49	16.49	98.94	76.67	159.73	92.48 to 138.15	44,684	52,500	
60,000 TO 99,999	13	94.69	95.26	94.93	14.76	100.35	69.56	120.99	78.44 to 109.15	74,577	70,799	
100,000 TO 149,999	14	84.27	85.42	85.11	15.21	100.36	60.27	105.63	66.60 to 100.86	124,087	105,606	
150,000 TO 249,999	12	85.04	86.27	86.12	14.10	100.17	68.09	114.60	72.90 to 97.87	193,167	166,350	
250,000 TO 499,999	6	89.92	88.88	88.55	08.00	100.37	69.31	101.87	69.31 to 101.87	299,167	264,898	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	69	95.02	99.51	91.21	20.04	109.10	60.27	178.17	88.93 to 104.28	111,654	101,845	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	105	COV :	31.90	95% Median C.I. :	70.59 to 131.82
Total Sales Price :	806,000	Wgt. Mean :	91	STD :	32.76	95% Wgt. Mean C.I. :	75.02 to 107.57
Total Adj. Sales Price :	806,000	Mean :	103	Avg. Abs. Dev :	23.49	95% Mean C.I. :	80.70 to 124.72
Total Assessed Value :	735,840						
Avg. Adj. Sales Price :	73,273	COD :	22.28	MAX Sales Ratio :	178.17		
Avg. Assessed Value :	66,895	PRD :	112.50	MIN Sales Ratio :	62.63		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	1	62.63	62.63	62.63		100.00	62.63	62.63	N/A	148,500	93,000
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	3	107.20	122.08	95.72	30.25	127.54	80.87	178.17	N/A	63,167	60,460
07/01/2019 To 09/30/2019	1	92.23	92.23	92.23		100.00	92.23	92.23	N/A	97,000	89,460
10/01/2019 To 12/31/2019	2	88.02	88.02	86.18	19.80	102.14	70.59	105.45	N/A	61,500	53,000
01/01/2020 To 03/31/2020	1	105.63	105.63	105.63		100.00	105.63	105.63	N/A	142,000	150,000
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	3	118.52	109.00	109.43	15.51	99.61	76.67	131.82	N/A	35,333	38,667
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	5	92.23	104.22	83.64	30.76	124.61	62.63	178.17	N/A	87,000	72,768
10/01/2019 To 09/30/2020	6	105.54	101.45	100.27	16.31	101.18	70.59	131.82	70.59 to 131.82	61,833	62,000
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	6	98.84	105.75	92.02	24.81	114.92	70.59	178.17	70.59 to 178.17	68,250	62,807

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	11	105.45	102.71	91.30	22.28	112.50	62.63	178.17	70.59 to 131.82	73,273	66,895

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	105	COV :	31.90	95% Median C.I. :	70.59 to 131.82
Total Sales Price :	806,000	Wgt. Mean :	91	STD :	32.76	95% Wgt. Mean C.I. :	75.02 to 107.57
Total Adj. Sales Price :	806,000	Mean :	103	Avg. Abs. Dev :	23.49	95% Mean C.I. :	80.70 to 124.72
Total Assessed Value :	735,840						
Avg. Adj. Sales Price :	73,273	COD :	22.28	MAX Sales Ratio :	178.17		
Avg. Assessed Value :	66,895	PRD :	112.50	MIN Sales Ratio :	62.63		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	11	105.45	102.71	91.30	22.28	112.50	62.63	178.17	70.59 to 131.82	73,273	66,895
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	178.17	178.17	178.17		100.00	178.17	178.17	N/A	12,000	21,380
Less Than 30,000	2	155.00	155.00	148.18	14.95	104.60	131.82	178.17	N/A	17,000	25,190
__ Ranges Excl. Low \$ __											
Greater Than 4,999	11	105.45	102.71	91.30	22.28	112.50	62.63	178.17	70.59 to 131.82	73,273	66,895
Greater Than 15,000	10	98.84	95.16	89.98	18.78	105.76	62.63	131.82	70.59 to 118.52	79,400	71,446
Greater Than 30,000	9	92.23	91.09	88.79	17.60	102.59	62.63	118.52	70.59 to 107.20	85,778	76,162
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	1	178.17	178.17	178.17		100.00	178.17	178.17	N/A	12,000	21,380
15,000 TO 29,999	1	131.82	131.82	131.82		100.00	131.82	131.82	N/A	22,000	29,000
30,000 TO 59,999	3	105.45	100.21	104.32	13.23	96.06	76.67	118.52	N/A	46,333	48,333
60,000 TO 99,999	3	92.23	90.01	89.87	13.23	100.16	70.59	107.20	N/A	75,833	68,153
100,000 TO 149,999	3	80.87	83.04	82.86	17.72	100.22	62.63	105.63	N/A	135,167	112,000
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

68 Perkins
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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

Number of Sales : 13
Total Sales Price : 921,603
Total Adj. Sales Price : 921,603
Total Assessed Value : 944,550
Avg. Adj. Sales Price : 70,893
Avg. Assessed Value : 72,658

MEDIAN : 101
WGT. MEAN : 102
MEAN : 118
COD : 23.65
PRD : 115.29

COV : 33.81
STD : 39.95
Avg. Abs. Dev : 23.80
MAX Sales Ratio : 218.33
MIN Sales Ratio : 68.14

95% Median C.I. : 98.41 to 161.18
95% Wgt. Mean C.I. : 91.90 to 113.08
95% Mean C.I. : 94.02 to 142.30

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	1	99.81	99.81	99.81	00.00	100.00	99.81	99.81	N/A	150,000	149,715	
01-JAN-18 To 31-MAR-18	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	30,000	30,185	
01-APR-18 To 30-JUN-18	1	98.41	98.41	98.41	00.00	100.00	98.41	98.41	N/A	155,000	152,530	
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18	1	218.33	218.33	218.33	00.00	100.00	218.33	218.33	N/A	2,700	5,895	
01-JAN-19 To 31-MAR-19												
01-APR-19 To 30-JUN-19	1	111.39	111.39	111.39	00.00	100.00	111.39	111.39	N/A	35,000	38,985	
01-JUL-19 To 30-SEP-19												
01-OCT-19 To 31-DEC-19	3	96.30	110.19	87.93	33.91	125.32	68.14	166.13	N/A	43,543	38,286	
01-JAN-20 To 31-MAR-20	4	101.63	103.96	102.19	03.69	101.73	100.09	112.47	N/A	94,000	96,060	
01-APR-20 To 30-JUN-20												
01-JUL-20 To 30-SEP-20	1	161.18	161.18	161.18	00.00	100.00	161.18	161.18	N/A	42,275	68,140	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	3	99.81	99.61	99.23	00.74	100.38	98.41	100.62	N/A	111,667	110,810	
01-OCT-18 To 30-SEP-19	2	164.86	164.86	119.05	32.43	138.48	111.39	218.33	N/A	18,850	22,440	
01-OCT-19 To 30-SEP-20	8	101.63	113.45	103.34	21.87	109.78	68.14	166.13	68.14 to 166.13	68,613	70,905	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	3	100.62	139.12	100.48	39.72	138.46	98.41	218.33	N/A	62,567	62,870	
01-JAN-19 To 31-DEC-19	4	103.85	110.49	92.89	27.22	118.95	68.14	166.13	N/A	41,407	38,461	
<u>ALL</u>	13	100.62	118.16	102.49	23.65	115.29	68.14	218.33	98.41 to 161.18	70,893	72,658	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	13	100.62	118.16	102.49	23.65	115.29	68.14	218.33	98.41 to 161.18	70,893	72,658	
<u>ALL</u>	13	100.62	118.16	102.49	23.65	115.29	68.14	218.33	98.41 to 161.18	70,893	72,658	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02	1	98.41	98.41	98.41	00.00	100.00	98.41	98.41	N/A	155,000	152,530	
03	12	101.78	119.81	103.32	25.15	115.96	68.14	218.33	99.81 to 161.18	63,884	66,002	
04												
<u>ALL</u>	13	100.62	118.16	102.49	23.65	115.29	68.14	218.33	98.41 to 161.18	70,893	72,658	

68 Perkins
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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

Number of Sales : 13
Total Sales Price : 921,603
Total Adj. Sales Price : 921,603
Total Assessed Value : 944,550
Avg. Adj. Sales Price : 70,893
Avg. Assessed Value : 72,658

MEDIAN : 101
WGT. MEAN : 102
MEAN : 118
COD : 23.65
PRD : 115.29

COV : 33.81
STD : 39.95
Avg. Abs. Dev : 23.80
MAX Sales Ratio : 218.33
MIN Sales Ratio : 68.14

95% Median C.I. : 98.41 to 161.18
95% Wgt. Mean C.I. : 91.90 to 113.08
95% Mean C.I. : 94.02 to 142.30

