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DEPARTMENT OF REVENUE

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

PHELPS 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 Phelps 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 Phelps 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: Melodie Marvin, Phelps 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.

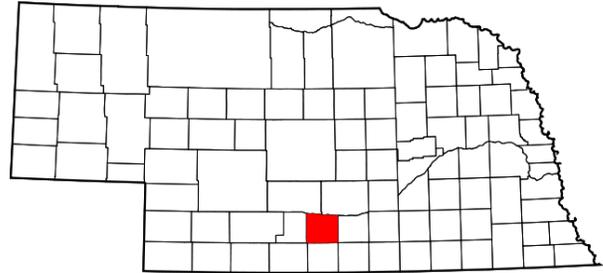
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

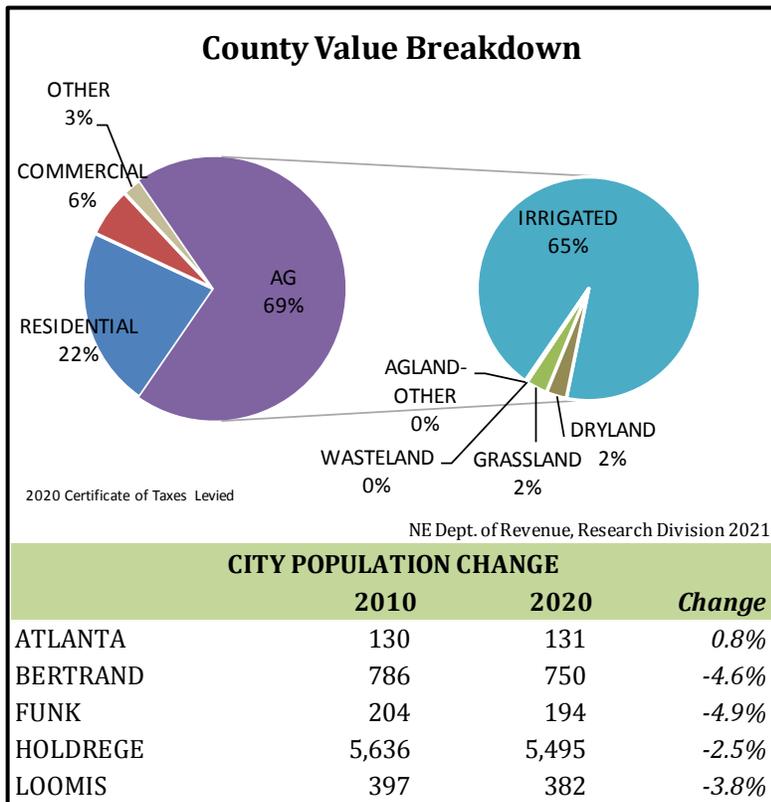
**Further information may be found in Exhibit 94*

County Overview

With a total area of 540 square miles, Phelps County has 9,034 residents, per the Census Bureau Quick Facts for 2019, reflecting a 2% decrease from the 2010 U.S. Census. Reports indicate that 72% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$124,201 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Phelps County are located in and around Holdrege, the county seat. According to the latest information available from the U.S. Census Bureau, there are 340 employer establishments with total employment of 4,268, for an increase of 2% in total employment.



Agricultural land makes up the majority of the county’s valuation base and irrigated land makes up the majority of the land in the county. Phelps County is included in the Tri Basin Natural Resources Districts (NRD).

2021 Residential Correlation for Phelps County

Assessment Actions

For the residential class, physical inspection in Neighborhood 2 in Holdrege were completed. A market analysis was conducted and economic factors were adjusted where warranted to meet an acceptable level of value. Neighborhood 2 in Holdrege increased 4%, while Neighborhood 1 decreased 4%, Neighborhood 4 decreased 2%, and Neighborhood 3 valuations remained the same as the prior year. Additionally, the village of Bertrand increased 9%.

For the remainder of the class, routine maintenance was completed timely.

Assessment Practice Review

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

The sales verification and qualification processes were reviewed with the county assessor. The county assessor utilizes a sales questionnaire for all residential sales. Follow up phone calls are used if additional questions still linger about a transaction. Review of the usability rate shows that the Phelps County Assessor utilizes more sales than typical for the residential class. The practice of the county assessor is that all sales are arm's-length unless it can be verified lending to the higher use of sales. A trimmed analysis with outliers removed showed that the median remains the same but the qualitative measures did improve. Additional review of the sales rosters and comments provided help support that all arm's-length sales have been made available for measurement.

Valuation groups were examined to ensure that economic influences that could affect market value were adequately identified within the county. For the residential class, the Phelps County Assessor currently recognizes four separate valuation groups. Valuation Group 1 is the City of Holdrege. Holdrege is the county seat and has a strong residential market. Valuation Groups 2 and 3 are comprised of the smaller villages within the county. They are divided based on their proximity to Holdrege and amenities available. The final group is composed of the rural residential parcels outside of the city limits. The current structure of the residential class appears to have been adequately stratified.

Frequency of the six-year inspection and review cycle was also conducted. For the residential class, review work is conducted in-house and is typically completed in a four-year cycle. Onsite inspections are completed with an attempt at an interior inspection or interview with the property owner. Due to the pandemic, interviews were not attempted for the 2021 assessment year during the inspection cycle.

2021 Residential Correlation for Phelps County

Lastly, the currency of the appraisal tables and documentation of valuation processes is examined. This includes the costing, depreciation models, lot values and a written valuation methodology. For costing, the county assessor updates costing at the same time for all residential parcels. For the residential class there is one depreciation model based off the city of Holdrege's sales. With land values and economic factors used to distinguish differences in the market. Lot values in the residential class was updated for the 2019 assessment year. The county maintains an abbreviated valuation methodology in-house and supporting documentation is readily available upon request.

Description of Analysis

For the residential class, the Phelps County Assessor has identified four separate valuation groups based on unique economic influences that would affect value.

Valuation Group	Description
1	Holdrege
2	Bertrand, Loomis
3	Atlanta, Funk
4	Rural Residential

The overall statistical sample shows that two of the three measures of central tendency are within the acceptable range, the median and weighted mean. The mean is susceptible to outliers and the sample includes 12 sales with a ratio over 200%. The COD and PRD are higher than the IAAO prescribed parameters; however, they are being affected by low dollar sales and the above-mentioned outliers. The sample was analyzed with the removal of the extreme low dollar sales, the median stayed within the range while the qualitative measures improved, moving closer to the acceptable range.

SALE PRICE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>						
Less Than 5,000	2	297.80	297.80	297.80	00.00	100.00
Less Than 15,000	10	157.28	207.77	184.54	47.74	112.59
Less Than 30,000	24	151.61	180.19	167.22	41.86	107.76
<u>Ranges Excl. Low \$</u>						
Greater Than 4,999	294	93.90	102.14	92.81	26.94	110.05
Greater Than 14,999	286	93.38	99.82	92.66	25.11	107.73
Greater Than 29,999	272	92.15	96.69	91.98	22.62	105.12

When reviewed by individual valuation group, all groups have a sufficient sampling of sales and a median within the acceptable range with the exception of Valuation Group 3. There are only five sales, where three sales ratios are low and two sales ratios are high. The villages are slated for physical inspection during the 2022 assessment year and will be updated then.

2021 Residential Correlation for Phelps County

Historical valuation changes to the villages were examined over the last five years showing that the villages increased about 3-5% annually without growth. This change is similar when compared to villages in the region with comparable economics, which helps support that the smaller villages have achieved an acceptable level of value.

Reviewing the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) shows that the population changed approximately 2% while the sample increased 4%. The changes to the sample reflect the reported assessment actions and generally mirror the changes to the population.

Equalization and Quality of Assessment

The quality of assessment for the residential class of property in Phelps County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	232	93.90	104.56	92.85	28.83	112.61
2	42	94.73	99.01	93.74	22.99	105.62
3	5	77.08	94.91	74.91	46.93	126.70
4	17	94.51	102.03	94.33	28.22	108.16
<u> ALL </u>	296	94.21	103.46	92.86	28.14	111.42

Level of Value

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

2021 Commercial Correlation for Phelps County

Assessment Actions

For the commercial class, routine maintenance was conducted timely.

Assessment Practice Review

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

Sales qualification and verification processes were discussed with the county assessor. The same practices are used across all three-property classes. It is the practice of the county assessor to leave all sales qualified unless the county assessor can verify that the sale is not an arm's-length transaction. This practice can cause the county to use more sales than is typical, which is shown in the review of the usability percentages for the commercial class. Additional trimmed analysis was conducted and the results showed the median moved just one percentage point while the COD improved drastically when outliers were removed. Review of the sales rosters and comments for exclusion support that all arm's-length transactions were made available for measurement.

Additionally, valuation groups are analyzed to ensure that economic factors are adequately stratified. For the commercial class, the valuation groups mimic those of the residential class. Valuation Group 1 is the City of Holdrege, the county seat with a stable business district. Valuation Group 2 is a combination of the smaller villages of Bertrand and Loomis, these villages have some commercial activity however, the market is more sporadic here than Holdrege. Valuation Group 3 is comprised of the smallest villages of Funk and Atlanta, neither village has a viable commercial market. The final group, Valuation Group 4 consists of all commercial parcels outside the city limits. These commercial parcels are largely agricultural in nature and differ from commercial within the villages. The structure of the commercial valuation groups adequately identifies economic differences that would affect value.

Currency of the six-year inspection and review cycle was also examined. For the 2019 assessment year, the county assessor completed a two-year reappraisal. The county assessor hired a contract appraisal firm to complete the physical inspection and reappraisal. The commercial class of Phelps County is in compliance with the six-year inspection and review cycle requirements. Additionally, the commercial appraisal tables were also reviewed. The county assessor updated the costing, depreciation and land values during the reappraisal for the 2019 assessment year.

2021 Commercial Correlation for Phelps County

Description of Analysis

Phelps County recognizes four separate valuation groups for the commercial class. The majority of the commercial sales occur in Valuation Group 1, Holdrege.

Valuation Group	Description
1	Holdrege
2	Bertrand, Loomis
3	Atlanta, Funk
4	Rural Residential

Review of the overall statistical sampling shows that the median is the only measure of central tendency within the acceptable range. The mean is slightly high while the weighted mean is very high. The COD is slightly above the guidelines recommended by IAAO while the PRD is well below the acceptable range. The weighted mean and PRD are affected by two high dollar sales, one was a mortuary, and the other was a factory. Hypothetically, if these sales were removed the weighted mean would be at 100% while the PRD would fall within the acceptable range at 103%.

Further stratification by individual valuation groups show only Valuation Group 1 has a sufficient sampling of sales. Valuation Group 1 has a median and weighted mean within the acceptable range. The COD is the lowest whereas the market is more stable in Holdrege than the other valuation groups. Additional analysis by occupancy code shows that no individual occupancy code has a sufficient number of sales for independent analysis.

Evaluation of the 2021 County Abstract of Assessment for Real Property, Form 45, Compared with the 2020 Certificate of Taxes Levied Report (CTL) show that the population increased less than 1% while the sample remained the same. These movements reflect the reported actions of pick-up work for the commercial class.

Equalization and Quality of Assessment

Even though, Valuation Groups 2, 3, and 4's sample size is insufficient to determine a level of value, the same appraisal processes are used across all four valuation groups and have achieved an acceptable level of value. The quality of assessment of the commercial class in Phelps County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	34	97.72	105.23	93.84	21.62	112.14
2	8	93.78	95.16	80.23	32.75	118.61
3	1	48.27	48.27	48.27	00.00	100.00
4	1	181.28	181.28	181.28	00.00	100.00
____ALL____	44	97.27	103.84	121.19	25.80	85.68

2021 Commercial Correlation for Phelps County

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Phelps County is 97%.

2021 Agricultural Correlation for Phelps County

Assessment Actions

For the agricultural class, the county assessor and staff physically reviewed agricultural buildings in the townships of Cottonwood, Westside, and Williamsburg. Additionally, land use was physically inspected in the townships of Divide, Laird, Sheridan, and Union.

Market analysis was conducted and adjustments were made to the agricultural land as follows: Irrigated land decreased 2% while both dryland and grassland decreased 4%.

In all other portions of the class, pick-up work was completed timely.

Assessment Practice Review

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

Sales verification and qualification processes were reviewed. The same practices apply across all three-property classes. The usability rate of sales for the agricultural class were typical when compared to the statewide average. Further review of the sales rosters along with qualifying comments support that all arm's-length sales were available for measurement.

