

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

STANTON 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 Stanton 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 Stanton 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: Cheryl Wolverton, Stanton County Assessor

Table of Contents

2021 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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.

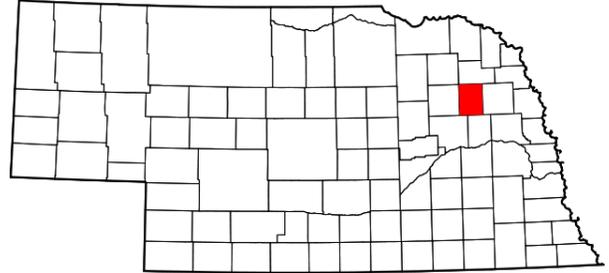
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

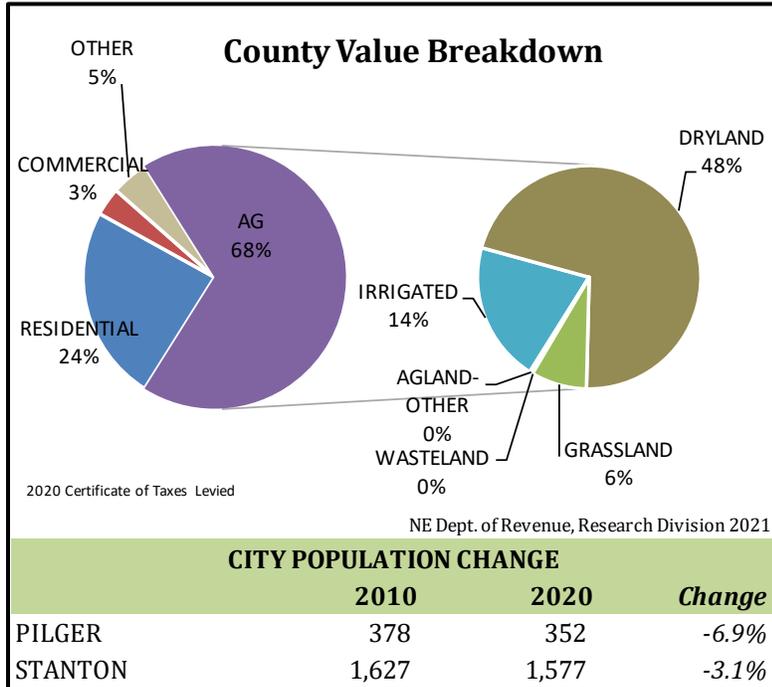
**Further information may be found in Exhibit 94*

County Overview

With a total area of 428 square miles, Stanton County has 5,920 residents, per the Census Bureau Quick Facts for 2019, a 3% population decline from the 2010 U.S. Census. Reports indicate that 83% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$140,399 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Stanton County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there are 104 employer establishments with total employment of 962, for a 2% decrease in employment.



Agricultural land contributes the majority of the value to the county's overall valuation base. Dryland makes up the majority of the land in the county. Stanton is included in the Lower Elkhorn Natural Resources District (NRD).

2021 Residential Correlation for Stanton County

Assessment Action

For the 2021 assessment year, the completion of a two year reappraisal contract with Tax Valuation Inc., was completed in the villages of Pilger and Stanton. The Woodland Park subdivision, which is the subdivision east of the City of Norfolk was also completed. The reappraisal included inspecting the parcels, implementing new cost tables using 2019 and a depreciation analysis. Review of the Norfolk area subdivision resulted in an increase to the land for the first acre to \$25,000. The county assessor also completed an analysis of the Willer's Cove subdivision which is a lake near the village of Pilger. Based on the analysis, values on the home site acre was increased to \$50,000 and homes less than 1,500 square feet had an economic depreciation change. Mobile homes were also inspected, reviewed and revalued for the 2021 assessment year. Farm and rural acreage home site values were also increased to \$25,000. All new construction and pick-up work was timely completed.

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 process in Stanton County is to mail a questionnaire to the buyer of the parcel. A review of the verification process and the usability rates indicates that usability rates are comparable to the state average of qualified sales. The review of Stanton County revealed no apparent bias existed in the qualification of the sales and that all arm's-length transactions were made available for the measurement of real property.