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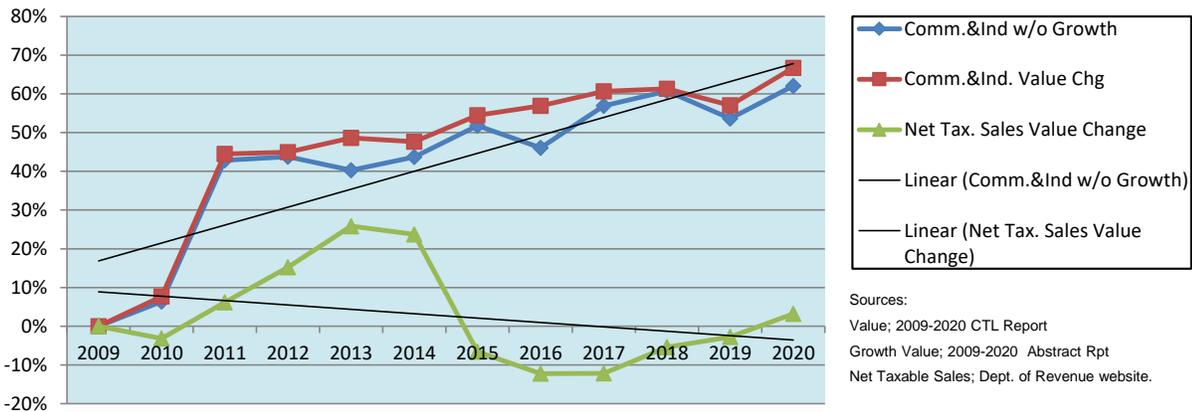
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	218.33	218.33	218.33	00.00	100.00	218.33	218.33	N/A	2,700	5,895
Less Than 15,000	1	218.33	218.33	218.33	00.00	100.00	218.33	218.33	N/A	2,700	5,895
Less Than 30,000	3	166.13	160.25	137.15	24.49	116.84	96.30	218.33	N/A	14,443	19,808
Ranges Excl. Low \$											
Greater Than 4,999	12	100.47	109.82	102.15	15.90	107.51	68.14	166.13	98.41 to 112.47	76,575	78,221
Greater Than 14,999	12	100.47	109.82	102.15	15.90	107.51	68.14	166.13	98.41 to 112.47	76,575	78,221
Greater Than 29,999	10	100.47	105.54	100.78	12.12	104.72	68.14	161.18	98.41 to 112.47	87,828	88,513
Incremental Ranges											
0 TO 4,999	1	218.33	218.33	218.33	00.00	100.00	218.33	218.33	N/A	2,700	5,895
5,000 TO 14,999											
15,000 TO 29,999	2	131.22	131.22	131.76	26.61	99.59	96.30	166.13	N/A	20,314	26,765
30,000 TO 59,999	5	111.39	117.15	117.91	13.10	99.36	100.09	161.18	N/A	38,455	45,344
60,000 TO 99,999	1	68.14	68.14	68.14	00.00	100.00	68.14	68.14	N/A	90,000	61,329
100,000 TO 149,999	1	102.94	102.94	102.94	00.00	100.00	102.94	102.94	N/A	111,000	114,261
150,000 TO 249,999	3	99.81	99.51	99.55	00.64	99.96	98.41	100.32	N/A	161,667	160,938
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	13	100.62	118.16	102.49	23.65	115.29	68.14	218.33	98.41 to 161.18	70,893	72,658

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	98.41	98.41	98.41	00.00	100.00	98.41	98.41	N/A	155,000	152,530
336	1	161.18	161.18	161.18	00.00	100.00	161.18	161.18	N/A	42,275	68,140
344	1	112.47	112.47	112.47	00.00	100.00	112.47	112.47	N/A	35,000	39,365
350	1	166.13	166.13	166.13	00.00	100.00	166.13	166.13	N/A	20,628	34,270
353	2	101.78	101.78	102.44	01.14	99.36	100.62	102.94	N/A	70,500	72,223
384	1	96.30	96.30	96.30	00.00	100.00	96.30	96.30	N/A	20,000	19,260
406	5	100.32	119.60	95.37	32.25	125.41	68.14	218.33	N/A	91,540	87,299
442	1	100.09	100.09	100.09	00.00	100.00	100.09	100.09	N/A	50,000	50,045
ALL	13	100.62	118.16	102.49	23.65	115.29	68.14	218.33	98.41 to 161.18	70,893	72,658

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	\$ 33,459,006	\$ 1,282,584		\$ 32,176,422	--	\$ 24,446,598	--
2009	\$ 40,272,225	\$ 4,771,330	11.85%	\$ 35,500,895	--	\$ 25,049,595	--
2010	\$ 43,365,269	\$ 538,814	1.24%	\$ 42,826,455	6.34%	\$ 24,253,257	-3.18%
2011	\$ 58,200,878	\$ 676,437	1.16%	\$ 57,524,441	32.65%	\$ 26,596,818	9.66%
2012	\$ 58,377,087	\$ 487,290	0.83%	\$ 57,889,797	-0.53%	\$ 28,867,751	8.54%
2013	\$ 59,857,988	\$ 3,362,758	5.62%	\$ 56,495,230	-3.22%	\$ 31,526,102	9.21%
2014	\$ 59,470,777	\$ 1,596,597	2.68%	\$ 57,874,180	-3.31%	\$ 30,993,425	-1.69%
2015	\$ 62,223,235	\$ 1,103,500	1.77%	\$ 61,119,735	2.77%	\$ 23,405,254	-24.48%
2016	\$ 63,205,002	\$ 4,377,685	6.93%	\$ 58,827,317	-5.46%	\$ 21,981,002	-6.09%
2017	\$ 64,709,104	\$ 1,516,967	2.34%	\$ 63,192,137	-0.02%	\$ 21,997,744	0.08%
2018	\$ 64,964,418	\$ 246,101	0.38%	\$ 64,718,317	0.01%	\$ 23,700,793	7.74%
2019	\$ 63,245,150	\$ 1,366,420	2.16%	\$ 61,878,730	-4.75%	\$ 24,350,939	2.74%
2020	\$ 67,149,123	\$ 1,876,610	2.79%	\$ 65,272,513	3.21%	\$ 25,857,033	6.18%
Ann %chg	4.62%			Average	2.45%	-0.28%	0.25%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	6.34%	7.68%	-3.18%
2011	42.84%	44.52%	6.18%
2012	43.75%	44.96%	15.24%
2013	40.28%	48.63%	25.85%
2014	43.71%	47.67%	23.73%
2015	51.77%	54.51%	-6.56%
2016	46.07%	56.94%	-12.25%
2017	56.91%	60.68%	-12.18%
2018	60.70%	61.31%	-5.38%
2019	53.65%	57.04%	-2.79%
2020	62.08%	66.74%	3.22%

County Number	68
County Name	Perkins

68 Perkins
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 : 71
Total Sales Price : 33,615,997
Total Adj. Sales Price : 33,615,997
Total Assessed Value : 25,783,599
Avg. Adj. Sales Price : 473,465
Avg. Assessed Value : 363,149

MEDIAN : 75
WGT. MEAN : 77
MEAN : 75
COD : 14.18
PRD : 97.67

COV : 19.32
STD : 14.47
Avg. Abs. Dev : 10.62
MAX Sales Ratio : 116.38
MIN Sales Ratio : 45.60

95% Median C.I. : 72.41 to 77.75
95% Wgt. Mean C.I. : 71.46 to 81.94
95% Mean C.I. : 71.54 to 78.28

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	9	79.23	79.03	73.89	18.45	106.96	45.60	113.62	62.39 to 93.20	318,075	235,021	
01-JAN-18 To 31-MAR-18	9	82.31	80.76	81.83	13.78	98.69	57.84	113.62	62.39 to 93.20	334,822	273,974	
01-APR-18 To 30-JUN-18	13	72.85	68.21	65.72	12.09	103.79	54.16	82.94	57.62 to 78.09	497,397	326,895	
01-JUL-18 To 30-SEP-18	4	67.74	68.34	70.41	08.95	97.06	61.48	76.39	N/A	230,610	162,361	
01-OCT-18 To 31-DEC-18												
01-JAN-19 To 31-MAR-19	2	72.76	72.76	72.16	01.53	100.83	71.65	73.87	N/A	430,000	310,294	
01-APR-19 To 30-JUN-19	8	68.10	68.26	70.76	11.84	96.47	57.76	82.24	57.76 to 82.24	468,729	331,680	
01-JUL-19 To 30-SEP-19	4	74.51	72.65	72.33	05.80	100.44	63.82	77.75	N/A	351,591	254,311	
01-OCT-19 To 31-DEC-19	5	87.79	85.20	82.62	10.98	103.12	69.47	96.86	N/A	969,422	800,923	
01-JAN-20 To 31-MAR-20	7	76.13	80.52	84.36	11.72	95.45	65.85	116.38	65.85 to 116.38	417,226	351,961	
01-APR-20 To 30-JUN-20	7	81.38	77.48	88.59	16.61	87.46	47.37	106.81	47.37 to 106.81	746,132	661,005	
01-JUL-20 To 30-SEP-20	3	72.35	68.66	68.20	07.45	100.67	58.74	74.90	N/A	448,167	305,636	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	35	73.91	74.23	71.47	15.86	103.86	45.60	113.62	63.07 to 78.84	378,991	270,859	
01-OCT-18 To 30-SEP-19	14	72.84	70.15	71.33	08.24	98.35	57.76	82.24	60.36 to 77.12	429,729	306,519	
01-OCT-19 To 30-SEP-20	22	76.37	79.00	83.80	14.61	94.27	47.37	116.38	71.83 to 87.79	651,596	546,013	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	26	72.88	72.57	70.80	13.83	102.50	54.16	113.62	62.39 to 78.29	400,077	283,264	
01-JAN-19 To 31-DEC-19	19	73.06	74.11	76.37	10.98	97.04	57.76	96.86	63.82 to 77.75	571,753	436,625	
<u>ALL</u>	71	74.88	74.91	76.70	14.18	97.67	45.60	116.38	72.41 to 77.75	473,465	363,149	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	71	74.88	74.91	76.70	14.18	97.67	45.60	116.38	72.41 to 77.75	473,465	363,149	
<u>ALL</u>	71	74.88	74.91	76.70	14.18	97.67	45.60	116.38	72.41 to 77.75	473,465	363,149	