Market areas were also evaluated to ensure that geographical differences that would affect market value was recognized. The Phelps County Assessor currently has two separate market areas. Market Area 1 is the largest market area encompassing the majority of the county. The soils here are highly productive and the topography makes the land ideal for farming. Market Area 1 is comprised mainly of irrigated land. Market Area 2 is the southwest portion of the county. This area is much more rugged and more similar to the canyon-like terrain found in Gosper County Market Area 4 and Furnas County. Market Area 2 is more suited for rangeland than cropping.

The frequency of the six-year inspection and review cycle was also examined. For the agricultural class, homes are reviewed in conjunction with the rural residential homes. Outbuildings and land use are also physically inspected but on different cycles. The use of multiple cycles for the rural allows the county assessor to discover changes and growth more frequently. In addition to the physical inspection of the land, aerial imagery is inspected for changes to the land use. The Phelps County Assessor complies with the six-year physical inspection and review cycle.

Currency of the appraisal tables for agricultural homes and outbuildings were evaluated. Agricultural homes are valued using the same appraisal tables as the rural residential parcels. Outbuildings are costed then valued using a straight-line depreciation table based on the age and condition of the improvement. Costing, depreciation models, and land tables have been recently updated within the last appraisal cycle.

2021 Agricultural Correlation for Phelps County

Description of Analysis

The statistical profile is comprised of 43 sales all within Market Area 1. The median and mean are within the acceptable range while the weighted mean is slightly below. The qualitative measures support that the market has been somewhat stable over the last three years. When stratified by 80% Majority Land Use (MLU) only the irrigated subclass is represented in the sample. This is typical as Market Area 1 is the only market area to appear in the sample and irrigated land makes up 89% of Market Area 1. The 80% MLU for the irrigated subclass has 41 sales with a median within the range.

Whereas Market Area 2 and the subclasses of dryland and grassland values are not represented in the statistics, comparability to the surrounding counties will be relied upon for equalization. The terrain in Market Area 2 terrain is most comparable to Harlan County-Market Areas 1 and 2, Gosper County- Market Area 4, and Furnas County. Overall, the values set in Phelps County-Market Area 2 are generally comparable to the values of the above-mentioned counties. Additionally, the dryland and grassland values are similar when compared to values of the surrounding counties in both Market Area 1 and Market Area 2.

Equalization and Quality of Assessment

Statistical data for Market Area 2, the dryland subclass, and grassland subclass are absent from the sample. However, comparison to surrounding counties indicate that an acceptable level of value has been achieved for agricultural land. The quality of assessment of the agricultural class of property in Phelps County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	41	69.41	69.74	68.04	08.99	102.50
1	41	69.41	69.74	68.04	08.99	102.50
____ALL____	43	69.86	69.86	68.16	08.69	102.49

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Phelps County is 70%.

2021 Opinions of the Property Tax Administrator for Phelps County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Phelps County

Residential Real Property - Current

Number of Sales	296	Median	94.21
Total Sales Price	\$35,404,857	Mean	103.46
Total Adj. Sales Price	\$35,404,857	Wgt. Mean	92.86
Total Assessed Value	\$32,877,122	Average Assessed Value of the Base	\$97,179
Avg. Adj. Sales Price	\$119,611	Avg. Assessed Value	\$111,071

Confidence Interval - Current

95% Median C.I	90.03 to 96.52
95% Wgt. Mean C.I	90.08 to 95.65
95% Mean C.I	97.74 to 109.18
% of Value of the Class of all Real Property Value in the County	17.90
% of Records Sold in the Study Period	7.81
% of Value Sold in the Study Period	8.92

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	297	94	93.52
2019	301	93	93.26
2018	311	93	93.20
2017	322	95	94.92

2021 Commission Summary for Phelps County

Commercial Real Property - Current

Number of Sales	44	Median	97.27
Total Sales Price	\$9,534,400	Mean	103.84
Total Adj. Sales Price	\$9,534,400	Wgt. Mean	121.19
Total Assessed Value	\$11,554,802	Average Assessed Value of the Base	\$214,325
Avg. Adj. Sales Price	\$216,691	Avg. Assessed Value	\$262,609

Confidence Interval - Current

95% Median C.I	93.62 to 107.74
95% Wgt. Mean C.I	78.46 to 163.92
95% Mean C.I	91.69 to 115.99
% of Value of the Class of all Real Property Value in the County	6.25
% of Records Sold in the Study Period	7.33
% of Value Sold in the Study Period	8.99

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	47	98	97.55
2019	45	98	97.82
2018	46	95	94.87
2017	33	94	94.19

69 Phelps
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 : 296
 Total Sales Price : 35,404,857
 Total Adj. Sales Price : 35,404,857
 Total Assessed Value : 32,877,122
 Avg. Adj. Sales Price : 119,611
 Avg. Assessed Value : 111,071

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 103
 COD : 28.14
 PRD : 111.42

COV : 48.57
 STD : 50.25
 Avg. Abs. Dev : 26.51
 MAX Sales Ratio : 471.99
 MIN Sales Ratio : 36.51

95% Median C.I. : 90.03 to 96.52
 95% Wgt. Mean C.I. : 90.08 to 95.65
 95% Mean C.I. : 97.74 to 109.18

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	25	97.32	108.00	96.36	31.73	112.08	48.44	269.25	84.04 to 113.77	77,676	74,847
01-JAN-19 To 31-MAR-19	20	88.03	94.43	89.92	29.02	105.02	36.51	228.00	74.94 to 98.95	85,640	77,008
01-APR-19 To 30-JUN-19	45	93.56	118.56	94.67	43.65	125.24	52.76	471.99	83.07 to 106.22	108,251	102,483
01-JUL-19 To 30-SEP-19	44	95.00	108.32	96.96	26.76	111.72	41.69	345.37	91.24 to 105.31	122,905	119,162
01-OCT-19 To 31-DEC-19	32	96.54	93.44	92.37	13.51	101.16	57.61	138.06	84.15 to 99.88	120,375	111,186
01-JAN-20 To 31-MAR-20	37	97.58	102.72	97.73	23.02	105.11	42.59	241.77	90.96 to 105.38	129,531	126,592
01-APR-20 To 30-JUN-20	40	86.97	101.45	87.80	31.69	115.55	56.70	297.80	80.83 to 96.09	123,524	108,459
01-JUL-20 To 30-SEP-20	53	89.69	95.96	89.16	24.53	107.63	37.40	297.80	78.84 to 98.88	148,782	132,655
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	134	94.61	109.63	95.21	33.59	115.15	36.51	471.99	90.21 to 98.69	103,984	99,001
01-OCT-19 To 30-SEP-20	162	93.47	98.36	91.34	23.68	107.69	37.40	297.80	88.57 to 97.23	132,537	121,055
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	141	94.57	106.24	94.38	29.26	112.57	36.51	471.99	90.03 to 97.59	112,368	106,050
<u>ALL</u>	296	94.21	103.46	92.86	28.14	111.42	36.51	471.99	90.03 to 96.52	119,611	111,071

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	232	93.90	104.56	92.85	28.83	112.61	36.51	471.99	89.77 to 96.61	115,787	107,505
2	42	94.73	99.01	93.74	22.99	105.62	47.45	241.77	86.99 to 105.32	110,065	103,172
3	5	77.08	94.91	74.91	46.93	126.70	37.40	145.19	N/A	97,269	72,867
4	17	94.51	102.03	94.33	28.22	108.16	42.59	312.79	76.14 to 104.26	201,945	190,490
<u>ALL</u>	296	94.21	103.46	92.86	28.14	111.42	36.51	471.99	90.03 to 96.52	119,611	111,071

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	296	94.21	103.46	92.86	28.14	111.42	36.51	471.99	90.03 to 96.52	119,611	111,071
06											
07											
<u>ALL</u>	296	94.21	103.46	92.86	28.14	111.42	36.51	471.99	90.03 to 96.52	119,611	111,071

69 Phelps
RESIDENTIAL

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Qualified

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COV : 48.57
 STD : 50.25
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 MIN Sales Ratio : 36.51

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 95% Mean C.I. : 97.74 to 109.18

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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
<u>Low \$ Ranges</u>											
Less Than 5,000	2	297.80	297.80	297.80	00.00	100.00	297.80	297.80	N/A	4,000	11,912
Less Than 15,000	10	157.28	207.77	184.54	47.74	112.59	110.32	389.40	119.12 to 297.80	7,885	14,551
Less Than 30,000	24	151.61	180.19	167.22	41.86	107.76	52.76	471.99	119.12 to 178.24	17,194	28,751
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	294	93.90	102.14	92.81	26.94	110.05	36.51	471.99	89.98 to 96.18	120,397	111,746
Greater Than 14,999	286	93.38	99.82	92.66	25.11	107.73	36.51	471.99	89.21 to 95.95	123,518	114,446
Greater Than 29,999	272	92.15	96.69	91.98	22.62	105.12	36.51	345.37	88.12 to 95.37	128,648	118,335
<u>Incremental Ranges</u>											
0 TO 4,999	2	297.80	297.80	297.80	00.00	100.00	297.80	297.80	N/A	4,000	11,912
5,000 TO 14,999	8	148.43	185.27	171.75	39.10	107.87	110.32	389.40	110.32 to 389.40	8,856	15,211
15,000 TO 29,999	14	147.18	160.50	163.13	36.91	98.39	52.76	471.99	94.64 to 178.24	23,843	38,895
30,000 TO 59,999	47	96.13	124.53	123.24	50.19	101.05	36.51	345.37	90.21 to 130.81	44,765	55,167
60,000 TO 99,999	70	97.07	95.98	95.64	17.85	100.36	37.40	161.77	88.12 to 102.67	78,487	75,066
100,000 TO 149,999	79	87.75	88.76	88.65	16.38	100.12	48.44	177.79	83.07 to 91.24	126,487	112,125
150,000 TO 249,999	51	89.21	86.90	87.16	13.20	99.70	42.59	113.12	83.06 to 94.51	180,519	157,339
250,000 TO 499,999	22	93.63	92.25	92.40	14.71	99.84	67.09	123.25	80.96 to 104.26	297,281	274,697
500,000 TO 999,999	3	88.75	85.26	85.44	09.51	99.79	70.85	96.18	N/A	551,667	471,371
1,000,000 +											
<u>ALL</u>	296	94.21	103.46	92.86	28.14	111.42	36.51	471.99	90.03 to 96.52	119,611	111,071

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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 : 44
Total Sales Price : 9,534,400
Total Adj. Sales Price : 9,534,400
Total Assessed Value : 11,554,802
Avg. Adj. Sales Price : 216,691
Avg. Assessed Value : 262,609

MEDIAN : 97
WGT. MEAN : 121
MEAN : 104
COD : 25.80
PRD : 85.68

COV : 39.60
STD : 41.12
Avg. Abs. Dev : 25.10
MAX Sales Ratio : 272.29
MIN Sales Ratio : 38.97

95% Median C.I. : 93.62 to 107.74
95% Wgt. Mean C.I. : 78.46 to 163.92
95% Mean C.I. : 91.69 to 115.99

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	5	93.96	95.12	95.89	01.92	99.20	92.72	99.45	N/A	88,980	85,323
01-JAN-18 To 31-MAR-18	3	95.64	95.97	95.50	01.68	100.49	93.72	98.56	N/A	51,833	49,501
01-APR-18 To 30-JUN-18	3	122.14	113.86	122.17	08.79	93.20	93.60	125.83	N/A	138,333	168,996
01-JUL-18 To 30-SEP-18	5	95.55	96.62	96.16	04.82	100.48	90.33	107.74	N/A	108,300	104,140
01-OCT-18 To 31-DEC-18	2	96.19	96.19	96.27	00.83	99.92	95.39	96.99	N/A	64,750	62,334
01-JAN-19 To 31-MAR-19	3	66.44	71.41	80.84	26.08	88.33	47.90	99.90	N/A	65,000	52,547
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	7	123.11	120.96	111.87	31.51	108.13	38.97	182.70	38.97 to 182.70	59,714	66,804
01-OCT-19 To 31-DEC-19	2	113.29	113.29	103.90	13.22	109.04	98.31	128.26	N/A	52,250	54,288
01-JAN-20 To 31-MAR-20	4	106.29	132.75	81.79	57.15	162.31	46.11	272.29	N/A	213,125	174,314
01-APR-20 To 30-JUN-20	2	82.25	82.25	71.57	41.31	114.92	48.27	116.23	N/A	87,500	62,623
01-JUL-20 To 30-SEP-20	8	96.34	100.65	135.52	32.36	74.27	55.07	181.28	55.07 to 181.28	762,875	1,033,873
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	16	95.60	99.26	102.95	06.36	96.42	90.33	125.83	93.60 to 99.45	97,306	100,176
01-OCT-18 To 30-SEP-19	12	98.45	104.44	101.00	34.46	103.41	38.97	182.70	66.44 to 139.28	61,875	62,494
01-OCT-19 To 30-SEP-20	16	99.45	107.95	127.19	37.10	84.87	46.11	272.29	61.98 to 128.26	452,188	575,129
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	13	95.64	100.38	104.78	07.10	95.80	90.33	125.83	93.60 to 107.74	95,500	100,066
01-JAN-19 To 31-DEC-19	12	104.81	107.29	102.28	34.17	104.90	38.97	182.70	66.44 to 139.28	59,792	61,153
<u>ALL</u>	44	97.27	103.84	121.19	25.80	85.68	38.97	272.29	93.62 to 107.74	216,691	262,609