The Valuation Groups currently are represented in seven geographic locations. The lot values were reviewed by analyzing land to building ratios and vacant lot sales. Lot values are being reviewed in conjunction with the reappraisal efforts in the county.

Stanton County has an established six-year review and inspection cycle and is completing the review timely. The residential costing is dated 2019 and the rural has been updated to 2019 costing for the 2021 assessment year.

The county assessor currently has a written valuation methodology on file, and will update it for the 2021 assessment year.

2021 Residential Correlation for Stanton County

Description of Analysis

Residential parcels are analyzed utilizing seven valuation groups that are based on the assessor locations or towns in the county.

Valuation Group	Description
1	Eagle Ridge
5	Norfolk Subdivision
10	Pilger
15	Rural
20	Stanton
25	Willers Cove
30	Woodland Park

The residential property class has a statistical profile of 126 residential sales, representing all of the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable ranges. All three measures of central tendency for the residential class of property are within the acceptable range, as well as the qualitative measures.

The changes to the 2021 Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicates that the population changed in the areas addressed by the county assessor in the 2021 assessment actions.

Equalization and Quality of Assessment

The review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that the assessments within the county are within the acceptable parameters, and therefore considered equalized.

Based on all relevant information, the quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	3	99.04	96.15	95.72	04.25	100.45
5	6	89.70	89.92	89.56	07.90	100.40
10	8	93.76	99.62	91.15	24.48	109.29
15	13	95.77	112.31	103.67	30.76	108.33
20	39	95.43	97.36	98.72	17.47	98.62
25	3	90.74	86.24	86.12	07.63	100.14
30	54	95.08	96.02	95.58	09.30	100.46
____ ALL ____	126	94.57	97.82	96.02	15.05	101.87

2021 Residential Correlation for Stanton County

Level of Value

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

2021 Commercial Correlation for Stanton County

Assessment Actions

The county assessor completed a sales analysis of the commercial class and based on the general movement of the market, the only changes for the 2021 assessment year was due to the completion of the pick-up work.

Assessment Practice Review

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

The county assessor mails sales questionnaires to the buyer of the property. The percentage of usable sales is compared to the state average. The county is below the state average in the commercial class, review of the non-qualified sales revealed no apparent bias in qualification of the sales. The commercial class is very small in Stanton County, the majority of the sold commercial class generally sells for private use and not necessarily a commercial business use.

The Valuation Groups currently are represented in three economic and geographic locations. The lot values were reviewed by analyzing land to building ratios and vacant lot sales. Lots are analyzed at the same time as the reappraisal, review and inspection.

Stanton County has an established six-year review and inspection cycle and is completing the review timely. The county currently has a written valuation methodology.

Description of Analysis

Commercial parcels are grouped into three valuation groups based on the assessor locations or towns.

Valuation Group	Description
1	Pilger
5	Rural and Woodland Park
10	Stanton

Frequently there are too few sales to rely on the median for the level of value, so several aspects of the data are examined to develop an opinion of value. No single analysis carries all the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision. For this study period there are eight sales profiled for the entire county. The commercial class of property is cyclically

2021 Commercial Correlation for Stanton County

inspected and reappraised; the history charts indicates that commercial property values have increased over the past 10 years at a similar rate to the residential property in the county, supporting that the county adjusts values with the market. The county assessor plans to have a reappraisal of the commercial class completed for 2022.

The movement of the County Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied Report (CTL), reflects a decrease in the commercial class, indicating the assessments had minimal impact on the class.

Equalization and Quality of Assessment

Based on all relevant information the values of the commercial property appear to be equalized and the quality of assessment for the commercial property class complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
10	1	97.93	97.93	97.93	00.00	100.00
20	7	99.82	101.78	84.12	28.60	120.99
____ALL____	8	98.88	101.30	87.96	25.50	115.17

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Stanton County has achieved the statutory level of value of 100%.