68 Perkins
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 : 71
 Total Sales Price : 33,615,997
 Total Adj. Sales Price : 33,615,997
 Total Assessed Value : 25,783,599
 Avg. Adj. Sales Price : 473,465
 Avg. Assessed Value : 363,149

MEDIAN : 75
 WGT. MEAN : 77
 MEAN : 75
 COD : 14.18
 PRD : 97.67

COV : 19.32
 STD : 14.47
 Avg. Abs. Dev : 10.62
 MAX Sales Ratio : 116.38
 MIN Sales Ratio : 45.60

95% Median C.I. : 72.41 to 77.75
 95% Wgt. Mean C.I. : 71.46 to 81.94
 95% Mean C.I. : 71.54 to 78.28

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	68.23	68.23	72.49	10.71	94.12	60.92	75.54	N/A	1,770,000	1,283,011
1	2	68.23	68.23	72.49	10.71	94.12	60.92	75.54	N/A	1,770,000	1,283,011
Dry											
County	32	73.89	71.43	71.85	11.94	99.42	45.60	92.19	63.07 to 78.48	276,296	198,521
1	32	73.89	71.43	71.85	11.94	99.42	45.60	92.19	63.07 to 78.48	276,296	198,521
Grass											
County	8	72.77	71.95	74.64	04.52	96.40	57.76	77.12	57.76 to 77.12	367,396	274,223
1	8	72.77	71.95	74.64	04.52	96.40	57.76	77.12	57.76 to 77.12	367,396	274,223
ALL	71	74.88	74.91	76.70	14.18	97.67	45.60	116.38	72.41 to 77.75	473,465	363,149

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	18	72.88	76.21	78.64	18.10	96.91	54.16	116.38	62.50 to 88.22	908,312	714,274
1	18	72.88	76.21	78.64	18.10	96.91	54.16	116.38	62.50 to 88.22	908,312	714,274
Dry											
County	36	73.47	70.84	70.52	12.52	100.45	45.60	92.19	63.07 to 78.29	290,995	205,223
1	36	73.47	70.84	70.52	12.52	100.45	45.60	92.19	63.07 to 78.29	290,995	205,223
Grass											
County	8	72.77	71.95	74.64	04.52	96.40	57.76	77.12	57.76 to 77.12	367,396	274,223
1	8	72.77	71.95	74.64	04.52	96.40	57.76	77.12	57.76 to 77.12	367,396	274,223
ALL	71	74.88	74.91	76.70	14.18	97.67	45.60	116.38	72.41 to 77.75	473,465	363,149

Perkins County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Perkins	1	3382	3399	2932	3296	3262	2962	3185	3171	3313
Keith	3	3530	3530	3530	3370	3370	3370	3370	3370	3475
Lincoln	3	3497	3499	3500	3497	3463	3417	3481	3455	3474
Hayes	1	2650	2650	2490	2490	2325	2325	2210	2210	2501
Chase	1	3650	3650	3550	3550	3445	3445	3445	3445	3566
Deuel	1	2241	2239	2179	2138	2200	1987	1954	1709	2196

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Perkins	1	n/a	975	975	910	910	n/a	855	855	942
Keith	3	n/a	1145	1145	1070	1070	1065	1045	1045	1116
Lincoln	3	n/a	1080	1080	1080	1080	1080	1080	1080	1080
Hayes	1	n/a	895	805	805	780	780	735	735	863
Chase	1	n/a	1200	1050	1050	970	n/a	920	920	1128
Deuel	1	n/a	612	608	522	522	n/a	445	436	577

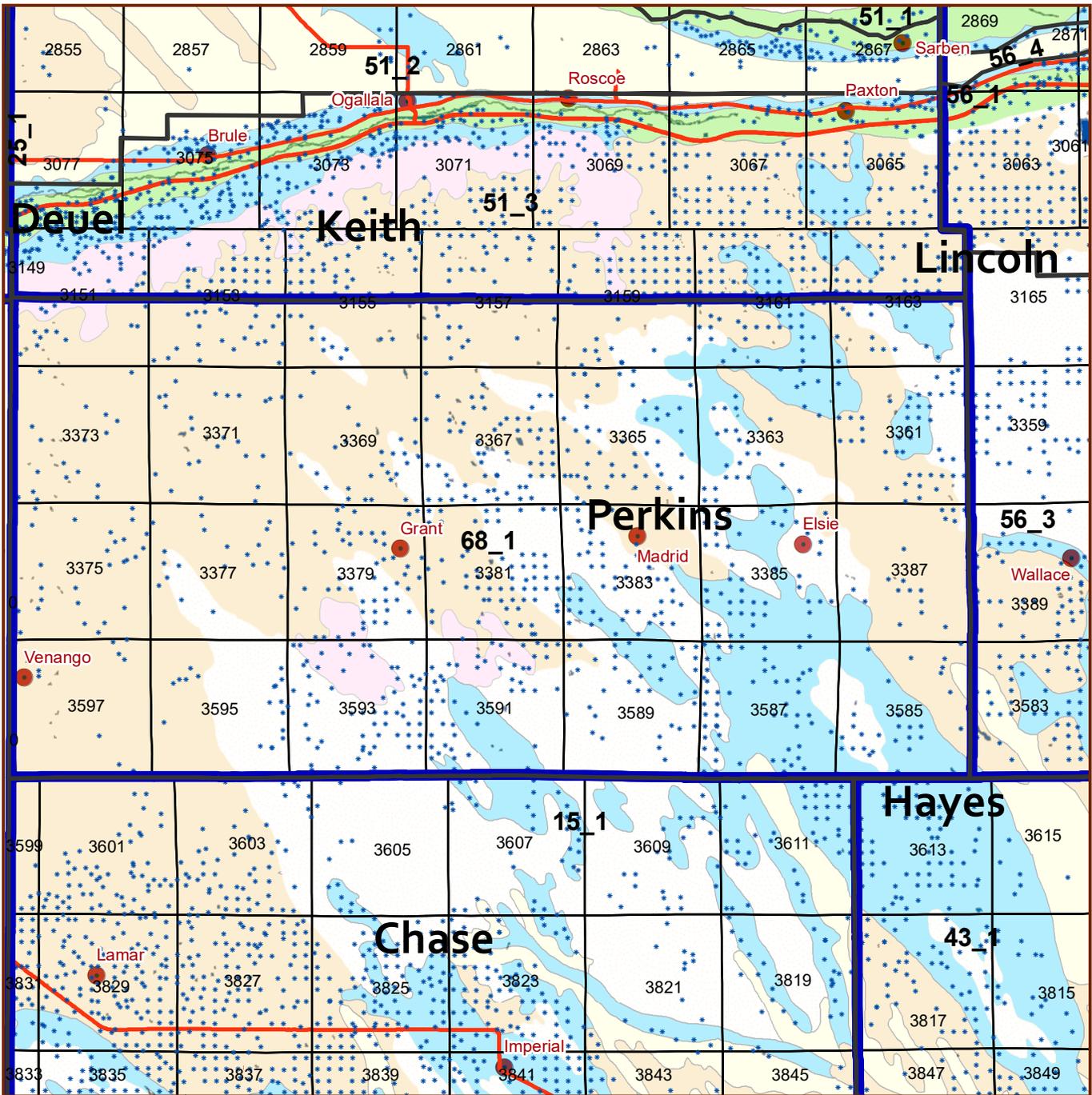
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Perkins	1	585	n/a	n/a	585	n/a	585	585	585	585
Keith	3	635	n/a	610	610	n/a	610	590	590	603
Lincoln	3	598	600	600	600	600	575	575	575	577
Hayes	1	515	515	n/a	515	515	515	515	515	515
Chase	1	863	3650	928	1902	3445	561	594	682	605
Deuel	1	405	n/a	405	405	n/a	405	405	405	405

County	Mkt Area	CRP	TIMBER	WASTE
Perkins	1	577	n/a	80
Keith	3	710	n/a	335
Lincoln	3	n/a	n/a	325
Hayes	1	683	n/a	25
Chase	1	697	n/a	20
Deuel	1	588	n/a	n/a

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.