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	34	97.72	105.23	93.84	21.62	112.14	46.11	272.29	93.72 to 109.71	177,159	166,245
2	8	93.78	95.16	80.23	32.75	118.61	38.97	182.70	38.97 to 182.70	38,250	30,689
3	1	48.27	48.27	48.27	00.00	100.00	48.27	48.27	N/A	115,000	55,510
4	1	181.28	181.28	181.28	00.00	100.00	181.28	181.28	N/A	3,090,000	5,601,448
<u>ALL</u>	44	97.27	103.84	121.19	25.80	85.68	38.97	272.29	93.62 to 107.74	216,691	262,609

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COMMERCIAL

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	43	96.99	102.03	92.38	24.46	110.45	38.97	272.29	93.62 to 100.58	149,870	138,450
04	1	181.28	181.28	181.28	00.00	100.00	181.28	181.28	N/A	3,090,000	5,601,448
<u>ALL</u>	44	97.27	103.84	121.19	25.80	85.68	38.97	272.29	93.62 to 107.74	216,691	262,609

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	93.60	93.60	93.60	00.00	100.00	93.60	93.60	N/A	10,000	9,360
Less Than 30,000	6	106.63	110.95	108.84	29.01	101.94	47.90	182.70	47.90 to 182.70	19,167	20,861
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	44	97.27	103.84	121.19	25.80	85.68	38.97	272.29	93.62 to 107.74	216,691	262,609
Greater Than 14,999	43	97.55	104.07	121.22	26.23	85.85	38.97	272.29	93.72 to 107.74	221,498	268,499
Greater Than 29,999	38	96.43	102.71	121.34	24.98	84.65	38.97	272.29	93.62 to 100.58	247,879	300,780
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	93.60	93.60	93.60	00.00	100.00	93.60	93.60	N/A	10,000	9,360
15,000 TO 29,999	5	114.70	114.42	110.29	28.68	103.74	47.90	182.70	N/A	21,000	23,161
30,000 TO 59,999	7	93.72	117.43	118.47	30.82	99.12	77.36	272.29	77.36 to 272.29	51,571	61,096
60,000 TO 99,999	16	97.65	101.47	99.21	22.55	102.28	38.97	175.56	92.72 to 123.11	78,056	77,443
100,000 TO 149,999	6	95.69	89.72	89.86	13.45	99.84	48.27	107.74	48.27 to 107.74	118,583	106,558
150,000 TO 249,999	1	95.55	95.55	95.55	00.00	100.00	95.55	95.55	N/A	155,000	148,110
250,000 TO 499,999	5	97.88	89.70	85.85	24.71	104.48	46.11	122.14	N/A	352,000	302,179
500,000 TO 999,999	1	131.83	131.83	131.83	00.00	100.00	131.83	131.83	N/A	810,000	1,067,850
1,000,000 +	2	121.63	121.63	146.28	49.04	83.15	61.98	181.28	N/A	2,186,500	3,198,338
<u>ALL</u>	44	97.27	103.84	121.19	25.80	85.68	38.97	272.29	93.62 to 107.74	216,691	262,609

69 Phelps
COMMERCIAL

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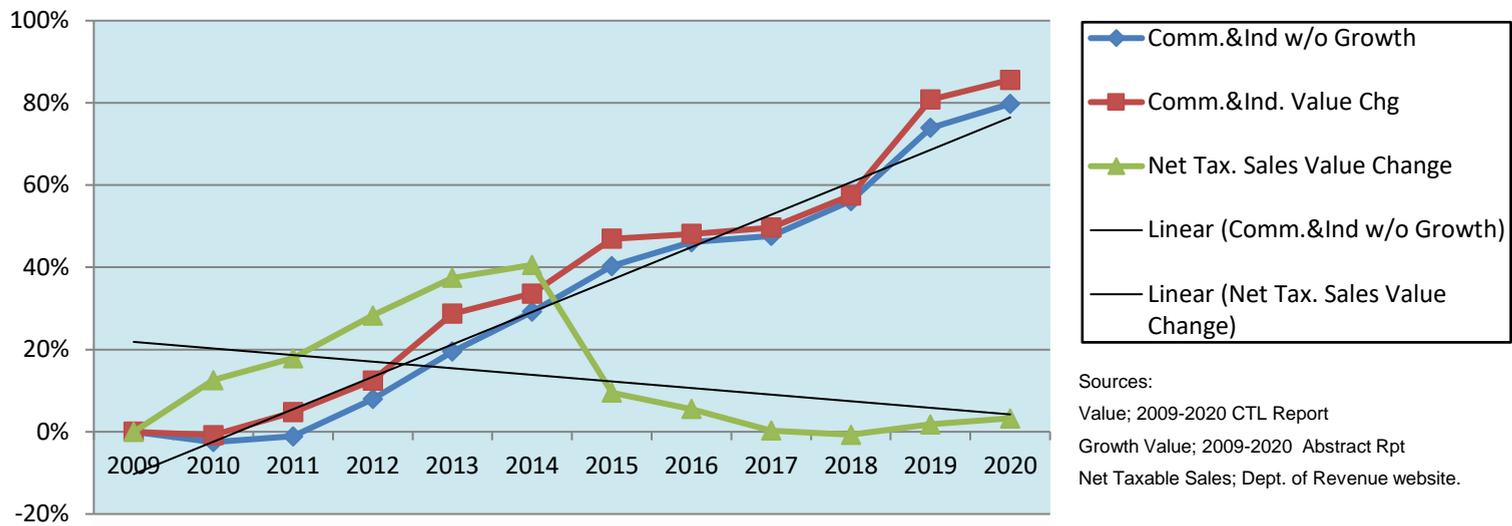
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	2	125.71	125.71	73.27	45.33	171.57	68.72	182.70	N/A	187,500	137,390
341	1	113.64	113.64	113.64	00.00	100.00	113.64	113.64	N/A	300,000	340,924
342	1	61.98	61.98	61.98	00.00	100.00	61.98	61.98	N/A	1,283,000	795,228
343	1	131.83	131.83	131.83	00.00	100.00	131.83	131.83	N/A	810,000	1,067,850
344	8	96.60	103.73	111.26	09.73	93.23	92.72	123.11	92.72 to 123.11	94,000	104,583
349	2	72.78	72.78	59.11	36.64	123.13	46.11	99.45	N/A	297,500	175,857
350	4	116.79	114.71	111.75	10.57	102.65	96.99	128.26	N/A	67,625	75,569
353	6	96.93	131.89	115.68	39.28	114.01	91.93	272.29	91.93 to 272.29	95,417	110,378
384	1	99.90	99.90	99.90	00.00	100.00	99.90	99.90	N/A	95,000	94,905
386	2	68.43	68.43	85.56	43.05	79.98	38.97	97.88	N/A	205,500	175,818
406	9	92.10	90.91	91.12	29.70	99.77	47.90	175.56	48.27 to 116.23	67,222	61,250
434	2	74.35	74.35	69.35	25.93	107.21	55.07	93.62	N/A	67,500	46,809
494	1	181.28	181.28	181.28	00.00	100.00	181.28	181.28	N/A	3,090,000	5,601,448
498	1	114.70	114.70	114.70	00.00	100.00	114.70	114.70	N/A	25,000	28,675
528	3	95.87	94.92	93.58	02.86	101.43	90.33	98.56	N/A	71,800	67,189
<u>ALL</u>	44	97.27	103.84	121.19	25.80	85.68	38.97	272.29	93.62 to 107.74	216,691	262,609

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	\$ 62,971,798	\$ 9,490,367		\$ 53,481,431	--	\$ 75,193,813	--
2009	\$ 67,930,383	\$ 2,015,487	2.97%	\$ 65,914,896	--	\$ 72,403,175	--
2010	\$ 67,384,023	\$ 1,166,855	1.73%	\$ 66,217,168	-2.52%	\$ 81,520,014	12.59%
2011	\$ 71,154,462	\$ 3,978,845	5.59%	\$ 67,175,617	-0.31%	\$ 85,366,415	4.72%
2012	\$ 76,405,158	\$ 3,075,170	4.02%	\$ 73,329,988	3.06%	\$ 92,895,999	8.82%
2013	\$ 87,429,003	\$ 6,264,645	7.17%	\$ 81,164,358	6.23%	\$ 99,534,068	7.15%
2014	\$ 90,779,753	\$ 3,000,565	3.31%	\$ 87,779,188	0.40%	\$ 101,791,727	2.27%
2015	\$ 99,831,964	\$ 4,509,805	4.52%	\$ 95,322,159	5.00%	\$ 79,286,020	-22.11%
2016	\$ 100,614,024	\$ 1,337,960	1.33%	\$ 99,276,064	-0.56%	\$ 76,414,974	-3.62%
2017	\$ 101,659,312	\$ 1,356,985	1.33%	\$ 100,302,327	-0.31%	\$ 72,622,250	-4.96%
2018	\$ 106,965,598	\$ 920,190	0.86%	\$ 106,045,408	4.31%	\$ 71,885,363	-1.01%
2019	\$ 122,818,224	\$ 4,664,619	3.80%	\$ 118,153,605	10.46%	\$ 73,707,412	2.53%
2020	\$ 126,083,642	\$ 3,960,455	3.14%	\$ 122,123,187	-0.57%	\$ 74,751,246	1.42%
Ann %chg	6.10%			Average	2.58%	0.18%	0.64%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-2.52%	-0.80%	12.59%
2011	-1.11%	4.75%	17.90%
2012	7.95%	12.48%	28.30%
2013	19.48%	28.70%	37.47%
2014	29.22%	33.64%	40.59%
2015	40.32%	46.96%	9.51%
2016	46.14%	48.11%	5.54%
2017	47.65%	49.65%	0.30%
2018	56.11%	57.46%	-0.72%
2019	73.93%	80.80%	1.80%
2020	79.78%	85.61%	3.24%

County Number	69
County Name	Phelps

69 Phelps
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 : 43
Total Sales Price : 41,920,775
Total Adj. Sales Price : 41,920,775
Total Assessed Value : 28,573,140
Avg. Adj. Sales Price : 974,902
Avg. Assessed Value : 664,492

MEDIAN : 70
WGT. MEAN : 68
MEAN : 70
COD : 08.69
PRD : 102.49

COV : 11.77
STD : 08.22
Avg. Abs. Dev : 06.07
MAX Sales Ratio : 96.74
MIN Sales Ratio : 57.48

95% Median C.I. : 65.58 to 72.00
95% Wgt. Mean C.I. : 65.45 to 70.87
95% Mean C.I. : 67.40 to 72.32

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	4	62.68	63.75	63.13	05.34	100.98	60.23	69.41	N/A	840,000	530,257
01-JAN-18 To 31-MAR-18	7	71.43	72.22	70.07	09.44	103.07	57.48	89.92	57.48 to 89.92	716,972	502,406
01-APR-18 To 30-JUN-18	3	67.95	66.35	66.10	04.71	100.38	60.74	70.35	N/A	1,022,036	675,522
01-JUL-18 To 30-SEP-18	3	66.72	65.88	66.02	03.90	99.79	61.56	69.35	N/A	1,142,060	753,982
01-OCT-18 To 31-DEC-18	5	74.12	76.65	75.79	10.46	101.13	63.19	96.74	N/A	840,985	637,372
01-JAN-19 To 31-MAR-19	2	66.30	66.30	65.71	10.00	100.90	59.67	72.92	N/A	1,176,000	772,781
01-APR-19 To 30-JUN-19	5	71.81	73.20	71.80	04.69	101.95	68.38	82.15	N/A	862,208	619,046
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	1	58.58	58.58	58.58	00.00	100.00	58.58	58.58	N/A	1,070,000	626,791
01-JAN-20 To 31-MAR-20	8	71.32	70.36	67.03	07.89	104.97	57.92	78.96	57.92 to 78.96	1,168,954	783,515
01-APR-20 To 30-JUN-20	3	66.76	67.41	67.40	02.34	100.01	65.39	70.07	N/A	1,185,820	799,189
01-JUL-20 To 30-SEP-20	2	70.53	70.53	69.31	13.43	101.76	61.06	79.99	N/A	1,101,315	763,316
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	17	67.95	68.07	66.75	08.14	101.98	57.48	89.92	60.74 to 71.43	874,770	583,905
01-OCT-18 To 30-SEP-19	12	72.46	73.49	72.03	08.18	102.03	59.67	96.74	68.38 to 77.19	905,664	652,304
01-OCT-19 To 30-SEP-20	14	68.31	68.91	66.86	08.68	103.07	57.92	79.99	61.06 to 77.98	1,155,837	772,793
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	18	70.39	71.41	69.94	09.45	102.10	57.48	96.74	65.56 to 74.12	873,112	610,679
01-JAN-19 To 31-DEC-19	8	71.05	69.65	68.12	07.63	102.25	58.58	82.15	58.58 to 82.15	966,630	658,448
<u>ALL</u>	43	69.86	69.86	68.16	08.69	102.49	57.48	96.74	65.58 to 72.00	974,902	664,492