2021 Agricultural Correlation for Stanton County

Assessment Actions

The County Assessor completed an analysis of the sold parcels and made adjustments to the irrigated soils that were identified as sandy soils. The value for the sandy soils was reduced 10% in comparison to the rest of the irrigated class. The dryland values were increased 5% across the board on all Land Capability Groups (LCG). The grassland values were not changed for the 2021 assessment year.

Assessment Practice Review

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

The sales verification process in Stanton County is to mail a questionnaire to the buyer of the parcel. Review of the percentage of the usable sales is compared to the state average and the county is below the average in the agricultural class. A review of the non-qualified sales revealed several partial interest sales or family transactions. However, the review revealed no apparent bias in the qualification of the sales.

Stanton County identifies one market area. Discussion was held with the assessor concerning the identification of intensive use parcels, the parcels were identified in 2020 and valued accordingly. The county has worked to identify the Conservation Reserve Program (CRP) acres in the county by mailing letters to the taxpayers asking for assistance in identifying the CRP acres and has accounted for approximately 54% of the enrolled acres.

Stanton County has an established six-year review and inspection cycle and is completing the review timely. The county currently has a written valuation methodology on file.

Description of Analysis

There is one market area defined for Stanton County, the county assessor has not identified sufficient evidence to determine a need for multiple areas.

The calculated statistical profile of the agricultural class indicates 38 qualified sales and two of the three measures of central tendency are within the acceptable range. The mean is slightly out of the acceptable range.

An analysis was completed of the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. The dryland MLU has a sufficient number of sales and has an acceptable median. A comparison of the irrigated land values of Stanton County in comparison to surrounding counties with similar markets are relatively similar and equalized. When comparing the dryland values, Stanton County values are similar to Wayne and Pierce Counties. While the sample of grass land sales is only represented with two sales, the values in Stanton

2021 Agricultural Correlation for Stanton County

County tend to be most comparable with Platte and Pierce Counties. The comparison of the Stanton County values with adjoining counties shows that the values are comparable and therefore equalized.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages, and are believed to be equalized.

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. The quality of assessment of the agricultural land in Stanton County adheres to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Irrigated_____						
County	5	74.38	78.80	76.76	11.12	102.66
1	5	74.38	78.80	76.76	11.12	102.66
_____Dry_____						
County	25	70.61	74.43	73.48	09.05	101.29
1	25	70.61	74.43	73.48	09.05	101.29
_____Grass_____						
County	2	99.81	99.81	69.74	45.66	143.12
1	2	99.81	99.81	69.74	45.66	143.12
_____ALL_____						
	38	72.87	76.99	74.80	13.83	102.93

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Stanton County is 73%.

2021 Opinions of the Property Tax Administrator for Stanton County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

84 Stanton
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 : 126
 Total Sales Price : 20,272,850
 Total Adj. Sales Price : 20,272,850
 Total Assessed Value : 19,466,095
 Avg. Adj. Sales Price : 160,896
 Avg. Assessed Value : 154,493

MEDIAN : 95
 WGT. MEAN : 96
 MEAN : 98
 COD : 15.05
 PRD : 101.87

COV : 22.16
 STD : 21.68
 Avg. Abs. Dev : 14.23
 MAX Sales Ratio : 188.55
 MIN Sales Ratio : 42.47

95% Median C.I. : 91.56 to 96.65
 95% Wgt. Mean C.I. : 92.53 to 99.51
 95% Mean C.I. : 94.03 to 101.61