PERKINS COUNTY



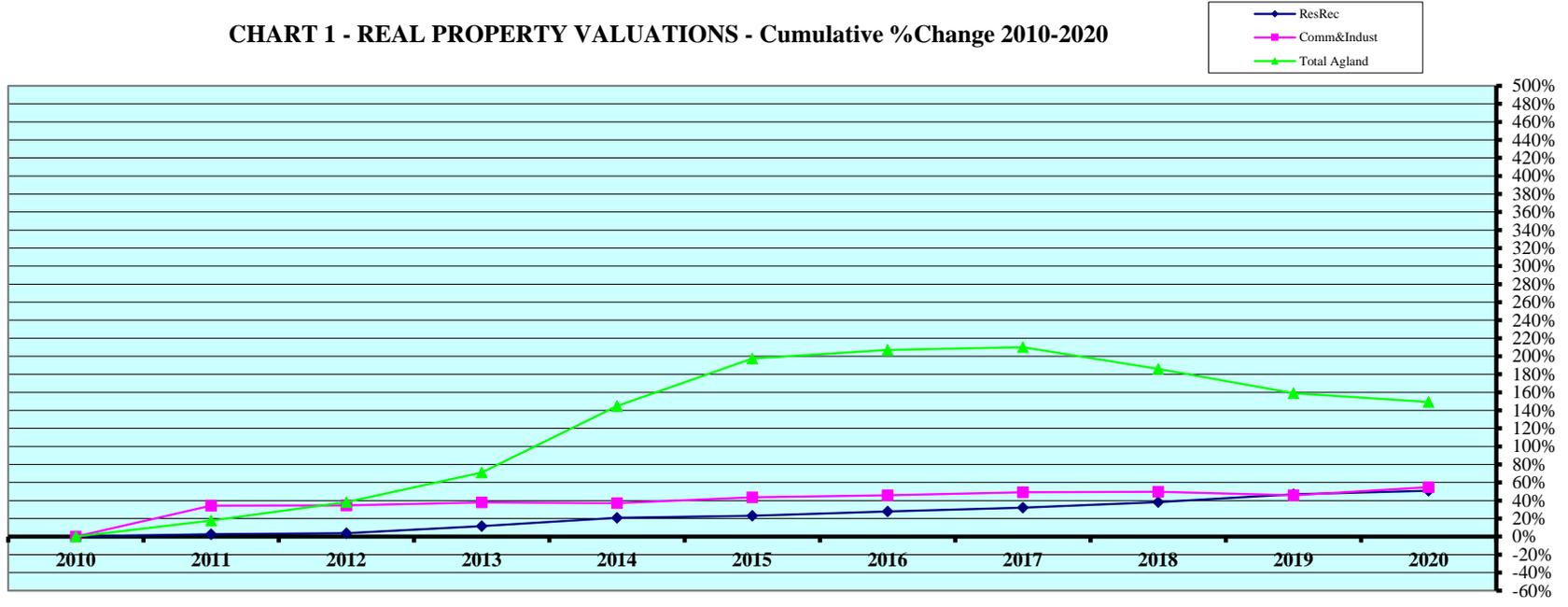
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	62,661,462	--	--	--	43,365,269	--	--	--	334,572,107	--	--	--
2011	64,331,133	1,669,671	2.66%	2.66%	58,200,878	14,835,609	34.21%	34.21%	394,090,098	59,517,991	17.79%	17.79%
2012	64,974,915	643,782	1.00%	3.69%	58,377,087	176,209	0.30%	34.62%	462,453,377	68,363,279	17.35%	38.22%
2013	69,977,606	5,002,691	7.70%	11.68%	59,857,988	1,480,901	2.54%	38.03%	572,555,561	110,102,184	23.81%	71.13%
2014	75,702,611	5,725,005	8.18%	20.81%	59,470,777	-387,211	-0.65%	37.14%	818,545,972	245,990,411	42.96%	144.65%
2015	77,116,076	1,413,465	1.87%	23.07%	62,223,235	2,752,458	4.63%	43.49%	995,619,365	177,073,393	21.63%	197.58%
2016	80,055,092	2,939,016	3.81%	27.76%	63,205,002	981,767	1.58%	45.75%	1,027,685,298	32,065,933	3.22%	207.16%
2017	82,773,595	2,718,503	3.40%	32.10%	64,709,104	1,504,102	2.38%	49.22%	1,037,452,668	9,767,370	0.95%	210.08%
2018	86,653,206	3,879,611	4.69%	38.29%	64,964,418	255,314	0.39%	49.81%	957,195,292	-80,257,376	-7.74%	186.10%
2019	92,143,077	5,489,871	6.34%	47.05%	63,245,150	-1,719,268	-2.65%	45.84%	866,588,966	-90,606,326	-9.47%	159.01%
2020	94,529,227	2,386,150	2.59%	50.86%	67,149,123	3,903,973	6.17%	54.85%	834,080,852	-32,508,114	-3.75%	149.30%

Rate Annual %chg: Residential & Recreational **4.20%**

Commercial & Industrial **4.47%**

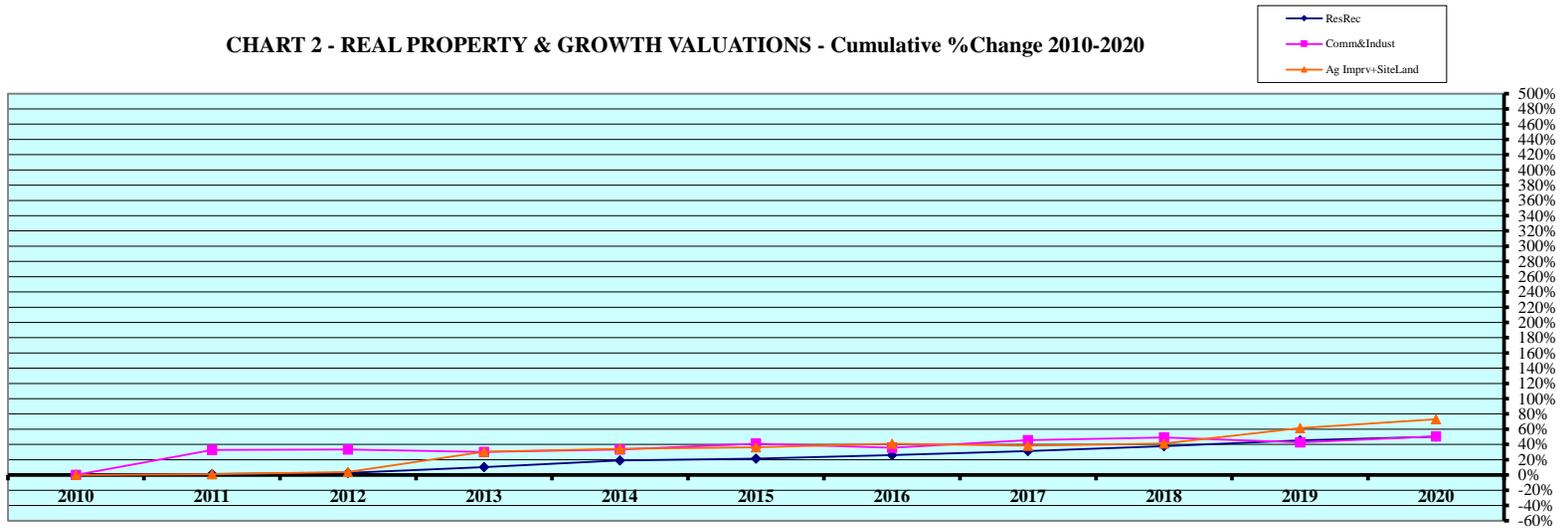
Agricultural Land **9.56%**

Cnty# **68**
County **PERKINS**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	62,661,462	1,032,371	1.65%	61,629,091	--	--	43,365,269	538,814	1.24%	42,826,455	--	--
2011	64,331,133	941,475	1.46%	63,389,658	1.16%	1.16%	58,200,878	676,437	1.16%	57,524,441	32.65%	32.65%
2012	64,974,915	698,440	1.07%	64,276,475	-0.08%	2.58%	58,377,087	487,290	0.83%	57,889,797	-0.53%	33.49%
2013	69,977,606	917,628	1.31%	69,059,978	6.29%	10.21%	59,857,988	3,362,758	5.62%	56,495,230	-3.22%	30.28%
2014	75,702,611	1,027,647	1.36%	74,674,964	6.71%	19.17%	59,470,777	1,596,597	2.68%	57,874,180	-3.31%	33.46%
2015	77,116,076	1,000,442	1.30%	76,115,634	0.55%	21.47%	62,223,235	1,103,500	1.77%	61,119,735	2.77%	40.94%
2016	80,055,092	1,010,737	1.26%	79,044,355	2.50%	26.15%	63,205,002	4,377,685	6.93%	58,827,317	-5.46%	35.66%
2017	82,773,595	442,153	0.53%	82,331,442	2.84%	31.39%	64,709,104	1,516,967	2.34%	63,192,137	-0.02%	45.72%
2018	86,653,206	368,043	0.42%	86,285,163	4.24%	37.70%	64,964,418	246,101	0.38%	64,718,317	0.01%	49.24%
2019	92,143,077	1,122,932	1.22%	91,020,145	5.04%	45.26%	63,245,150	1,366,420	2.16%	61,878,730	-4.75%	42.69%
2020	94,529,227	419,467	0.44%	94,109,760	2.13%	50.19%	67,149,123	1,876,610	2.79%	65,272,513	3.21%	50.52%
Rate Ann%chg	4.20%			Resid & Recreat w/o growth 3.14%			4.47%			C & I w/o growth 2.13%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	27,115,929	11,436,668	38,552,597	1,711,284	4.44%	36,841,313	--	--
2011	27,256,440	12,623,455	39,879,895	925,937	2.32%	38,953,958	1.04%	1.04%
2012	27,663,489	14,030,747	41,694,236	1,640,765	3.94%	40,053,471	0.44%	3.89%
2013	33,832,979	18,391,753	52,224,732	1,941,843	3.72%	50,282,889	20.60%	30.43%
2014	34,098,680	19,134,393	53,233,073	1,447,954	2.72%	51,785,119	-0.84%	34.32%
2015	34,203,270	20,435,478	54,638,748	2,080,364	3.81%	52,558,384	-1.27%	36.33%
2016	35,107,045	21,667,346	56,774,391	2,396,310	4.22%	54,378,081	-0.48%	41.05%
2017	31,901,320	22,495,342	54,396,662	1,090,364	2.00%	53,306,298	-6.11%	38.27%
2018	32,813,040	22,747,116	55,560,156	1,050,531	1.89%	54,509,625	0.21%	41.39%
2019	40,136,225	23,397,032	63,533,257	1,292,979	2.04%	62,240,278	12.02%	61.44%
2020	42,095,663	25,417,478	67,513,141	797,737	1.18%	66,715,404	5.01%	73.05%
Rate Ann%chg	4.50%	8.31%	5.76%	Ag Imprv+Site w/o growth 3.06%				