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	43	69.86	69.86	68.16	08.69	102.49	57.48	96.74	65.58 to 72.00	974,902	664,492
<u>ALL</u>	43	69.86	69.86	68.16	08.69	102.49	57.48	96.74	65.58 to 72.00	974,902	664,492

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
<u>Irrigated</u>											
County	29	71.43	71.90	70.52	08.30	101.96	59.67	96.74	66.76 to 73.38	927,103	653,796
1	29	71.43	71.90	70.52	08.30	101.96	59.67	96.74	66.76 to 73.38	927,103	653,796
<u>ALL</u>	43	69.86	69.86	68.16	08.69	102.49	57.48	96.74	65.58 to 72.00	974,902	664,492

69 Phelps
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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 WGT. MEAN : 68
 MEAN : 70
 COD : 08.69
 PRD : 102.49

COV : 11.77
 STD : 08.22
 Avg. Abs. Dev : 06.07
 MAX Sales Ratio : 96.74
 MIN Sales Ratio : 57.48

95% Median C.I. : 65.58 to 72.00
 95% Wgt. Mean C.I. : 65.45 to 70.87
 95% Mean C.I. : 67.40 to 72.32

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	41	69.41	69.74	68.04	08.99	102.50	57.48	96.74	65.56 to 72.00	988,312	672,470
1	41	69.41	69.74	68.04	08.99	102.50	57.48	96.74	65.56 to 72.00	988,312	672,470
____ALL____	43	69.86	69.86	68.16	08.69	102.49	57.48	96.74	65.58 to 72.00	974,902	664,492

Phelps County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Phelps	1	5498	5498	4500	4097	3900	3800	3700	3305	5156
Kearney	1	4800	4799	4750	4541	4000	3014	3001	3000	4471
Franklin	2	4273	4245	3958	4019	1210	3499	3559	3497	4091
Harlan	1	4779	4780	3990	2730	n/a	2540	2420	2423	4387
Gosper	1	4975	4975	4100	3300	n/a	3100	2900	2750	4739
Dawson	1	4414	4418	4102	3873	3595	3449	3295	3135	4196
Buffalo	1	4849	4841	4681	4569	3646	4280	3974	3973	4484
Phelps	2	4600	4500	4200	4000	3898	3699	3500	3300	4206
Harlan	2	4244	4241	3622	2479	n/a	2540	2420	2422	3697
Furnas	1	3695	3695	2995	2815	n/a	2065	1980	1980	3323
Gosper	4	4120	4120	3499	2943	2712	n/a	2515	2354	3489

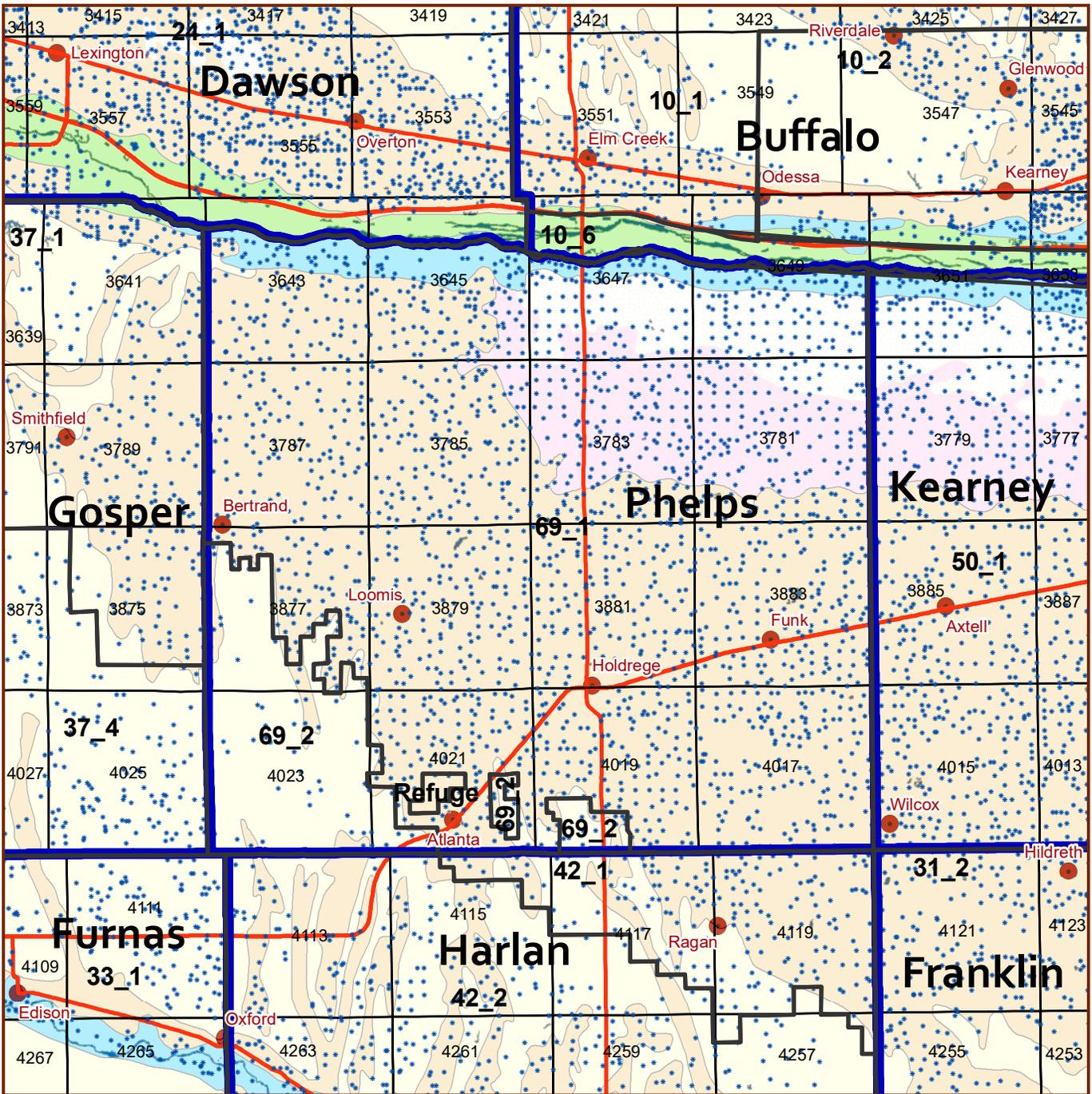
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Phelps	1	2450	2450	2350	2150	2050	1950	1750	1500	2338
Kearney	1	n/a	2770	2500	2500	2200	1785	1785	1785	2594
Franklin	2	2680	2650	2300	2280	1970	1960	1615	1615	2410
Custer	5	n/a	1600	1500	1300	1300	1200	1130	1130	1375
Harlan	1	n/a	2460	2195	1717	n/a	1710	1565	1565	2307
Gosper	1	n/a	1821	1730	1635	1501	1280	1215	1215	1715
Dawson	1	n/a	2201	2211	2005	1994	1800	1555	1540	1958
Buffalo	1	2280	2279	2125	2125	1980	1970	1850	1850	2033
Phelps	2	n/a	2039	1849	1650	1466	1276	1150	1099	1706
Harlan	2	1848	1848	1562	1204	1159	1335	1365	1365	1724
Furnas	1	1625	1625	1115	1115	1115	n/a	1015	1015	1426
Gosper	4	n/a	1744	1626	1525	n/a	1177	1156	1156	1613

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Phelps	1	1293	1249	1200	1148	1100	1050	891	1050	1191
Kearney	1	1300	1300	1300	1300	1300	1300	1300	1300	1300
Franklin	2	1085	1085	1075	1065	1060	1060	1045	1045	1077
Custer	5	745	831	825	750	821	806	750	1314	808
Harlan	1	950	950	950	950	n/a	n/a	n/a	950	950
Gosper	1	975	984	975	975	1349	n/a	975	1335	978
Dawson	1	1075	1075	1065	1020	985	978	950	940	1051
Buffalo	1	1320	1319	1290	1275	1254	1230	1200	n/a	1277
Phelps	2	1300	1250	1200	1150	n/a	1048	1050	1050	1156
Harlan	2	950	950	950	950	950	950	n/a	950	950
Furnas	1	799	800	800	800	800	n/a	800	n/a	800
Gosper	4	883	884	883	1252	1252	n/a	884	1252	884

County	Mkt Area	CRP	TIMBER	WASTE
Phelps	1	1053	1060	35
Kearney	1	n/a	n/a	150
Franklin	2	1079	550	150
Custer	5	n/a	n/a	50
Harlan	1	n/a	n/a	100
Gosper	1	n/a	n/a	100
Dawson	1	n/a	n/a	50
Buffalo	1	1223	514	475
Phelps	2	n/a	1050	35
Harlan	2	n/a	n/a	100
Furnas	1	800	800	75
Gosper	4	n/a	n/a	100

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.