Printed:3/22/2021 2:53:03PM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	16	101.57	100.69	101.59	15.59	99.11	55.16	143.35	87.57 to 111.39	144,941	147,243	
01-JAN-19 To 31-MAR-19	8	95.86	92.90	91.81	09.33	101.19	71.97	108.40	71.97 to 108.40	174,931	160,596	
01-APR-19 To 30-JUN-19	14	100.41	110.90	106.77	17.97	103.87	84.37	175.33	93.27 to 129.18	163,000	174,028	
01-JUL-19 To 30-SEP-19	28	94.29	95.91	95.52	12.19	100.41	66.32	125.95	89.28 to 107.20	155,032	148,087	
01-OCT-19 To 31-DEC-19	19	91.64	93.01	92.18	13.17	100.90	62.89	175.27	83.26 to 96.15	182,221	167,979	
01-JAN-20 To 31-MAR-20	10	91.71	94.65	96.57	21.55	98.01	42.47	143.79	74.76 to 131.34	137,450	132,736	
01-APR-20 To 30-JUN-20	15	90.90	95.23	88.90	15.91	107.12	71.07	188.55	81.99 to 101.64	160,817	142,965	
01-JUL-20 To 30-SEP-20	16	96.52	99.44	96.15	12.75	103.42	80.09	146.59	86.83 to 109.30	167,656	161,198	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	66	97.28	99.88	98.86	14.37	101.03	55.16	175.33	93.27 to 101.77	156,688	154,901	
01-OCT-19 To 30-SEP-20	60	92.28	95.55	93.06	15.38	102.68	42.47	188.55	88.39 to 95.95	165,524	154,044	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	69	94.84	97.80	96.30	13.74	101.56	62.89	175.33	91.56 to 98.92	166,443	160,278	
<u>ALL</u>	126	94.57	97.82	96.02	15.05	101.87	42.47	188.55	91.56 to 96.65	160,896	154,493	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	3	99.04	96.15	95.72	04.25	100.45	88.39	101.01	N/A	425,000	406,808	
5	6	89.70	89.92	89.56	07.90	100.40	73.02	107.53	73.02 to 107.53	285,833	255,983	
10	8	93.76	99.62	91.15	24.48	109.29	71.07	146.59	71.07 to 146.59	94,438	86,084	
15	13	95.77	112.31	103.67	30.76	108.33	62.89	175.33	73.55 to 158.41	174,958	181,378	
20	39	95.43	97.36	98.72	17.47	98.62	42.47	188.55	87.42 to 102.68	132,026	130,333	
25	3	90.74	86.24	86.12	07.63	100.14	73.61	94.36	N/A	428,167	368,725	
30	54	95.08	96.02	95.58	09.30	100.46	75.80	143.79	91.31 to 97.52	144,804	138,408	
<u>ALL</u>	126	94.57	97.82	96.02	15.05	101.87	42.47	188.55	91.56 to 96.65	160,896	154,493	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	126	94.57	97.82	96.02	15.05	101.87	42.47	188.55	91.56 to 96.65	160,896	154,493	
06												
07												
<u>ALL</u>	126	94.57	97.82	96.02	15.05	101.87	42.47	188.55	91.56 to 96.65	160,896	154,493	

84 Stanton
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 : 126
 Total Sales Price : 20,272,850
 Total Adj. Sales Price : 20,272,850
 Total Assessed Value : 19,466,095
 Avg. Adj. Sales Price : 160,896
 Avg. Assessed Value : 154,493

MEDIAN : 95
 WGT. MEAN : 96
 MEAN : 98
 COD : 15.05
 PRD : 101.87

COV : 22.16
 STD : 21.68
 Avg. Abs. Dev : 14.23
 MAX Sales Ratio : 188.55
 MIN Sales Ratio : 42.47

95% Median C.I. : 91.56 to 96.65
 95% Wgt. Mean C.I. : 92.53 to 99.51
 95% Mean C.I. : 94.03 to 101.61

Printed:3/22/2021 2:53:03PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	2	89.48	89.48	89.60	02.32	99.87	87.40	91.56	N/A	21,250	19,040	
___Ranges Excl. Low \$___												
Greater Than 4,999	126	94.57	97.82	96.02	15.05	101.87	42.47	188.55	91.56 to 96.65	160,896	154,493	
Greater Than 14,999	126	94.57	97.82	96.02	15.05	101.87	42.47	188.55	91.56 to 96.65	160,896	154,493	
Greater Than 29,999	124	94.81	97.96	96.03	15.16	102.01	42.47	188.55	91.64 to 96.87	163,148	156,678	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	89.48	89.48	89.60	02.32	99.87	87.40	91.56	N/A	21,250	19,040	
30,000 TO 59,999	7	131.34	124.86	125.98	23.31	99.11	42.47	188.55	42.47 to 188.55	49,464	62,317	
60,000 TO 99,999	12	106.36	107.76	108.22	25.62	99.57	55.16	175.33	79.37 to 128.57	81,125	87,790	
100,000 TO 149,999	43	93.27	93.77	93.50	08.95	100.29	71.07	143.79	88.73 to 96.39	129,144	120,746	
150,000 TO 249,999	48	95.17	96.58	97.16	13.14	99.40	62.89	175.27	89.77 to 99.76	174,123	169,186	
250,000 TO 499,999	13	90.74	93.12	91.57	12.86	101.69	73.02	129.18	73.61 to 107.53	346,115	316,945	
500,000 TO 999,999	1	101.01	101.01	101.01	00.00	100.00	101.01	101.01	N/A	500,000	505,055	
1,000,000 +												
___ALL___	126	94.57	97.82	96.02	15.05	101.87	42.47	188.55	91.56 to 96.65	160,896	154,493	