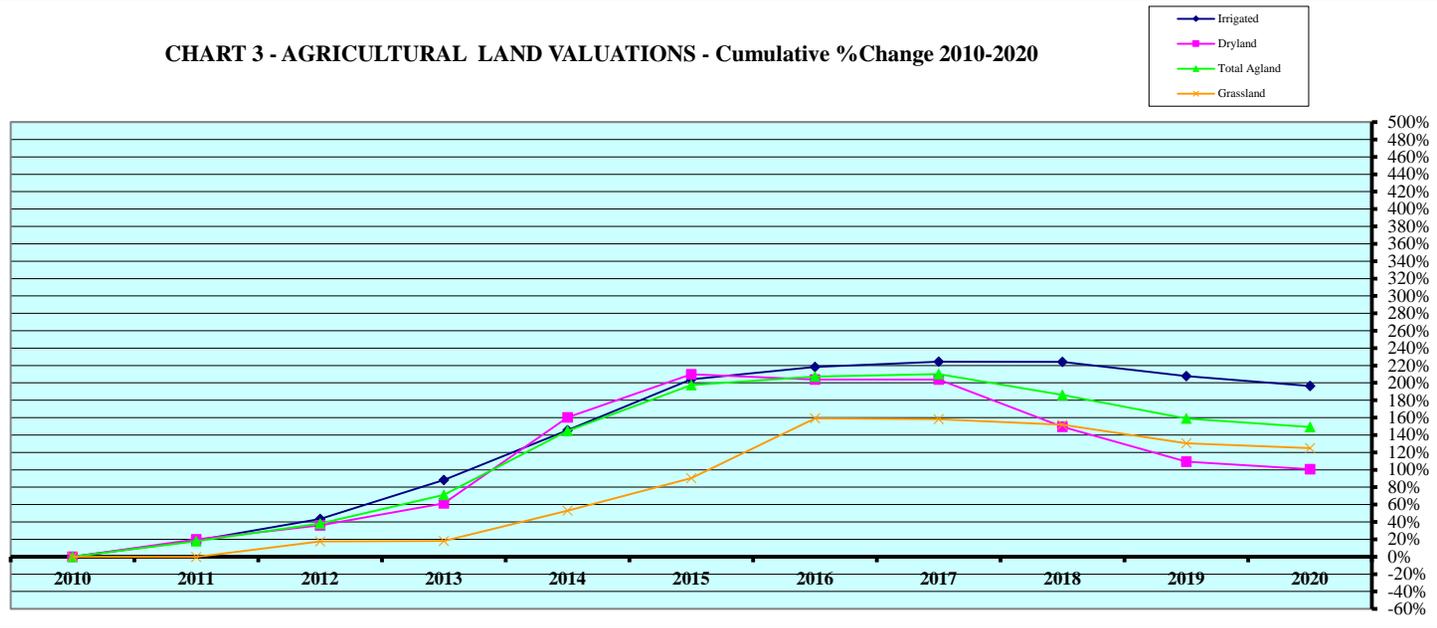
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 68
County PERKINS

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	163,391,975	--	--	--	144,998,603	--	--	--	25,545,109	--	--	--
2011	194,017,896	30,625,921	18.74%	18.74%	173,947,829	28,949,226	19.97%	19.97%	25,489,489	-55,620	-0.22%	-0.22%
2012	234,465,160	40,447,264	20.85%	43.50%	197,205,936	23,258,107	13.37%	36.01%	30,065,884	4,576,395	17.95%	17.70%
2013	307,813,998	73,348,838	31.28%	88.39%	233,861,017	36,655,081	18.59%	61.29%	30,166,453	100,569	0.33%	18.09%
2014	401,328,091	93,514,093	30.38%	145.62%	377,297,145	143,436,128	61.33%	160.21%	39,043,040	8,876,587	29.43%	52.84%
2015	496,693,551	95,365,460	23.76%	203.99%	449,343,474	72,046,329	19.10%	209.90%	48,657,640	9,614,600	24.63%	90.48%
2016	519,988,942	23,295,391	4.69%	218.25%	440,429,468	-8,914,006	-1.98%	203.75%	66,193,880	17,536,240	36.04%	159.13%
2017	529,989,816	10,000,874	1.92%	224.37%	440,350,906	-78,562	-0.02%	203.69%	65,980,833	-213,047	-0.32%	158.29%
2018	529,807,434	-182,382	-0.03%	224.26%	361,918,345	-78,432,561	-17.81%	149.60%	64,333,260	-1,647,573	-2.50%	151.84%
2019	502,866,014	-26,941,420	-5.09%	207.77%	303,731,789	-58,186,556	-16.08%	109.47%	58,913,059	-5,420,201	-8.43%	130.62%
2020	484,374,286	-18,491,728	-3.68%	196.45%	291,116,642	-12,615,147	-4.15%	100.77%	57,477,359	-1,435,700	-2.44%	125.00%

Rate Ann.%chg: Irrigated **11.48%** Dryland **7.22%** Grassland **8.45%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	134,988	--	--	--	501,432	--	--	--	334,572,107	--	--	--
2011	135,162	174	0.13%	0.13%	499,722	-1,710	-0.34%	-0.34%	394,090,098	59,517,991	17.79%	17.79%
2012	135,304	142	0.11%	0.23%	581,093	81,371	16.28%	15.89%	462,453,377	68,363,279	17.35%	38.22%
2013	133,751	-1,553	-1.15%	-0.92%	580,342	-751	-0.13%	15.74%	572,555,561	110,102,184	23.81%	71.13%
2014	133,074	-677	-0.51%	-1.42%	744,622	164,280	28.31%	48.50%	818,545,972	245,990,411	42.96%	144.65%
2015	119,193	-13,881	-10.43%	-11.70%	805,507	60,885	8.18%	60.64%	995,619,365	177,073,393	21.63%	197.58%
2016	120,356	1,163	0.98%	-10.84%	952,652	147,145	18.27%	89.99%	1,027,685,298	32,065,933	3.22%	207.16%
2017	121,888	1,532	1.27%	-9.70%	1,009,225	56,573	5.94%	101.27%	1,037,452,668	9,767,370	0.95%	210.08%
2018	120,143	-1,745	-1.43%	-11.00%	1,016,110	6,885	0.68%	102.64%	957,195,292	-80,257,376	-7.74%	186.10%
2019	119,802	-341	-0.28%	-11.25%	958,302	-57,808	-5.69%	91.11%	866,588,966	-90,606,326	-9.47%	159.01%
2020	117,678	-2,124	-1.77%	-12.82%	994,887	36,585	3.82%	98.41%	834,080,852	-32,508,114	-3.75%	149.30%

Cnty# **68**
County **PERKINS**

Rate Ann.%chg: Total Agric Land **9.56%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	163,391,975	137,569	1,188			144,999,097	322,322	450			81,700,995	133,333	613		
2011	194,017,896	137,590	1,410	18.72%	18.72%	173,947,827	322,443	539	19.92%	19.92%	89,688,965	135,300	663	8.18%	9.46%
2012	234,465,161	137,060	1,711	21.32%	44.03%	197,206,244	322,062	612	13.51%	36.12%	89,574,800	130,628	686	3.44%	13.24%
2013	307,814,024	137,068	2,246	31.28%	89.08%	234,009,560	321,727	727	18.79%	61.69%	97,239,960	127,646	762	11.09%	25.80%
2014	401,707,061	137,068	2,931	30.50%	146.75%	379,077,083	321,970	1,177	61.87%	161.72%	128,539,130	127,483	1,008	32.36%	66.50%
2015	497,526,427	137,044	3,630	23.88%	205.66%	449,342,360	318,936	1,409	19.66%	213.18%	149,636,865	127,257	1,176	16.62%	94.17%
2016	519,988,941	136,883	3,799	4.64%	219.84%	441,021,986	309,683	1,424	1.08%	216.57%	164,929,515	127,713	1,291	9.83%	113.25%
2017	529,992,265	136,893	3,872	1.92%	225.97%	440,403,098	309,221	1,424	0.01%	216.60%	174,353,050	127,360	1,369	6.01%	126.06%
2018	529,807,433	136,733	3,875	0.08%	226.24%	361,920,545	309,655	1,169	-17.94%	159.81%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	502,943,741	136,613	3,682	-4.99%	209.97%	303,894,396	309,471	982	-15.98%	118.29%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	484,374,286	136,410	3,551	-3.55%	198.97%	291,389,586	309,449	942	-4.11%	109.32%	57,303,922	98,075	584	-54.68%	-4.65%