PHELPS COUNTY



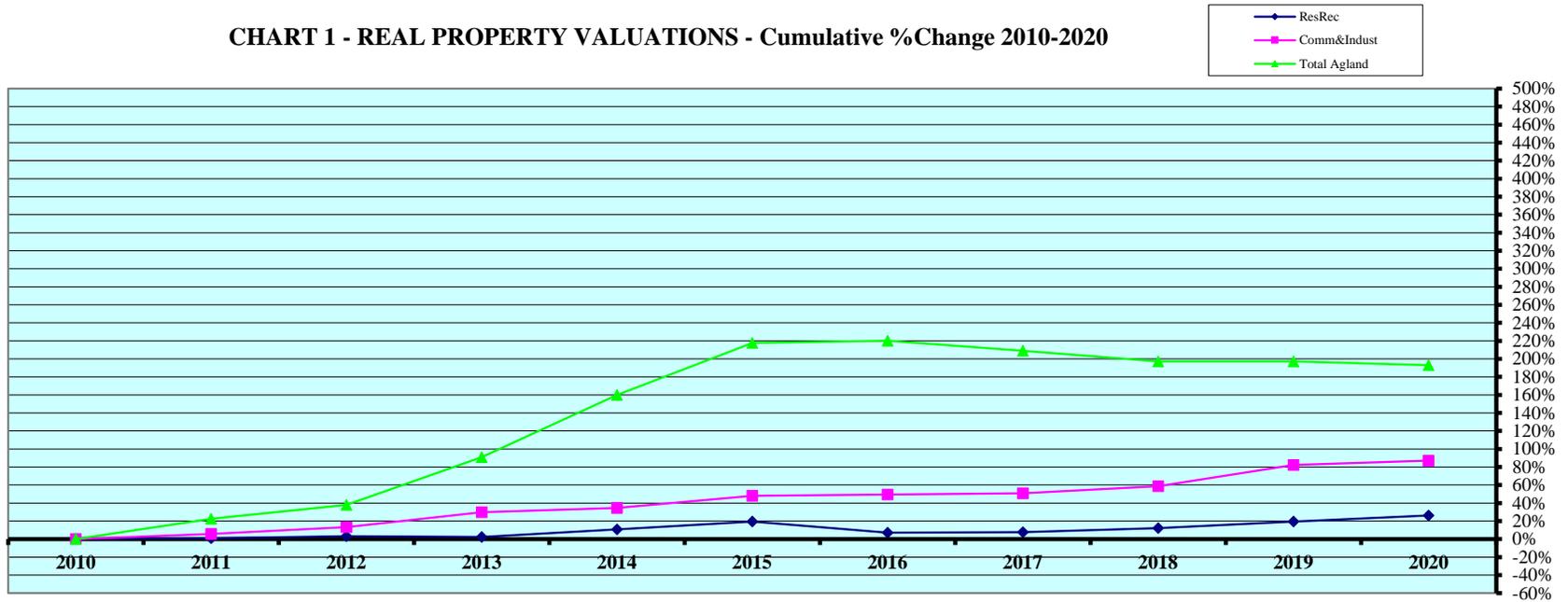
Legend

- 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	285,678,907	--	--	--	67,384,023	--	--	--	490,925,620	--	--	--
2011	288,482,170	2,803,263	0.98%	0.98%	71,154,462	3,770,439	5.60%	5.60%	601,148,199	110,222,579	22.45%	22.45%
2012	294,545,578	6,063,408	2.10%	3.10%	76,405,158	5,250,696	7.38%	13.39%	677,592,474	76,444,275	12.72%	38.02%
2013	292,511,588	-2,033,990	-0.69%	2.39%	87,429,003	11,023,845	14.43%	29.75%	937,428,313	259,835,839	38.35%	90.95%
2014	316,759,410	24,247,822	8.29%	10.88%	90,779,753	3,350,750	3.83%	34.72%	1,275,729,596	338,301,283	36.09%	159.86%
2015	340,913,018	24,153,608	7.63%	19.33%	99,831,964	9,052,211	9.97%	48.15%	1,559,165,373	283,435,777	22.22%	217.60%
2016	306,263,135	-34,649,883	-10.16%	7.21%	100,614,024	782,060	0.78%	49.31%	1,571,801,414	12,636,041	0.81%	220.17%
2017	307,824,158	1,561,023	0.51%	7.75%	101,659,312	1,045,288	1.04%	50.87%	1,517,378,410	-54,423,004	-3.46%	209.09%
2018	320,686,143	12,861,985	4.18%	12.25%	106,965,598	5,306,286	5.22%	58.74%	1,458,841,143	-58,537,267	-3.86%	197.16%
2019	341,154,541	20,468,398	6.38%	19.42%	122,818,224	15,852,626	14.82%	82.27%	1,458,536,231	-304,912	-0.02%	197.10%
2020	360,525,016	19,370,475	5.68%	26.20%	126,083,642	3,265,418	2.66%	87.11%	1,438,457,819	-20,078,412	-1.38%	193.01%

Rate Annual %chg: Residential & Recreational **2.35%**

Commercial & Industrial **6.47%**

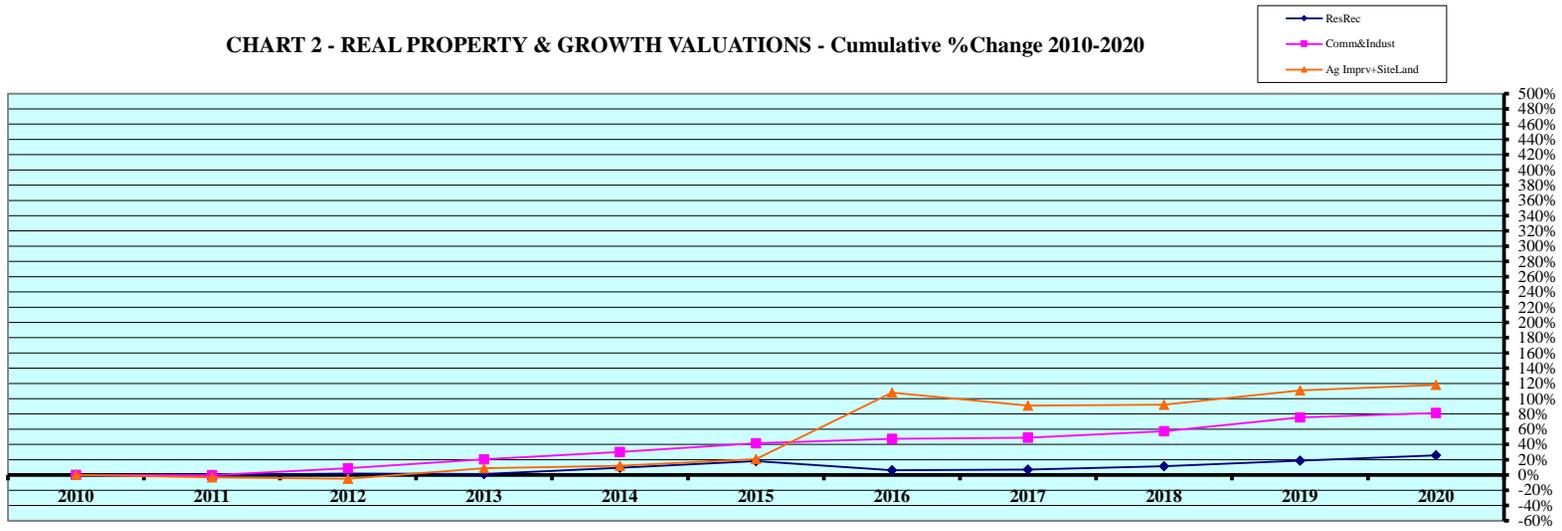
Agricultural Land **11.35%**

Cnty# **69**
County **PHELPS**

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	285,678,907	2,581,909	0.90%	283,096,998	--	--	67,384,023	1,166,855	1.73%	66,217,168	--	--	
2011	288,482,170	2,317,925	0.80%	286,164,245	0.17%	0.17%	71,154,462	3,978,845	5.59%	67,175,617	-0.31%	-0.31%	
2012	294,545,578	3,567,407	1.21%	290,978,171	0.87%	1.85%	76,405,158	3,075,170	4.02%	73,329,988	3.06%	8.82%	
2013	292,511,588	3,445,907	1.18%	289,065,681	-1.86%	1.19%	87,429,003	6,264,645	7.17%	81,164,358	6.23%	20.45%	
2014	316,759,410	4,577,864	1.45%	312,181,546	6.72%	9.28%	90,779,753	3,000,565	3.31%	87,779,188	0.40%	30.27%	
2015	340,913,018	3,706,449	1.09%	337,206,569	6.46%	18.04%	99,831,964	4,509,805	4.52%	95,322,159	5.00%	41.46%	
2016	306,263,135	3,039,105	0.99%	303,224,030	-11.06%	6.14%	100,614,024	1,337,960	1.33%	99,276,064	-0.56%	47.33%	
2017	307,824,158	1,813,408	0.59%	306,010,750	-0.08%	7.12%	101,659,312	1,356,985	1.33%	100,302,327	-0.31%	48.85%	
2018	320,686,143	2,253,553	0.70%	318,432,590	3.45%	11.47%	106,965,598	920,190	0.86%	106,045,408	4.31%	57.37%	
2019	341,154,541	1,818,973	0.53%	339,335,568	5.82%	18.78%	122,818,224	4,664,619	3.80%	118,153,605	10.46%	75.34%	
2020	360,525,016	1,409,955	0.39%	359,115,061	5.26%	25.71%	126,083,642	3,960,455	3.14%	122,123,187	-0.57%	81.23%	
Rate Ann%chg	2.35%			Resid & Recreat w/o growth			6.47%			C & I w/o growth			2.77%

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	42,566,890	25,993,473	68,560,363	1,474,885	2.15%	67,085,478	--	--
2011	42,013,250	26,951,871	68,965,121	2,633,025	3.82%	66,332,096	-3.25%	-3.25%
2012	43,048,985	24,539,530	67,588,515	2,475,301	3.66%	65,113,214	-5.59%	-5.03%
2013	48,646,786	29,517,429	78,164,215	3,475,900	4.45%	74,688,315	10.50%	8.94%
2014	52,302,935	28,398,714	80,701,649	3,831,371	4.75%	76,870,278	-1.66%	12.12%
2015	55,127,595	29,537,887	84,665,482	1,902,520	2.25%	82,762,962	2.55%	20.72%
2016	107,716,190	39,719,469	147,435,659	4,844,380	3.29%	142,591,279	68.42%	107.98%
2017	92,000,773	40,718,196	132,718,969	1,800,418	1.36%	130,918,551	-11.20%	90.95%
2018	89,994,155	43,882,549	133,876,704	2,220,812	1.66%	131,655,892	-0.80%	92.03%
2019	99,421,265	46,798,286	146,219,551	1,637,920	1.12%	144,581,631	8.00%	110.88%
2020	103,141,710	47,334,296	150,476,006	1,001,680	0.67%	149,474,326	2.23%	118.02%
Rate Ann%chg	9.25%	6.18%	8.18%	Ag Imprv+Site w/o growth			6.92%	

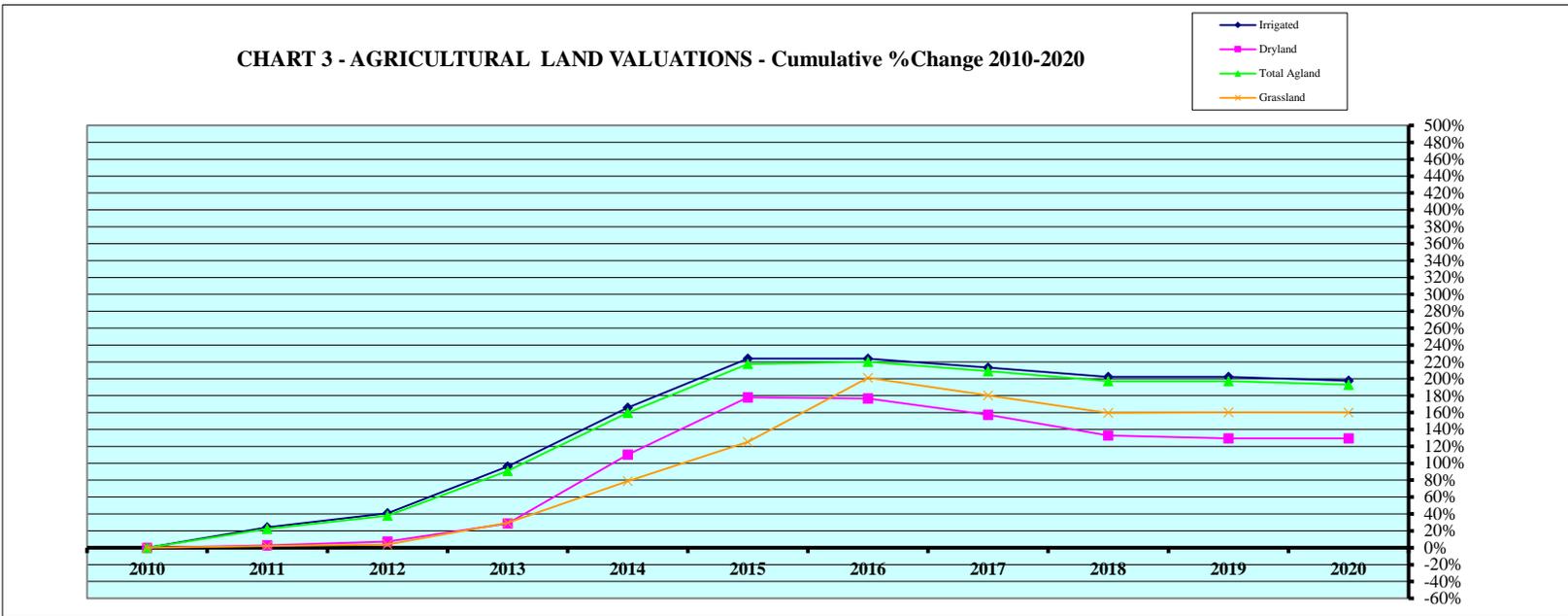
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 69
County PHELPS

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	452,008,500	--	--	--	18,620,888	--	--	--	17,499,082	--	--	--
2011	560,857,189	108,848,689	24.08%	24.08%	19,149,837	528,949	2.84%	2.84%	17,857,500	358,418	2.05%	2.05%
2012	636,201,958	75,344,769	13.43%	40.75%	19,995,168	845,331	4.41%	7.38%	18,189,259	331,759	1.86%	3.94%
2013	887,074,847	250,872,889	39.43%	96.25%	23,947,726	3,952,558	19.77%	28.61%	22,662,984	4,473,725	24.60%	29.51%
2014	1,201,449,428	314,374,581	35.44%	165.80%	39,141,121	15,193,395	63.44%	110.20%	31,280,900	8,617,916	38.03%	78.76%
2015	1,464,159,382	262,709,954	21.87%	223.92%	51,772,152	12,631,031	32.27%	178.03%	39,406,031	8,125,131	25.97%	125.19%
2016	1,463,830,930	-328,452	-0.02%	223.85%	51,503,869	-268,283	-0.52%	176.59%	52,711,170	13,305,139	33.76%	201.22%
2017	1,416,505,495	-47,325,435	-3.23%	213.38%	47,919,003	-3,584,866	-6.96%	157.34%	49,058,398	-3,652,772	-6.93%	180.35%
2018	1,366,207,864	-50,297,631	-3.55%	202.25%	43,343,799	-4,575,204	-9.55%	132.77%	45,409,661	-3,648,737	-7.44%	159.50%
2019	1,366,391,915	184,051	0.01%	202.29%	42,705,374	-638,425	-1.47%	129.34%	45,568,425	158,764	0.35%	160.40%
2020	1,346,362,277	-20,029,638	-1.47%	197.86%	42,738,878	33,504	0.08%	129.52%	45,505,419	-63,006	-0.14%	160.04%