84 Stanton
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 : 8
Total Sales Price : 767,000
Total Adj. Sales Price : 767,000
Total Assessed Value : 674,620
Avg. Adj. Sales Price : 95,875
Avg. Assessed Value : 84,328

MEDIAN : 99
WGT. MEAN : 88
MEAN : 101
COD : 25.50
PRD : 115.17

COV : 46.14
STD : 46.74
Avg. Abs. Dev : 25.21
MAX Sales Ratio : 205.75
MIN Sales Ratio : 41.04

95% Median C.I. : 41.04 to 205.75
95% Wgt. Mean C.I. : 74.75 to 101.16
95% Mean C.I. : 62.22 to 140.38

Printed:3/22/2021 2:53:04PM

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											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	1	99.82	99.82	99.82	00.00	100.00	99.82	99.82	N/A	16,500	16,470
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	1	100.16	100.16	100.16	00.00	100.00	100.16	100.16	N/A	25,000	25,040
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	1	97.93	97.93	97.93	00.00	100.00	97.93	97.93	N/A	213,000	208,585
01-JUL-19 To 30-SEP-19	1	205.75	205.75	205.75	00.00	100.00	205.75	205.75	N/A	10,000	20,575
01-OCT-19 To 31-DEC-19	3	87.38	88.57	83.56	08.51	106.00	78.00	100.33	N/A	155,000	129,520
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	1	41.04	41.04	41.04	00.00	100.00	41.04	41.04	N/A	37,500	15,390
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	1	99.82	99.82	99.82	00.00	100.00	99.82	99.82	N/A	16,500	16,470
01-OCT-18 To 30-SEP-19	3	100.16	134.61	102.50	35.88	131.33	97.93	205.75	N/A	82,667	84,733
01-OCT-19 To 30-SEP-20	4	82.69	76.69	80.39	20.76	95.40	41.04	100.33	N/A	125,625	100,988
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	2	99.99	99.99	100.02	00.17	99.97	99.82	100.16	N/A	20,750	20,755
01-JAN-19 To 31-DEC-19	5	97.93	113.88	89.78	28.73	126.84	78.00	205.75	N/A	137,600	123,544
<u>ALL</u>	8	98.88	101.30	87.96	25.50	115.17	41.04	205.75	41.04 to 205.75	95,875	84,328

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	1	97.93	97.93	97.93	00.00	100.00	97.93	97.93	N/A	213,000	208,585
20	7	99.82	101.78	84.12	28.60	120.99	41.04	205.75	41.04 to 205.75	79,143	66,576
<u>ALL</u>	8	98.88	101.30	87.96	25.50	115.17	41.04	205.75	41.04 to 205.75	95,875	84,328

84 Stanton
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 : 8
Total Sales Price : 767,000
Total Adj. Sales Price : 767,000
Total Assessed Value : 674,620
Avg. Adj. Sales Price : 95,875
Avg. Assessed Value : 84,328

MEDIAN : 99
WGT. MEAN : 88
MEAN : 101
COD : 25.50
PRD : 115.17

COV : 46.14
STD : 46.74
Avg. Abs. Dev : 25.21
MAX Sales Ratio : 205.75
MIN Sales Ratio : 41.04

95% Median C.I. : 41.04 to 205.75
95% Wgt. Mean C.I. : 74.75 to 101.16
95% Mean C.I. : 62.22 to 140.38