Rate Annual %chg Average Value/Acre:

11.57%

7.67%

-0.47%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	134,612	1,683	80			501,552	1,672	300			334,572,135	548,395	610		
2011	135,162	1,689	80	0.00%	0.00%	499,722	1,666	300	0.00%	0.00%	394,090,096	548,353	719	17.80%	17.80%
2012	135,303	1,683	80	0.50%	0.50%	581,093	1,660	350	16.69%	16.69%	462,453,685	548,364	843	17.34%	38.23%
2013	136,600	1,699	80	0.00%	0.49%	580,568	1,658	350	0.00%	16.69%	462,453,685	548,135	1,045	23.88%	71.24%
2014	133,279	1,655	81	0.20%	0.69%	745,441	1,656	450	28.57%	50.02%	820,225,047	548,041	1,497	43.26%	145.31%
2015	119,193	1,475	81	0.29%	0.99%	805,506	1,464	550	22.22%	83.36%	996,451,340	547,387	1,820	21.63%	198.38%
2016	120,224	1,485	81	0.20%	1.19%	950,202	1,462	650	18.18%	116.69%	1,027,965,284	547,336	1,878	3.17%	207.84%
2017	121,610	1,502	81	-0.01%	1.17%	1,009,225	1,553	650	0.00%	116.69%	1,037,503,800	547,366	1,895	0.92%	210.68%
2018	121,749	1,504	81	0.00%	1.17%	1,014,927	1,561	650	0.00%	116.69%	957,196,457	547,326	1,749	-7.73%	186.65%
2019	119,802	1,497	80	-1.16%	0.00%	958,302	1,597	600	-7.70%	100.00%	866,833,497	547,134	1,584	-9.41%	159.68%
2020	117,678	1,471	80	0.00%	0.00%	994,887	1,701	585	-2.50%	95.00%	834,180,359	547,106	1,525	-3.76%	149.91%

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Rate Annual %chg Average Value/Acre:

9.59%

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

CHART 4

CHART 5 - 2020 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,970	PERKINS	63,914,675	40,490,871	5,097,403	94,529,227	53,763,877	13,385,246	0	834,080,852	42,095,663	25,417,478	18,200	1,172,793,492
cnty sectorvalue % of total value:		5.45%	3.45%	0.43%	8.06%	4.58%	1.14%		71.12%	3.59%	2.17%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
106	ELSIE	2,301,780	87,354	30,743	2,936,940	1,414,443	0	0	22,524	0	2,530	0	6,796,314
3.57%	%sector of county sector	3.60%	0.22%	0.60%	3.11%	2.63%			0.00%		0.01%		0.58%
	%sector of municipality	33.87%	1.29%	0.45%	43.21%	20.81%			0.33%		0.04%		100.00%
1,172	GRANT	1,787,908	1,343,118	448,129	45,820,445	13,240,188	0	0	21,711	25,000	3,200	0	62,689,699
39.46%	%sector of county sector	2.80%	3.32%	8.79%	48.47%	24.63%			0.00%	0.06%	0.01%		5.35%
	%sector of municipality	2.85%	2.14%	0.71%	73.09%	21.12%			0.03%	0.04%	0.01%		100.00%
231	MADRID	1,564,842	72,863	43,018	6,628,753	2,091,907	13,385,246	0	410,708	0	0	0	24,197,337
7.78%	%sector of county sector	2.45%	0.18%	0.84%	7.01%	3.89%	100.00%		0.05%				2.06%
	%sector of municipality	6.47%	0.30%	0.18%	27.39%	8.65%	55.32%		1.70%				100.00%
164	VENANGO	1,636,666	165,973	83,330	3,945,155	5,293,225	0	0	146,450	0	348,980	0	11,619,779
5.52%	%sector of county sector	2.56%	0.41%	1.63%	4.17%	9.85%			0.02%		1.37%		0.99%
	%sector of municipality	14.09%	1.43%	0.72%	33.95%	45.55%			1.26%		3.00%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
1,673	Total Municipalities	7,291,196	1,669,308	605,220	59,331,293	22,039,763	13,385,246	0	601,393	25,000	354,710	0	105,303,129
56.33%	%all municip.sectors of cnty	11.41%	4.12%	11.87%	62.77%	40.99%	100.00%		0.07%	0.06%	1.40%		8.98%

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

CHART 5

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

Total Real Property Sum Lines 17, 25, & 30	Records : 4,583	Value : 1,047,468,668	Growth 5,392,526	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	150	647,526	5	33,665	28	343,734	183	1,024,925	
02. Res Improve Land	806	6,426,092	44	840,515	179	6,749,554	1,029	14,016,161	
03. Res Improvements	814	59,030,496	45	6,031,896	198	24,651,503	1,057	89,713,895	
04. Res Total	964	66,104,114	50	6,906,076	226	31,744,791	1,240	104,754,981	1,080,341
% of Res Total	77.74	63.10	4.03	6.59	18.23	30.30	27.06	10.00	20.03
05. Com UnImp Land	26	228,655	14	181,879	24	417,880	64	828,414	
06. Com Improve Land	114	1,413,416	27	601,265	38	6,109,016	179	8,123,697	
07. Com Improvements	125	16,950,035	32	8,221,426	41	22,551,005	198	47,722,466	
08. Com Total	151	18,592,106	46	9,004,570	65	29,077,901	262	56,674,577	2,971,130
% of Com Total	57.63	32.81	17.56	15.89	24.81	51.31	5.72	5.41	55.10
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	115,246	0	0	0	0	1	115,246	
11. Ind Improvements	1	13,270,000	0	0	0	0	1	13,270,000	
12. Ind Total	1	13,385,246	0	0	0	0	1	13,385,246	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.02	1.28	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	964	66,104,114	50	6,906,076	226	31,744,791	1,240	104,754,981	1,080,341
% of Res & Rec Total	77.74	63.10	4.03	6.59	18.23	30.30	27.06	10.00	20.03
Com & Ind Total	152	31,977,352	46	9,004,570	65	29,077,901	263	70,059,823	2,971,130
% of Com & Ind Total	57.79	45.64	17.49	12.85	24.71	41.50	5.74	6.69	55.10
17. Taxable Total	1,116	98,081,466	96	15,910,646	291	60,822,692	1,503	174,814,804	4,051,471
% of Taxable Total	74.25	56.11	6.39	9.10	19.36	34.79	32.80	16.69	75.13

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	2	3,267,801	6,211,999	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	1	60,035	1,197,700	3	3,327,836	7,409,699
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	3,327,836	7,409,699

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	8	11,200	8	11,200	0
24. Non-Producing	0	0	0	0	14	7,000	14	7,000	0
25. Total	0	0	0	0	22	18,200	22	18,200	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	78	1	162	241

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	98,529	9	86,905	2,505	638,017,178	2,518	638,202,612
28. Ag-Improved Land	1	900	3	11,956	506	174,189,608	510	174,202,464
29. Ag Improvements	1	1,630	3	311,625	536	59,917,333	540	60,230,588

30. Ag Total					3,058	872,635,664
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	25,000	
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	2	4.49	5,765	1	0.24	360	
36. FarmSite Improv Land	1	0.60	900	2	6.63	9,850	
37. FarmSite Improvements	1	0.00	1,630	3	0.00	311,625	
38. FarmSite Total							
39. Road & Ditches	1	0.27	0	3	1.44	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	14	14.00	350,000	15	15.00	375,000	
32. HomeSite Improv Land	283	289.00	7,225,000	283	289.00	7,225,000	
33. HomeSite Improvements	287	0.00	37,672,417	287	0.00	37,672,417	372,070
34. HomeSite Total				302	304.00	45,272,417	
35. FarmSite UnImp Land	117	579.50	474,183	120	584.23	480,308	
36. FarmSite Improv Land	475	2,432.10	3,320,132	478	2,439.33	3,330,882	
37. FarmSite Improvements	510	0.00	22,244,916	514	0.00	22,558,171	968,985
38. FarmSite Total				634	3,023.56	26,369,361	
39. Road & Ditches	2,616	9,022.82	0	2,620	9,024.53	0	
40. Other- Non Ag Use	7	18.61	27,467	7	18.61	27,467	
41. Total Section VI				936	12,370.70	71,669,245	1,341,055