Rate Ann.%chg: Irrigated Dryland Grassland

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	7,726	--	--	--	2,789,424	--	--	--	490,925,620	--	--	--
2011	7,726	0	0.00%	0.00%	3,275,947	486,523	17.44%	17.44%	601,148,199	110,222,579	22.45%	22.45%
2012	8,159	433	5.60%	5.60%	3,197,930	-78,017	-2.38%	14.64%	677,592,474	76,444,275	12.72%	38.02%
2013	8,666	507	6.21%	12.17%	3,734,090	536,160	16.77%	33.87%	937,428,313	259,835,839	38.35%	90.95%
2014	9,513	847	9.77%	23.13%	3,848,634	114,544	3.07%	37.97%	1,275,729,596	338,301,283	36.09%	159.86%
2015	10,685	1,172	12.32%	38.30%	3,817,123	-31,511	-0.82%	36.84%	1,559,165,373	283,435,777	22.22%	217.60%
2016	13,187	2,502	23.42%	70.68%	3,742,258	-74,865	-1.96%	34.16%	1,571,801,414	12,636,041	0.81%	220.17%
2017	12,934	-253	-1.92%	67.41%	3,882,580	140,322	3.75%	39.19%	1,517,378,410	-54,423,004	-3.46%	209.09%
2018	12,812	-122	-0.94%	65.83%	3,867,007	-15,573	-0.40%	38.63%	1,458,841,143	-58,537,267	-3.86%	197.16%
2019	10,913	-1,899	-14.82%	41.25%	3,859,604	-7,403	-0.19%	38.37%	1,458,536,231	-304,912	-0.02%	197.10%
2020	17,709	6,796	62.27%	129.21%	3,833,536	-26,068	-0.68%	37.43%	1,438,457,819	-20,078,412	-1.38%	193.01%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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	451,997,029	253,992	1,780			18,620,377	19,413	959			81,700,995	133,333	613		
2011	560,684,875	254,250	2,205	23.92%	23.92%	19,232,685	19,454	989	3.07%	3.07%	89,688,965	135,300	663	8.18%	9.46%
2012	635,701,167	254,155	2,501	13.42%	40.55%	19,994,718	19,282	1,037	4.89%	8.11%	89,574,800	130,628	686	3.44%	13.24%
2013	880,783,872	254,593	3,460	38.32%	94.41%	23,869,868	19,221	1,242	19.76%	29.47%	97,239,960	127,646	762	11.09%	25.80%
2014	1,201,308,283	257,033	4,674	35.10%	162.63%	39,306,147	19,657	2,000	61.01%	108.47%	128,539,130	127,483	1,008	32.36%	66.50%
2015	1,464,212,613	257,369	5,689	21.73%	219.69%	51,430,529	19,581	2,626	31.35%	173.83%	149,636,865	127,257	1,176	16.62%	94.17%
2016	1,464,073,529	257,365	5,689	-0.01%	219.67%	51,581,812	19,683	2,621	-0.22%	173.22%	164,929,515	127,713	1,291	9.83%	113.25%
2017	1,413,413,279	257,437	5,490	-3.49%	208.52%	47,952,299	19,610	2,445	-6.69%	154.93%	174,353,050	127,360	1,369	6.01%	126.06%
2018	1,366,197,832	258,194	5,291	-3.62%	197.34%	43,322,341	19,241	2,252	-7.92%	134.74%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	1,366,553,386	258,269	5,291	0.00%	197.33%	42,705,375	18,943	2,254	0.12%	135.04%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	1,346,399,787	258,152	5,216	-1.43%	193.08%	42,748,066	18,961	2,255	0.00%	135.05%	45,555,794	37,605	1,211	-6.04%	97.70%

Rate Annual %chg Average Value/Acre:

11.35%

8.92%

7.05%

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	8,279	237	35			2,543,269	3,191	797			490,669,239	316,887	1,548		
2011	8,279	237	35	0.00%	0.00%	3,026,192	3,199	946	18.69%	18.69%	600,803,603	316,791	1,897	22.48%	22.48%
2012	8,279	237	35	0.00%	0.00%	3,026,097	3,199	946	0.00%	18.69%	677,234,988	316,636	2,139	12.78%	38.13%
2013	8,408	240	35	0.02%	0.03%	3,386,122	3,405	995	5.13%	24.78%	677,234,988	316,522	2,938	37.38%	89.77%
2014	8,595	246	35	0.00%	0.03%	3,661,500	3,706	988	-0.67%	23.94%	1,275,579,452	319,583	3,991	35.84%	157.77%
2015	9,641	275	35	0.01%	0.04%	3,692,036	3,742	987	-0.13%	23.78%	1,559,020,945	319,514	4,879	22.25%	215.12%
2016	11,023	315	35	0.00%	0.04%	3,692,759	3,755	983	-0.32%	23.38%	1,572,117,577	319,385	4,922	0.88%	217.90%
2017	12,864	368	35	-0.04%	0.01%	3,882,580	3,958	981	-0.25%	23.07%	1,517,412,741	319,452	4,750	-3.50%	206.77%
2018	12,812	366	35	0.02%	0.02%	3,867,007	3,943	981	-0.03%	23.04%	1,458,823,595	319,262	4,569	-3.80%	195.10%
2019	10,913	312	35	0.01%	0.03%	3,859,604	3,934	981	0.04%	23.09%	1,458,697,702	319,217	4,570	0.01%	195.12%
2020	17,082	488	35	-0.02%	0.01%	3,833,536	3,896	984	0.29%	23.45%	1,438,554,265	319,102	4,508	-1.35%	191.15%

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PHELPS

Rate Annual %chg Average Value/Acre:

11.28%

(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
9,188	PHELPS	122,261,557	65,650,515	22,967,145	360,522,466	103,791,669	22,291,973	2,550	1,438,457,819	103,141,710	47,334,296	2,205,760	2,288,627,460
cnty sectorvalue % of total value:		5.34%	2.87%	1.00%	15.75%	4.54%	0.97%	0.00%	62.85%	4.51%	2.07%	0.10%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
131	ATLANTA	3,002,221	112,464	427,361	3,057,666	1,863,512	0	0	0	0	0	0	8,463,224
1.43%	%sector of county sector	2.46%	0.17%	1.86%	0.85%	1.80%							0.37%
	%sector of municipality	35.47%	1.33%	5.05%	36.13%	22.02%							100.00%
750	BERTRAND	1,562,230	321,475	73,439	25,585,156	3,196,124	0	0	0	0	0	0	30,738,424
8.16%	%sector of county sector	1.28%	0.49%	0.32%	7.10%	3.08%							1.34%
	%sector of municipality	5.08%	1.05%	0.24%	83.24%	10.40%							100.00%
194	FUNK	562,254	237,468	724,373	8,712,086	4,189,472	0	0	0	0	0	0	14,425,653
2.11%	%sector of county sector	0.46%	0.36%	3.15%	2.42%	4.04%							0.63%
	%sector of municipality	3.90%	1.65%	5.02%	60.39%	29.04%							100.00%
5,495	HOLDREGE	10,608,850	5,584,642	4,779,021	255,772,313	59,980,279	2,906,753	0	0	0	0	0	339,631,858
59.81%	%sector of county sector	8.68%	8.51%	20.81%	70.94%	57.79%	13.04%						14.84%
	%sector of municipality	3.12%	1.64%	1.41%	75.31%	17.66%	0.86%						100.00%
382	LOOMIS	626,104	475,216	70,036	16,891,462	12,151,518	0	0	0	0	0	0	30,214,336
4.16%	%sector of county sector	0.51%	0.72%	0.30%	4.69%	11.71%							1.32%
	%sector of municipality	2.07%	1.57%	0.23%	55.91%	40.22%							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												
6,952	Total Municipalities	16,361,659	6,731,265	6,074,230	310,018,683	81,380,905	2,906,753	0	0	0	0	0	423,473,495
75.66%	%all municip.sectors of cnty	13.38%	10.25%	26.45%	85.99%	78.41%	13.04%						18.50%

69 PHELPS

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 : 7,242	Value : 2,058,839,235	Growth 3,913,192	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	307	3,495,322	0	0	251	1,708,939	558	5,204,261	
02. Res Improve Land	2,845	33,730,852	0	0	248	7,985,591	3,093	41,716,443	
03. Res Improvements	2,958	280,426,485	0	0	275	41,151,805	3,233	321,578,290	
04. Res Total	3,265	317,652,659	0	0	526	50,846,335	3,791	368,498,994	1,426,782
% of Res Total	86.13	86.20	0.00	0.00	13.87	13.80	52.35	17.90	36.46
05. Com UnImp Land	97	1,719,039	0	0	18	311,727	115	2,030,766	
06. Com Improve Land	397	7,204,046	0	0	56	1,387,521	453	8,591,567	
07. Com Improvements	407	74,806,148	0	0	65	20,879,445	472	95,685,593	
08. Com Total	504	83,729,233	0	0	83	22,578,693	587	106,307,926	1,520,950
% of Com Total	85.86	78.76	0.00	0.00	14.14	21.24	8.11	5.16	38.87
09. Ind UnImp Land	2	48,920	0	0	0	0	2	48,920	
10. Ind Improve Land	6	155,348	0	0	5	374,820	11	530,168	
11. Ind Improvements	6	2,701,720	0	0	5	19,006,170	11	21,707,890	
12. Ind Total	8	2,905,988	0	0	5	19,380,990	13	22,286,978	40,190
% of Ind Total	61.54	13.04	0.00	0.00	38.46	86.96	0.18	1.08	1.03
13. Rec UnImp Land	0	0	0	0	1	2,423	1	2,423	
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	1	2,423	1	2,423	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
Res & Rec Total	3,265	317,652,659	0	0	527	50,848,758	3,792	368,501,417	1,426,782
% of Res & Rec Total	86.10	86.20	0.00	0.00	13.90	13.80	52.36	17.90	36.46
Com & Ind Total	512	86,635,221	0	0	88	41,959,683	600	128,594,904	1,561,140
% of Com & Ind Total	85.33	67.37	0.00	0.00	14.67	32.63	8.29	6.25	39.89
17. Taxable Total	3,777	404,287,880	0	0	615	92,808,441	4,392	497,096,321	2,987,922
% of Taxable Total	86.00	81.33	0.00	0.00	14.00	18.67	60.65	24.14	76.36

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	47	779,419	8,494,990	0	0	0
19. Commercial	12	936,366	21,445,214	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	47	779,419	8,494,990
19. Commercial	0	0	0	12	936,366	21,445,214
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				59	1,715,785	29,940,204

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	2	1,652,410	2	1,652,410	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	1,652,410	2	1,652,410	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	376	0	425	801

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,964	1,076,689,031	1,964	1,076,689,031
28. Ag-Improved Land	0	0	0	0	834	360,783,193	834	360,783,193
29. Ag Improvements	0	0	0	0	884	122,618,280	884	122,618,280

30. Ag Total					2,848	1,560,090,504
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	14	14.00	490,000	14	14.00	490,000	
32. HomeSite Improv Land	532	547.99	18,666,615	532	547.99	18,666,615	
33. HomeSite Improvements	535	0.00	84,055,585	535	0.00	84,055,585	161,675
34. HomeSite Total				549	561.99	103,212,200	
35. FarmSite UnImp Land	100	314.06	631,153	100	314.06	631,153	
36. FarmSite Improv Land	733	3,565.55	8,733,853	733	3,565.55	8,733,853	
37. FarmSite Improvements	819	0.00	38,562,695	819	0.00	38,562,695	763,595
38. FarmSite Total				919	3,879.61	47,927,701	
39. Road & Ditches	2,520	7,139.31	0	2,520	7,139.31	0	
40. Other- Non Ag Use	11	212.98	261,391	11	212.98	261,391	
41. Total Section VI				1,468	11,793.89	151,401,292	925,270