Printed:3/22/2021 2:53:04PM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	82.69	82.69	81.59	05.67	101.35	78.00	87.38	N/A	208,000	169,700
03	6	99.99	107.51	95.50	27.91	112.58	41.04	205.75	41.04 to 205.75	58,500	55,870
04											
<u>ALL</u>	<u>8</u>	<u>98.88</u>	<u>101.30</u>	<u>87.96</u>	<u>25.50</u>	<u>115.17</u>	<u>41.04</u>	<u>205.75</u>	<u>41.04 to 205.75</u>	<u>95,875</u>	<u>84,328</u>

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	205.75	205.75	205.75	00.00	100.00	205.75	205.75	N/A	10,000	20,575
Less Than 30,000	3	100.16	135.24	120.55	35.25	112.19	99.82	205.75	N/A	17,167	20,695
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	98.88	101.30	87.96	25.50	115.17	41.04	205.75	41.04 to 205.75	95,875	84,328
Greater Than 14,999	7	97.93	86.38	86.40	13.69	99.98	41.04	100.33	41.04 to 100.33	108,143	93,435
Greater Than 29,999	5	87.38	80.94	85.61	18.13	94.55	41.04	100.33	N/A	143,100	122,507
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	205.75	205.75	205.75	00.00	100.00	205.75	205.75	N/A	10,000	20,575
15,000 TO 29,999	2	99.99	99.99	100.02	00.17	99.97	99.82	100.16	N/A	20,750	20,755
30,000 TO 59,999	2	70.69	70.69	74.62	41.94	94.73	41.04	100.33	N/A	43,250	32,275
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	2	92.66	92.66	93.42	05.70	99.19	87.38	97.93	N/A	186,000	173,758
250,000 TO 499,999	1	78.00	78.00	78.00	00.00	100.00	78.00	78.00	N/A	257,000	200,470
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>8</u>	<u>98.88</u>	<u>101.30</u>	<u>87.96</u>	<u>25.50</u>	<u>115.17</u>	<u>41.04</u>	<u>205.75</u>	<u>41.04 to 205.75</u>	<u>95,875</u>	<u>84,328</u>

84 Stanton
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 : 8
Total Sales Price : 767,000
Total Adj. Sales Price : 767,000
Total Assessed Value : 674,620
Avg. Adj. Sales Price : 95,875
Avg. Assessed Value : 84,328

MEDIAN : 99
WGT. MEAN : 88
MEAN : 101
COD : 25.50
PRD : 115.17

COV : 46.14
STD : 46.74
Avg. Abs. Dev : 25.21
MAX Sales Ratio : 205.75
MIN Sales Ratio : 41.04

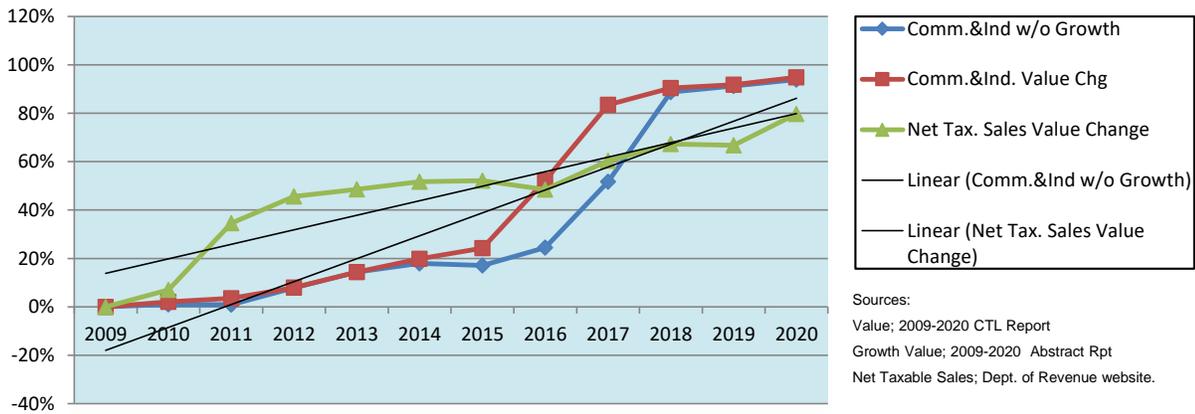
95% Median C.I. : 41.04 to 205.75
95% Wgt. Mean C.I. : 74.75 to 101.16
95% Mean C.I. : 62.22 to 140.38