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	19,252.22	14.13%	65,102,561	14.42%	3,381.56
46. 1A	42,899.70	31.48%	145,807,712	32.29%	3,398.80
47. 2A1	1,718.42	1.26%	5,037,984	1.12%	2,931.75
48. 2A	38,052.77	27.92%	125,435,032	27.78%	3,296.34
49. 3A1	11,218.78	8.23%	36,593,695	8.10%	3,261.82
50. 3A	835.97	0.61%	2,476,527	0.55%	2,962.46
51. 4A1	22,119.46	16.23%	70,452,123	15.60%	3,185.07
52. 4A	188.91	0.14%	599,003	0.13%	3,170.84
53. Total	136,286.23	100.00%	451,504,637	100.00%	3,312.91
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	172,080.08	55.79%	167,778,783	57.76%	975.00
56. 2D1	1,812.06	0.59%	1,766,765	0.61%	975.00
57. 2D	88,798.09	28.79%	80,806,421	27.82%	910.00
58. 3D1	18,058.20	5.85%	16,433,046	5.66%	910.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,282.14	3.33%	8,791,241	3.03%	855.00
61. 4D	17,412.26	5.65%	14,887,510	5.13%	855.00
62. Total	308,442.83	100.00%	290,463,766	100.00%	941.71
Grass					
63. 1G1	348.86	0.35%	204,085	0.35%	585.01
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	615.88	0.62%	361,905	0.63%	587.62
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	79,340.65	80.11%	46,473,952	80.30%	585.75
69. 4G1	17,830.40	18.00%	10,320,783	17.83%	578.83
70. 4G	899.23	0.91%	511,430	0.88%	568.74
71. Total	99,035.02	100.00%	57,872,155	100.00%	584.36
Irrigated Total					
Irrigated Total	136,286.23	24.92%	451,504,637	56.37%	3,312.91
Dry Total					
Dry Total	308,442.83	56.39%	290,463,766	36.26%	941.71
Grass Total					
Grass Total	99,035.02	18.11%	57,872,155	7.23%	584.36
72. Waste	1,487.00	0.27%	118,966	0.01%	80.00
73. Other	1,721.17	0.31%	1,006,895	0.13%	585.01
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	546,972.25	100.00%	800,966,419	100.00%	1,464.36

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	136,286.23	451,504,637	136,286.23	451,504,637
77. Dry Land	88.45	84,452	42.31	38,354	308,312.07	290,340,960	308,442.83	290,463,766
78. Grass	13.44	7,862	42.37	24,788	98,979.21	57,839,505	99,035.02	57,872,155
79. Waste	0.00	0	0.00	0	1,487.00	118,966	1,487.00	118,966
80. Other	0.77	450	0.87	509	1,719.53	1,005,936	1,721.17	1,006,895
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	102.66	92,764	85.55	63,651	546,784.04	800,810,004	546,972.25	800,966,419

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	136,286.23	24.92%	451,504,637	56.37%	3,312.91
Dry Land	308,442.83	56.39%	290,463,766	36.26%	941.71
Grass	99,035.02	18.11%	57,872,155	7.23%	584.36
Waste	1,487.00	0.27%	118,966	0.01%	80.00
Other	1,721.17	0.31%	1,006,895	0.13%	585.01
Exempt	0.00	0.00%	0	0.00%	0.00
Total	546,972.25	100.00%	800,966,419	100.00%	1,464.36

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 Brandon	6	7,399	7	38,881	7	252,054	13	298,334	0
83.2 Elsie	15	54,510	69	289,770	70	2,725,440	85	3,069,720	69,215
83.3 Grinton	32	22,337	16	11,529	16	251,366	48	285,232	5,415
83.4 Grant	28	275,905	533	5,699,231	541	51,643,061	569	57,618,197	577,616
83.5 Kenton Heights	3	17,500	13	182,500	13	1,520,245	16	1,720,245	0
83.6 Madrid	40	168,333	126	706,719	126	5,750,146	166	6,625,198	20,295
83.7 Rural	28	346,564	173	6,731,679	192	24,028,008	220	31,106,251	393,175
83.8 Venango	31	132,377	92	355,852	92	3,543,575	123	4,031,804	14,625
84 Residential Total	183	1,024,925	1,029	14,016,161	1,057	89,713,895	1,240	104,754,981	1,080,341

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	0	0	1	4,500	1	4,500	0
85.2	Brandon	0	0	1	15,000	2	374,600	2	389,600	0
85.3	Elsie	6	42,210	15	182,626	16	1,127,144	22	1,351,980	0
85.4	Granton	0	0	1	2,726	2	125,350	2	128,076	0
85.5	Grant	21	234,394	92	1,245,855	101	11,540,244	122	13,020,493	15,570
85.6	Madrid	10	52,940	15	196,681	16	15,208,396	26	15,458,017	0
85.7	Rural	22	475,075	45	6,533,225	49	30,864,137	71	37,872,437	2,955,560
85.8	Venango	5	23,795	11	62,830	12	1,748,095	17	1,834,720	0
86	Commercial Total	64	828,414	180	8,238,943	199	60,992,466	263	70,059,823	2,971,130

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	348.86	0.38%	204,085	0.38%	585.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	454.32	0.50%	265,776	0.50%	585.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	73,381.91	80.95%	42,928,491	80.95%	585.00
93. 4G1	15,829.76	17.46%	9,260,439	17.46%	585.00
94. 4G	633.31	0.70%	370,492	0.70%	585.01
95. Total	90,648.16	100.00%	53,029,283	100.00%	585.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	161.56	1.93%	96,129	1.98%	595.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	5,958.74	71.05%	3,545,461	73.21%	595.00
102. 4C1	2,000.64	23.85%	1,060,344	21.89%	530.00
103. 4C	265.92	3.17%	140,938	2.91%	530.00
104. Total	8,386.86	100.00%	4,842,872	100.00%	577.44
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	90,648.16	91.53%	53,029,283	91.63%	585.00
CRP Total	8,386.86	8.47%	4,842,872	8.37%	577.44
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	99,035.02	100.00%	57,872,155	100.00%	584.36

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

68 Perkins

	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	94,529,227	104,754,981	10,225,754	10.82%	1,080,341	9.67%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	42,095,663	45,272,417	3,176,754	7.55%	372,070	6.66%
04. Total Residential (sum lines 1-3)	136,624,890	150,027,398	13,402,508	9.81%	1,452,411	8.75%
05. Commercial	53,763,877	56,674,577	2,910,700	5.41%	2,971,130	-0.11%
06. Industrial	13,385,246	13,385,246	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	67,149,123	70,059,823	2,910,700	4.33%	2,971,130	-0.09%
08. Ag-Farmsite Land, Outbuildings	25,390,011	26,369,361	979,350	3.86%	968,985	0.04%
09. Minerals	18,200	18,200	0	0.00%	0	0.00%
10. Non Ag Use Land	27,467	27,467	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	25,435,678	26,415,028	979,350	3.85%	968,985	0.04%
12. Irrigated	484,374,286	451,504,637	-32,869,649	-6.79%		
13. Dryland	291,116,642	290,463,766	-652,876	-0.22%		
14. Grassland	57,477,359	57,872,155	394,796	0.69%		
15. Wasteland	117,678	118,966	1,288	1.09%		
16. Other Agland	994,887	1,006,895	12,008	1.21%		
17. Total Agricultural Land	834,080,852	800,966,419	-33,114,433	-3.97%		
18. Total Value of all Real Property (Locally Assessed)	1,063,290,543	1,047,468,668	-15,821,875	-1.49%	5,392,526	-2.00%

2021 Assessment Survey for Perkins County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1- shared with the treasurers office
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$139,000
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	Perkins County has a separate appraisal budget.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$30,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$24,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	\$7,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes, with gWorks
7.	Is GIS available to the public? If so, what is the web address?
	yes, perkins.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor and gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS, Oblique imagery
10.	When was the aerial imagery last updated?
	GIS 2020, Oblique imagery 2017. The county uses the aerial imagery for additional information about parcels. They also do physical inspections.

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Grant, Madrid, and Venango are all zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Stanard Appraisal Services, Inc.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal Services, Inc. for all commercial.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	The County requires to appraiser to have appraisal experience and to be credentialed.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2021 Residential Assessment Survey for Perkins County

1.	Valuation data collection done by:												
	The county assessor and staff.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Rural, including rural acreages outside of the incorporated villages.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.	2	Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.	4	Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.	8	Rural, including rural acreages outside of the incorporated villages.	AG	Agricultural homes and outbuildings.
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8	Rural, including rural acreages outside of the incorporated villages.												
AG	Agricultural homes and outbuildings.												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost approach is used in determining residential property market value.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	The county uses the local market to establish depreciation.												
5.	Are individual depreciation tables developed for each valuation group?												
	No, a base depreciation table is established using the Grant sales. This model is used for the smaller villages and rural with additional economic depreciation applied by valuation group to reach market value as warranted.												
6.	Describe the methodology used to determine the residential lot values?												
	Market approach using value per lot, value per square foot, and value per acre.												
7.	How are rural residential site values developed?												
	Rural residential site values are developing using the Grant model. Site values are used to get the properties to market value. 1st acre value considers the costs of improvements (sewer, water, electricity) and surrounding county values are considered for equalization.												

8. Are there form 191 applications on file?

No.