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	144,468.32	58.45%	794,350,577	62.34%	5,498.44
46. 1A	49,275.01	19.94%	270,923,404	21.26%	5,498.19
47. 2A1	10,563.22	4.27%	47,533,578	3.73%	4,499.91
48. 2A	18,371.08	7.43%	75,274,799	5.91%	4,097.46
49. 3A1	973.53	0.39%	3,796,720	0.30%	3,899.95
50. 3A	6,869.75	2.78%	26,103,774	2.05%	3,799.81
51. 4A1	3,289.16	1.33%	12,169,244	0.95%	3,699.80
52. 4A	13,353.00	5.40%	44,131,183	3.46%	3,304.96
53. Total	247,163.07	100.00%	1,274,283,279	100.00%	5,155.64
Dry					
54. 1D1	44.45	0.33%	108,905	0.35%	2,450.06
55. 1D	9,273.30	69.11%	22,718,312	72.41%	2,449.86
56. 2D1	1,377.37	10.27%	3,236,537	10.32%	2,349.79
57. 2D	1,440.26	10.73%	3,096,364	9.87%	2,149.86
58. 3D1	264.78	1.97%	542,829	1.73%	2,050.11
59. 3D	150.23	1.12%	292,905	0.93%	1,949.71
60. 4D1	320.88	2.39%	561,394	1.79%	1,749.55
61. 4D	546.18	4.07%	819,205	2.61%	1,499.88
62. Total	13,417.45	100.00%	31,376,451	100.00%	2,338.48
Grass					
63. 1G1	4,640.95	32.41%	5,995,819	35.39%	1,291.94
64. 1G	1,961.21	13.70%	2,400,927	14.17%	1,224.21
65. 2G1	711.59	4.97%	847,917	5.00%	1,191.58
66. 2G	1,783.17	12.45%	2,037,689	12.03%	1,142.73
67. 3G1	4,170.65	29.12%	4,586,956	27.07%	1,099.82
68. 3G	11.25	0.08%	11,809	0.07%	1,049.69
69. 4G1	376.92	2.63%	364,389	2.15%	966.75
70. 4G	664.88	4.64%	698,072	4.12%	1,049.92
71. Total	14,320.62	100.00%	16,943,578	100.00%	1,183.16
Irrigated Total					
Irrigated Total	247,163.07	88.50%	1,274,283,279	96.08%	5,155.64
Dry Total					
Dry Total	13,417.45	4.80%	31,376,451	2.37%	2,338.48
Grass Total					
Grass Total	14,320.62	5.13%	16,943,578	1.28%	1,183.16
72. Waste	477.99	0.17%	16,727	0.00%	34.99
73. Other	3,890.44	1.39%	3,619,600	0.27%	930.38
74. Exempt	11,010.08	3.94%	40,266	0.00%	3.66
75. Market Area Total	279,269.57	100.00%	1,326,239,635	100.00%	4,748.96

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,742.60	43.22%	21,815,933	47.27%	4,599.99
46. 1A	2,036.94	18.56%	9,166,080	19.86%	4,499.93
47. 2A1	67.44	0.61%	283,235	0.61%	4,199.81
48. 2A	1,598.21	14.57%	6,392,804	13.85%	3,999.98
49. 3A1	7.18	0.07%	27,991	0.06%	3,898.47
50. 3A	82.99	0.76%	306,972	0.67%	3,698.90
51. 4A1	577.09	5.26%	2,019,548	4.38%	3,499.54
52. 4A	1,860.12	16.95%	6,138,124	13.30%	3,299.85
53. Total	10,972.57	100.00%	46,150,687	100.00%	4,206.01
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,311.67	41.26%	4,713,871	49.30%	2,039.16
56. 2D1	27.73	0.49%	51,279	0.54%	1,849.22
57. 2D	2,148.41	38.34%	3,544,746	37.08%	1,649.94
58. 3D1	12.43	0.22%	18,218	0.19%	1,465.65
59. 3D	0.21	0.00%	268	0.00%	1,276.19
60. 4D1	400.28	7.14%	460,154	4.81%	1,149.58
61. 4D	702.55	12.54%	772,315	8.08%	1,099.30
62. Total	5,603.28	100.00%	9,560,851	100.00%	1,706.30
Grass					
63. 1G1	2,039.84	8.80%	2,651,636	9.92%	1,299.92
64. 1G	3,010.37	12.98%	3,748,771	14.02%	1,245.29
65. 2G1	1,265.03	5.45%	1,511,900	5.66%	1,195.15
66. 2G	10,995.19	47.41%	12,644,303	47.30%	1,149.98
67. 3G1	14.68	0.06%	15,402	0.06%	1,049.18
68. 3G	3.87	0.02%	4,066	0.02%	1,050.65
69. 4G1	5,150.17	22.21%	5,407,603	20.23%	1,049.99
70. 4G	713.94	3.08%	749,600	2.80%	1,049.95
71. Total	23,193.09	100.00%	26,733,281	100.00%	1,152.64
Irrigated Total					
Irrigated Total	10,972.57	27.57%	46,150,687	55.97%	4,206.01
Dry Total					
Dry Total	5,603.28	14.08%	9,560,851	11.60%	1,706.30
Grass Total					
Grass Total	23,193.09	58.27%	26,733,281	32.42%	1,152.64
72. Waste	28.22	0.07%	988	0.00%	35.01
73. Other	6.28	0.02%	3,770	0.00%	600.32
74. Exempt	1,206.71	3.03%	0	0.00%	0.00
75. Market Area Total	39,803.44	100.00%	82,449,577	100.00%	2,071.42

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	258,135.64	1,320,433,966	258,135.64	1,320,433,966
77. Dry Land	0.00	0	0.00	0	19,020.73	40,937,302	19,020.73	40,937,302
78. Grass	0.00	0	0.00	0	37,513.71	43,676,859	37,513.71	43,676,859
79. Waste	0.00	0	0.00	0	506.21	17,715	506.21	17,715
80. Other	0.00	0	0.00	0	3,896.72	3,623,370	3,896.72	3,623,370
81. Exempt	488.09	0	0.00	0	11,728.70	40,266	12,216.79	40,266
82. Total	0.00	0	0.00	0	319,073.01	1,408,689,212	319,073.01	1,408,689,212

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	258,135.64	80.90%	1,320,433,966	93.73%	5,115.27
Dry Land	19,020.73	5.96%	40,937,302	2.91%	2,152.25
Grass	37,513.71	11.76%	43,676,859	3.10%	1,164.29
Waste	506.21	0.16%	17,715	0.00%	35.00
Other	3,896.72	1.22%	3,623,370	0.26%	929.85
Exempt	12,216.79	3.83%	40,266	0.00%	3.30
Total	319,073.01	100.00%	1,408,689,212	100.00%	4,414.94

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 N/a Or Error	25	207,481	3	72,784	14	480,165	39	760,430	0
83.2 Atlanta	35	252,630	60	400,421	60	2,466,700	95	3,119,751	22,745
83.3 Bertrand	40	580,859	315	2,233,354	321	24,772,900	361	27,587,113	196,581
83.4 Funk	33	584,719	88	728,211	93	7,548,700	126	8,861,630	10,000
83.5 Holdrege	169	1,611,907	2,214	29,218,970	2,312	229,862,440	2,481	260,693,317	672,488
83.6 Loomis	18	141,702	168	1,149,896	172	15,775,745	190	17,067,343	60,200
83.7 Rural	239	1,827,386	245	7,912,807	261	40,671,640	500	50,411,833	464,768
84 Residential Total	559	5,206,684	3,093	41,716,443	3,233	321,578,290	3,792	368,501,417	1,426,782

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	1	4,557	1	22,316	1	295,580	2	322,453	10,990
85.2	Atlanta	10	75,534	13	230,308	13	1,640,450	23	1,946,292	78,780
85.3	Bertrand	8	33,724	37	173,680	40	2,975,060	48	3,182,464	4,390
85.4	Funk	4	9,829	15	115,818	23	4,099,170	27	4,224,817	0
85.5	Holdrege	71	1,619,198	303	6,562,454	301	56,948,548	372	65,130,200	1,230,510
85.6	Loomis	6	29,674	35	277,134	36	11,844,640	42	12,151,448	0
85.7	Rural	17	307,170	60	1,740,025	69	39,590,035	86	41,637,230	236,470
86	Commercial Total	117	2,079,686	464	9,121,735	483	117,393,483	600	128,594,904	1,561,140

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	4,628.78	34.28%	5,983,047	37.21%	1,292.58
88. 1G	1,714.15	12.69%	2,141,142	13.32%	1,249.10
89. 2G1	672.04	4.98%	806,412	5.02%	1,199.95
90. 2G	1,696.03	12.56%	1,946,241	12.10%	1,147.53
91. 3G1	4,158.50	30.79%	4,574,213	28.45%	1,099.97
92. 3G	2.95	0.02%	3,097	0.02%	1,049.83
93. 4G1	239.89	1.78%	213,696	1.33%	890.81
94. 4G	392.05	2.90%	411,666	2.56%	1,050.03
95. Total	13,504.39	100.00%	16,079,514	100.00%	1,190.69
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2.51	1.94%	3,137	2.31%	1,249.80
98. 2C1	39.55	30.61%	41,505	30.50%	1,049.43
99. 2C	87.14	67.45%	91,448	67.20%	1,049.44
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	129.20	100.00%	136,090	100.00%	1,053.33
Timber					
105. 1T1	12.17	1.77%	12,772	1.75%	1,049.47
106. 1T	244.55	35.60%	256,648	35.26%	1,049.47
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	12.15	1.77%	12,743	1.75%	1,048.81
110. 3T	8.30	1.21%	8,712	1.20%	1,049.64
111. 4T1	137.03	19.95%	150,693	20.70%	1,099.71
112. 4T	272.83	39.71%	286,406	39.34%	1,049.76
113. Total	687.03	100.00%	727,974	100.00%	1,059.60
Grass Total					
Grass Total	13,504.39	94.30%	16,079,514	94.90%	1,190.69
CRP Total					
CRP Total	129.20	0.90%	136,090	0.80%	1,053.33
Timber Total					
Timber Total	687.03	4.80%	727,974	4.30%	1,059.60
114. Market Area Total	14,320.62	100.00%	16,943,578	100.00%	1,183.16

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,039.84	9.12%	2,651,636	10.25%	1,299.92
88. 1G	2,940.57	13.15%	3,675,520	14.21%	1,249.93
89. 2G1	1,224.80	5.48%	1,469,679	5.68%	1,199.93
90. 2G	10,994.12	49.16%	12,643,179	48.88%	1,149.99
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.56	0.00%	587	0.00%	1,048.21
93. 4G1	5,139.03	22.98%	5,395,930	20.86%	1,049.99
94. 4G	27.24	0.12%	28,601	0.11%	1,049.96
95. Total	22,366.16	100.00%	25,865,132	100.00%	1,156.44
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	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	69.80	8.44%	73,251	8.44%	1,049.44
107. 2T1	40.23	4.86%	42,221	4.86%	1,049.49
108. 2T	1.07	0.13%	1,124	0.13%	1,050.47
109. 3T1	14.68	1.78%	15,402	1.77%	1,049.18
110. 3T	3.31	0.40%	3,479	0.40%	1,051.06
111. 4T1	11.14	1.35%	11,673	1.34%	1,047.85
112. 4T	686.70	83.04%	720,999	83.05%	1,049.95
113. Total	826.93	100.00%	868,149	100.00%	1,049.85
<hr/>					
Grass Total	22,366.16	96.43%	25,865,132	96.75%	1,156.44
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	826.93	3.57%	868,149	3.25%	1,049.85
<hr/>					
114. Market Area Total	23,193.09	100.00%	26,733,281	100.00%	1,152.64

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

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	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	360,522,466	368,498,994	7,976,528	2.21%	1,426,782	1.82%
02. Recreational	2,550	2,423	-127	-4.98%	0	-4.98%
03. Ag-Homesite Land, Ag-Res Dwelling	103,141,710	103,212,200	70,490	0.07%	161,675	-0.09%
04. Total Residential (sum lines 1-3)	463,666,726	471,713,617	8,046,891	1.74%	1,588,457	1.39%
05. Commercial	103,791,669	106,307,926	2,516,257	2.42%	1,520,950	0.96%
06. Industrial	22,291,973	22,286,978	-4,995	-0.02%	40,190	-0.20%
07. Total Commercial (sum lines 5-6)	126,083,642	128,594,904	2,511,262	1.99%	1,561,140	0.75%
08. Ag-Farmsite Land, Outbuildings	47,071,726	47,927,701	855,975	1.82%	763,595	0.20%
09. Minerals	2,205,760	1,652,410	-553,350	-25.09	0	-25.09%
10. Non Ag Use Land	262,570	261,391	-1,179	-0.45%		
11. Total Non-Agland (sum lines 8-10)	49,540,056	49,841,502	301,446	0.61%	763,595	-0.93%
12. Irrigated	1,346,362,277	1,320,433,966	-25,928,311	-1.93%		
13. Dryland	42,738,878	40,937,302	-1,801,576	-4.22%		
14. Grassland	45,505,419	43,676,859	-1,828,560	-4.02%		
15. Wasteland	17,709	17,715	6	0.03%		
16. Other Agland	3,833,536	3,623,370	-210,166	-5.48%		
17. Total Agricultural Land	1,438,457,819	1,408,689,212	-29,768,607	-2.07%		
18. Total Value of all Real Property (Locally Assessed)	2,077,748,243	2,058,839,235	-18,909,008	-0.91%	3,913,192	-1.10%