Printed:3/22/2021 2:53:04PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	100.16	100.16	100.16	00.00	100.00	100.16	100.16	N/A	25,000	25,040
336	1	99.82	99.82	99.82	00.00	100.00	99.82	99.82	N/A	16,500	16,470
352	2	82.69	82.69	81.59	05.67	101.35	78.00	87.38	N/A	208,000	169,700
353	2	153.04	153.04	118.19	34.44	129.49	100.33	205.75	N/A	29,500	34,868
471	1	97.93	97.93	97.93	00.00	100.00	97.93	97.93	N/A	213,000	208,585
494	1	41.04	41.04	41.04	00.00	100.00	41.04	41.04	N/A	37,500	15,390
<u>ALL</u>	8	98.88	101.30	87.96	25.50	115.17	41.04	205.75	41.04 to 205.75	95,875	84,328

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	\$ 22,518,440	\$ 2,108,350		\$ 20,410,090	--	\$ 12,236,701	--
2009	\$ 25,052,395	\$ 90,450	0.36%	\$ 24,961,945	--	\$ 11,790,759	--
2010	\$ 25,573,760	\$ 275,000	1.08%	\$ 25,298,760	0.98%	\$ 12,624,402	7.07%
2011	\$ 25,949,190	\$ 666,505	2.57%	\$ 25,282,685	-1.14%	\$ 15,866,866	25.68%
2012	\$ 27,054,215	\$ 25,080	0.09%	\$ 27,029,135	4.16%	\$ 17,169,438	8.21%
2013	\$ 28,658,790	\$ -	0.00%	\$ 28,658,790	5.93%	\$ 17,513,977	2.01%
2014	\$ 30,028,335	\$ 475,165	1.58%	\$ 29,553,170	3.12%	\$ 17,886,328	2.13%
2015	\$ 31,132,740	\$ 1,792,930	5.76%	\$ 29,339,810	-2.29%	\$ 17,940,045	0.30%
2016	\$ 38,153,275	\$ 6,977,600	18.29%	\$ 31,175,675	0.14%	\$ 17,509,700	-2.40%
2017	\$ 45,980,885	\$ 7,978,705	17.35%	\$ 38,002,180	-0.40%	\$ 18,911,968	8.01%
2018	\$ 47,704,940	\$ 419,720	0.88%	\$ 47,285,220	2.84%	\$ 19,722,795	4.29%
2019	\$ 48,047,590	\$ 139,470	0.29%	\$ 47,908,120	0.43%	\$ 19,657,100	-0.33%
2020	\$ 48,820,470	\$ 239,205	0.49%	\$ 48,581,265	1.11%	\$ 21,193,549	7.82%
Ann %chg	6.73%			Average	1.38%	5.24%	5.50%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.98%	2.08%	7.07%
2011	0.92%	3.58%	34.57%
2012	7.89%	7.99%	45.62%
2013	14.40%	14.40%	48.54%
2014	17.97%	19.86%	51.70%
2015	17.11%	24.27%	52.15%
2016	24.44%	52.29%	48.50%
2017	51.69%	83.54%	60.40%
2018	88.75%	90.42%	67.27%
2019	91.23%	91.79%	66.72%
2020	93.92%	94.87%	79.75%

County Number	84
County Name	Stanton

84 Stanton
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 : 38
Total Sales Price : 30,037,691
Total Adj. Sales Price : 30,037,691
Total Assessed Value : 22,467,645
Avg. Adj. Sales Price : 790,466
Avg. Assessed Value : 591,254

MEDIAN : 73
WGT. MEAN : 75
MEAN : 77
COD : 13.83
PRD : 102.93

COV : 20.82
STD : 16.03
Avg. Abs. Dev : 10.08
MAX Sales Ratio : 145.37
MIN Sales Ratio : 48.78