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

Not applicable at this time.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2018	2019	2020	2020
2	2018	2015	2016	2015
4	2018	2015	2016	2018
8	2018	2019	2020	2016
AG	2018	2019	2018	2016

2021 Commercial Assessment Survey for Perkins County

1.	Valuation data collection done by:				
	The County Assessor with the assistance from Stanard Appraisal Services.				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Cost, market, and income (when available) approaches are all used to estimate market value of commercial properties in the county.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The cost approach is used in valuing unique commercial properties.				
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?				
	The county uses local market information to develop the depreciation tables.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	No, they are used countywide.				
6.	Describe the methodology used to determine the commercial lot values.				
	Market approach using value per lot, value per square foot, and value per acre.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2020	2019	2020	2020-2021
	Commercial properties are valued by occupancy. Contract appraiser physically inspected Commercial properties in 2020; they reviewed Grain & Chemical properties in 2021.				

2021 Agricultural Assessment Survey for Perkins County

1.	Valuation data collection done by:						
	County Assessor and staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2018					
	The county assessor watches for land changes with the aid of FSA maps, certified acres from the NRD, and has identified all CRP acres within the county by maps and contracts.						
3.	Describe the process used to determine and monitor market areas.						
	N/A						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Primary use is used to determine rural residential land and recreational land. Rural residential land is generally 20 acres or less and parcels with less than 20 acres are looked at more closely to determine primary use. Market data of actual rural acreages are reviewed and valued. Recreational land has not been identified from the market.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Farm home sites carry the same value as rural residential home sites.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Intensive use parcels are valued at the same time as the commercial class. A hired contract appraiser helps set values for these parcels.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	When sales of WRP occur, they reflect a value similar to timbered grassland. Since no sales have occurred in some time, the WRP is moved at a pace similar to the grassland						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	Satellite pivots, CRP						

2020 Plan of Assessment for Perkins County
Assessment Years 2021, 2022, and 2023
Date: June 15, 2020

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15, 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 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 Property Assessment and Taxation on or before October 31st 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 2006).

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.

Reference, Neb. Rev. Stat. 77-5023(2), 77-1344.

General Description of Real Property in Perkins County*

	Parcels	% of Total Parcels	Total Value	% of Taxable Value Base		
Residential	1226	26.88%	\$161,416,189	15.19%		
Commercial & Industrial	263	5.77%	\$ 67,062,420	6.31%		
Agricultural	2808	61.56%	\$834,180,359	78.50%		
Tax Exempt	242	5.31%	0			
Mineral	22	.48%	\$18,200	.00%		
Total	4561	100%	\$1,062,677,168	100%		

*2020 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 547,105.59 acres

Other pertinent facts: 78.50% of Perkins County Valuation is agricultural and of that 78.50%, the primary land use is dry, but the greatest amount of valuation is in irrigated land with \$484,374,286 of value, with dryland valuation at \$291,389,586.

For more information see the 2020 Reports & Opinions and the County Abstract of Assessment.

Current Resources

A. Staff/Budget/Training

Staff

- 1 Assessor
- 1 Deputy Assessor
- 1 Part-time Employee

Budget Request

- 2020-2021 Assessor = \$139,000
- 2020-2021 Reappraisal = \$ 30,000

Training

The Assessor holds a current Assessor Certification dated February 7, 2002, and has been employed in the assessor's office for 20 years. The Deputy Assessor holds a current Assessor Certification dated February 9, 2017.

B. Cadastral Maps - Cadastral maps of agricultural land used in the Assessor's office were scanned by GIS Workshop as part of the upgrade to a GIS system. The soil survey was implemented during the summer and fall of 2008 for the 2009 assessment year. The new soil survey was downloaded during the summer of 2016 for the 2017 assessment year.

C. Property Record Cards – Hard copies and electronic copies of the property record cards are maintained. The information contained within these property record cards meets the requirements of the law. Property record cards are available to the public on our website, perkins.gworks.com.

D. Software for CAMA and Assessment Administration is contracted through MIPS. We had been with Terra Scan since June 1998, but in September 2018, we converted over to MIPS. GIS was implemented in the summer of 2006 and our website came on line in February of 2007. The website is kept updated by GIS Workshop.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property – Building permits are provided from the city of Grant on a monthly basis, and by the village of Madrid and the Village of Venango at the end of each year. No building permits are provided to the assessor's office from Elsie. Zoning permits are provided to the assessor's office by the Zoning Administrator. These building and zoning permits help us to list new construction in the incorporated areas. Zoning permits are not required for agricultural buildings. Improvement statements are filed by the office personnel whenever new construction is observed or reported. Notice is published at the end of each year to remind the taxpayers that an improvement statement must be filed with the County Assessor on all improvements to real property amounting to a value of two thousand five hundred dollars or more.

- B. Data Collection – Data collection is done yearly on different parts of the county.
- C. Review assessment sales ratio studies before assessment actions.
Assessment sales ratios are reviewed yearly to determine what areas need to be adjusted.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons- Residential and Commercial sales books are kept updated when new sales are processed.
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study. – The 06/19 Marshall and Swift costs tables are being used. A current depreciation study and effective age are implemented.
 - 3) Income Approach; income and expense data collection/analysis from the market when available.
 - 4) Land valuation studies - Sales Books are kept updated on all vacant land sales and agricultural sales.
 - 5) Reconciliation of Final Value and documentation
- E. Review assessment sales ratio studies after assessment actions-A complete review of sales ratios is done after the yearly assessment actions to determine the new ratios.
- F. Notices and Public Relations – Notices are published timely to notify the public.

Level of Value for Assessment Year 2020

<u>Property Class</u>	<u>LEVEL OF VALUE</u>
Residential	93%
Commercial	100%
Agricultural	73%

Assessment Actions Planned for Assessment Year 2021

Residential

The review and revaluation of Grant, Grant Suburban and Kenton Heights will be completed for 2021. The review will include an exterior physical inspection, along with verifying information located on the property record card. New digital pictures will also be taken. These properties will be revalued using the 2019 Marshall & Swift cost tables. A market derived depreciation model will be built based on sales.

The review and revaluation of Mobile Homes throughout the county will be completed for 2021. These properties will be revalued using the 2019 Marshal & Swift Cost tables and a market derived depreciation table.

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sale books will be updated as sales are received including sales of residential lots in towns and sales of rural residential land.

Commercial

All grain elevators, chemical facilities, and large industrial will be revalued for 2021. An appraisal firm will be contracted to do our large commercial and pick up work, which will include new construction and additions. Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. Appraisal maintenance will be done on all other commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received. The new LCG Codes (LB 372) were implemented for the 2020 valuation year.

Assessment Actions Planned for Assessment Year 2022

Residential

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received.

Commercial

An appraisal firm will be contracted for 2022 to review the landfill and also all feedlots in the county. The appraisal firm will also be contracted to do our commercial pickup work, which will include new construction and additions. Pritchard & Abbott of Fort Worth, Texas will value the mineral interests in Perkins County. Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a

questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received.

Assessment Actions Planned for Assessment Year 2023

Residential

The review and revaluation of Madrid, Elsie, Grinton, Venango, and Brandon will be completed for 2023, if statistical measures indicate that a reappraisal is necessary. The review will include an exterior physical inspection, along with verifying information located on the property record card. New digital pictures will also be taken. These properties will be revalued using the 2019 Marshall & Swift cost tables. A market derived depreciation model will be built based on sales.

Commercial

Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. Appraisal maintenance will be done on all commercial properties, which includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received.

The following is a time line table to give an overview of the narrative portion of the plan.

Class		2021	2022	2023	
Residential		Physical Review & Revalue Grant, Grant Suburban, Kenton Heights & Mobile Homes	Appraisal maintenance of all residential.	Physical Review & Revalue Madrid, Elsie, Venango, Brandon & Grainton	
Commercial		Physical review & revaluation of Grain & Chemical Facilities	Physical review and revaluation of Landfill & Feedlots	Appraisal maintenance of all Commercial & Industrial	
Agricultural		Market analysis by land classification.	Market analysis by land classification.	Market analysis by land classification.	

Other functions performed by the assessor’s office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to Nebraska Department of Revenue, and annual Assessed Value Update.
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

- g. Certificate of Taxes Levied report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 700 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
 4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions - administer approximately 100 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
 7. Centrally Assessed – review of valuations as certified by Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
 8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 9. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 10. Tax List Corrections – prepare tax list corrections documents for county board approval.
 11. County Board of Equalization – Attend County Board of Equalization meetings for valuation protests, prepare and provide information for hearings.
 12. TERC Appeals – prepare information and attend taxpayer appeal hearing before TERC, defend valuation.
 13. TERC Statewide Equalization – Attend Show Cause Hearing, if applicable to county, and defend values, and/or implement orders of the TERC.
 14. Education/Assessor Education – Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
 15. Update and maintain GIS and Perkins County Assessor’s website.

Conclusion:

The Perkins County Assessor's Office makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation, to insure uniform and proportionate assessments of all properties in Perkins County.

Our office makes every effort to promote good public relations and keep the public informed of the assessment practices required by law.

Respectfully submitted:

Assessor Signature: _____ Date: _____

Copy distribution: Submit the plan to the County Board of Equalization on or before July 31st of each year. Mail a copy of the plan and any amendments to the Department of Property Assessment & Taxation on or before October 31st of each year.