2021 Assessment Survey for Phelps County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$164,000
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$40,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	NA
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$24,000 for the GIS System and \$10,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Amount of last year's assessor's budget not used:
	\$19,097

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v3
2.	CAMA software:
	MIPS PC v3
3.	Personal Property software:
	MIPS PC v3
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The assessor and staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, phelps.gworks.com
8.	Who maintains the GIS software and maps?
	The county assessor & staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	Gworks and FSA maps
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	All municipalities are zoned.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:
	Pritchard and Abbott for oil and minerals

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation for commercial pick-up
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General Appraisers
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 Phelps 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="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Holdrege - county seat; strong local economy with jobs and services available. The residential market has been stable to slightly increasing with steady growth in recent years.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bertrand & Loomis - midsized villages; each contains their own school system and limited amenities. The residential market is active, but softer than Holdrege.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Atlanta & Funk - small villages with no schools or amenities. The market in these towns is unorganized.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - homes outside of the political subdivisions.</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	Holdrege - county seat; strong local economy with jobs and services available. The residential market has been stable to slightly increasing with steady growth in recent years.	2	Bertrand & Loomis - midsized villages; each contains their own school system and limited amenities. The residential market is active, but softer than Holdrege.	3	Atlanta & Funk - small villages with no schools or amenities. The market in these towns is unorganized.	4	Rural - homes outside of the political subdivisions.	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Holdrege - county seat; strong local economy with jobs and services available. The residential market has been stable to slightly increasing with steady growth in recent years.												
2	Bertrand & Loomis - midsized villages; each contains their own school system and limited amenities. The residential market is active, but softer than Holdrege.												
3	Atlanta & Funk - small villages with no schools or amenities. The market in these towns is unorganized.												
4	Rural - homes outside of the political subdivisions.												
AG	Agricultural homes and outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost approach with market derived depreciation is used to value all residential 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?												
	Depreciation tables are developed using local market information.												
5.	Are individual depreciation tables developed for each valuation group?												
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.												
6.	Describe the methodology used to determine the residential lot values?												
	Lots are priced by the square foot and by the acre. Lot values are established by neighborhood in Holdrege and each Village has a separate land table.												
7.	How are rural residential site values developed?												
	Improved rural and vacant rural sales are studied to arrive at market value.												
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?												

All lots being held for sale or resale are being valued the same as all other lots within the neighborhood.

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	2016	2019	2018	2018-2020
2	2016	2019	2018	2017
3	2016	2019	2018	2015-2016
4	2016	2019	2018	2016-2020
AG	2016	2019	2018	2016-2020

All homes received an update to cost tables this year; however, the cost indexes for agricultural outbuildings were not updated.

2021 Commercial Assessment Survey for Phelps County

1.	Valuation data collection done by:										
	Central Plains Valuation										
2.	List the valuation group recognized in the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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>Holdrege - largest community in the county, stable economic growth, active business district</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bertrand & Loomis - midsize villages, each have a commercial district with some active businesses; the market is softer than Holdrege and more sporadic.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Funk & Atlanta - small villages without an organized commercial market.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - typically agricultural or industrial type properties, usually different than those found within the towns.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Holdrege - largest community in the county, stable economic growth, active business district	2	Bertrand & Loomis - midsize villages, each have a commercial district with some active businesses; the market is softer than Holdrege and more sporadic.	3	Funk & Atlanta - small villages without an organized commercial market.	4	Rural - typically agricultural or industrial type properties, usually different than those found within the towns.
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3	Funk & Atlanta - small villages without an organized commercial market.										
4	Rural - typically agricultural or industrial type properties, usually different than those found within the towns.										
3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	All three approaches are developed where sufficient information is available. Primarily the cost approach is relied on.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	All commercial properties are priced using the Marshall & Swift occupancy codes. Depreciation is established for all properties based on the age and condition of the structure. The commercial appraiser will use sales from other counties where warranted in helping to establish the value of hard to assess properties.										
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?										
	Depreciation tables are developed using local market information.										
5.	Are individual depreciation tables developed for each valuation grouping?										
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.										
6.	Describe the methodology used to determine the commercial lot values.										
	Lots are priced by the square foot and by the acre. There is a different land value table for each valuation grouping.										

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	2018	2018	2018	2017-2018
	2	2018	2018	2018	2018
	3	2018	2018	2018	2018
	4	2018	2018	2018	2018

2021 Agricultural Assessment Survey for Phelps County

1.	Valuation data collection done by:										
	The county assessor and staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
01	This area is flat, quality farmland which is nearly all irrigated.	2018-2020									
02	This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.	2018-2020									
3.	Describe the process used to determine and monitor market areas.										
	The market areas were mapped according to soils and topography. Annually, sales are plotted and reviewed and a ratio study is conducted to determine whether the market continues to support the defined areas.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Rural residential and recreational lands are identified through the office land use procedures, through physical review, and also through sales verification.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Farm home sites and rural residential home sites are valued using the same schedule.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Buildings are reviewed and priced the same as all rural improvements. Land under the feed yard are priced at \$1,080/acre										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Assessed values for lands in the Wetlands Reserve Program are assessed at 100% of the market value of grass land in the county.										
7a.	Are any other agricultural subclasses used? If yes, please explain.										
	CRP and Irrigated Grass										
	<i><u>If your county has special value applications, please answer the following</u></i>										
8a.	How many parcels have a special valuation application on file?										
	N/A										
8b.	What process was used to determine if non-agricultural influences exist in the county?										

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

**2020 PLAN OF ASSESSMENT FOR PHELPS COUNTY
ASSESSMENT YEARS 2021-2022-2023
DATE: 07-21-2020**

Plan of Assessment Requirements:

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15th of each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and 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 31 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.”

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 horticulture land.

GENERAL DESCRIPTION OF REAL PROPERTY IN PHELPS COUNTY

Per the 2020 County Abstract, Phelps County consists of the following real property types:

	Parcels	% of Total Parcels
Residential	3772	52%
Commercial	589	8%
Industrial	13	1%
Recreational	1	
Agricultural	2858	39%
Mineral	1	

Agricultural land for taxable acres for 2020 assessment was 319,102.

Agricultural land is approx. 70% of the real property valuation base in Phelps County and of that approx. 94% is taxed as irrigated.

For more information see the 2020 Reports and Opinions, Abstract and Assessor Survey.

CURRENT RESOURCES

There are currently three full time employees and one part time employee on staff and the Assessor. Assessor is certified by the Property Tax Administrator. The Assessor will continue to keep her certification current by attending continuing education and obtaining the number of hours required by the Property Tax Division. The assessor or staff member will try to attend as many district meetings and workshops provided. Current statues and regulations will continue to be followed to the best of our ability.

Proposed Office Budget for July 1, 2020 – June 30, 2021 will be \$ 129,342. The proposed appraisal budget for July 1, 2020– June 30, 2021 will be \$164,000.

Assessment Actions Planned for Assessment Year 2021:

Residential:

Continue with physical reviews for Holdrege. Maybe start on physical reviews of Villages. Do market study to insure residential properties are in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2021.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2021.

Agricultural land and Improvements:

Continue to physically review rural out buildings. Land use and water transfers will be updated in GIS as reported. Continue to physically review land. Land use and market areas will be reviewed and updated as information becomes available. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick up work and permits will be done by March 1, 2021.

Assessment Actions Planned for Assessment Year 2022:

Residential:

Continue with physical review of Villages residential properties. Maybe start on physical reviews of the Rural. Do market study to insure residential properties are in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2022.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2022.

Agricultural land and Improvements:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Continue to physically review rural out buildings. Continue with physically review of land use. Land use and market areas will be reviewed and updated as information becomes available. Pick up work and permits will be done by March 1, 2022.

Assessment Actions Planned for Assessment Year 2023:

Residential:

Continue with physical reviews of Rural properties. Maybe start Holdrege residential properties. Market analysis will be conducted to insure the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1, 2023.

Commercial:

Start with physical reviews of Holdrege. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up and building permits will be reviewed and completed by March 1, 2023.

Agricultural land and Improvements:

Continue to physically review rural out buildings. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance to state statutes. Continue to physically review land use. Land use and market areas will be reviewed and updated as information becomes available. Pick up work and permits will be done by March 1, 2023.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forward to the Property Assessment Division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Real Estate and Personal Property Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T roster, annual Assessed Value update w/abstract & Assessment Actions
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report (Three year)
 - j. Personal Property Tax Loss Report
 - k. Homestead Average Value Report
3. Personal Property - administer annual filing of approximately 1500 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 350 annual filings of applications, approval/denial process, taxpayer notifications and assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and Public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing - management of record/valuation information for Properties in community redevelopment projects for proper reporting on Administrative reports and allocation of ad valorem tax.
9. 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.
10. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

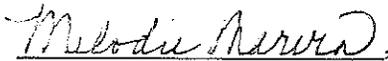
11. Tax List Corrections – prepare tax list correction documents for county board to approve.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests- assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization - attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education - Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

For 2020-2021 a budget request of an increase of approximately 3% will be submitted to the County Board for approval.

The Phelps County Assessor's Office will strive to maintain an efficient and professional office.

Respectfully submitted:

 Dated this 28st day of July, 2020.
Melodie Marvín
Phelps County Assessor

DATE: July 28, 2020

TO: PHELPS COUNTY BOARD OF EQUALIZATION

FROM: MELODIE MARVIN/PHELPS COUNTY ASSESSOR

RE: PURSUANT TO 77-202.10 CEMETERY ORGANIZATION ANNUAL REVIEW

1. 54.00 PRAIRIE HOME CEMETERY ASSOC. PT.SE1/4 27-6-18 30 AC.
2. 3341.00 ADDULLAM CEMETERY PT NW1/4 34-8-20 WESTSIDE 2.5 AC
3. 3367.00 PLUM CREEK CEMETERY (LANDOWNER COOK) PT. SE1/4 8-8-20 WESTSIDE
4. 3437.00 SANDSTROM CEMETERY BALANCE OF SW1/4 2-7-20 GARFIELD 8 AC.
5. 3548.00 IMMANUEL CEMETERY ASSOCIATION PT. SE1/4 18-7-20 GARFIELD 3 AC.
6. 3720.00 CEMETERY PT.SW1/4NW1/4 6-6-20 UNION 9.59 AC.
7. 4720.00 THE CONGREGATIONAL CHURCH OF URBANA PT.SW1/4 34-6-20 UNION .52 AC
8. 4818.00 URBANA CEMETERY PT.SW1/4 3-5-20 RF/IND 1.056 AC.
9. 5336.00 SWEDISH EVANGELICAL LUTHERAN BETHAL CHURCH OF HOLDREGE
NW1/4; PT LOT 8, 32-6-17 DIVIDE 5 AC.
10. 5746.00 SWEDISH EVANGELICAL LUTHERAN FRIDHEM CEMETERY PT.SE1/4 22-6-17 16.3 AC
11. 6288.00 UNION CEMETERY PT. LOT 4 30-7-17 ANDERSON 3 AC (KNOWN AS MAGILL
CEMETERY)
12. 6637.00 PRAIRIE HOME CEMETERY ASSOC. PT.NW1/4SE1/4 17-6-18 SHERIDAN 2.98 AC
13. 7337.00 PLATTE VALLEY CEMETERY PT.SW1/4 20-8-19
14. 7471.00 WILLIAMSBURG UNITED METHODIST CHURCH PT.NW1/4 23-8-19
15. 7565.00 MOSES HILL CEMETERY ASSOC. PT.S1/2SE1/4 2-6-19 LAIRD 15.195 AC.
16. 7756.00 INDUSTRY CEMETERY PT.NE1/4 14-5-19 RF/IND
17. 5229.70 LOOMIS CEMETARY (MAASKE) LOOMIS MAASKE ADDITION LOT 7