95% Median C.I. : 69.70 to 78.50
95% Wgt. Mean C.I. : 71.93 to 77.67
95% Mean C.I. : 71.89 to 82.09

Printed:3/22/2021 2:53:05PM

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	5	77.74	90.51	78.03	22.61	115.99	69.03	145.37	N/A	1,252,823	977,567
01-JAN-18 To 31-MAR-18	4	73.21	75.66	75.84	09.32	99.76	67.73	88.51	N/A	778,303	590,228
01-APR-18 To 30-JUN-18	2	79.11	79.11	75.48	10.67	104.81	70.67	87.55	N/A	628,366	474,298
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	4	73.05	73.46	73.43	12.74	100.04	60.90	86.85	N/A	1,131,799	831,135
01-JAN-19 To 31-MAR-19	3	72.51	74.73	74.70	04.81	100.04	70.61	81.08	N/A	840,000	627,492
01-APR-19 To 30-JUN-19	3	68.75	70.59	70.40	03.21	100.27	68.20	74.82	N/A	494,013	347,778
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	2	71.46	71.46	71.59	02.46	99.82	69.70	73.22	N/A	458,821	328,453
01-JAN-20 To 31-MAR-20	8	75.25	79.02	76.73	19.22	102.98	48.78	102.75	48.78 to 102.75	657,870	504,776
01-APR-20 To 30-JUN-20	4	77.14	79.25	76.99	10.92	102.94	67.29	95.44	N/A	574,704	442,489
01-JUL-20 To 30-SEP-20	3	66.88	63.41	64.92	07.42	97.67	54.24	69.11	N/A	798,327	518,295
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	11	76.45	83.04	77.09	15.85	107.72	67.73	145.37	69.03 to 88.51	966,733	745,213
01-OCT-18 To 30-SEP-19	10	71.56	72.98	73.28	08.12	99.59	60.90	86.85	67.41 to 81.08	852,924	625,035
01-OCT-19 To 30-SEP-20	17	71.99	75.43	73.75	14.99	102.28	48.78	102.75	67.14 to 94.64	639,670	471,762
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	10	73.56	75.47	74.56	11.07	101.22	60.90	88.51	67.41 to 87.55	889,714	663,405
01-JAN-19 To 31-DEC-19	8	71.56	72.36	72.82	04.26	99.37	68.20	81.08	68.20 to 81.08	614,960	447,839
<u>ALL</u>	38	72.87	76.99	74.80	13.83	102.93	48.78	145.37	69.70 to 78.50	790,466	591,254

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	38	72.87	76.99	74.80	13.83	102.93	48.78	145.37	69.70 to 78.50	790,466	591,254
<u>ALL</u>	38	72.87	76.99	74.80	13.83	102.93	48.78	145.37	69.70 to 78.50	790,466	591,254

84 Stanton
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 : 38
 Total Sales Price : 30,037,691
 Total Adj. Sales Price : 30,037,691
 Total Assessed Value : 22,467,645
 Avg. Adj. Sales Price : 790,466
 Avg. Assessed Value : 591,254

MEDIAN : 73
 WGT. MEAN : 75
 MEAN : 77
 COD : 13.83
 PRD : 102.93

COV : 20.82
 STD : 16.03
 Avg. Abs. Dev : 10.08
 MAX Sales Ratio : 145.37
 MIN Sales Ratio : 48.78

95% Median C.I. : 69.70 to 78.50
 95% Wgt. Mean C.I. : 71.93 to 77.67
 95% Mean C.I. : 71.89 to 82.09

Printed:3/22/2021 2:53:05PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	14	69.83	71.12	71.08	04.43	100.06	66.88	86.00	67.41 to 74.43	726,674	516,556
1	14	69.83	71.12	71.08	04.43	100.06	66.88	86.00	67.41 to 74.43	726,674	516,556
_____Grass_____											
County	1	54.24	54.24	54.24	00.00	100.00	54.24	54.24	N/A	512,000	277,685
1	1	54.24	54.24	54.24	00.00	100.00	54.24	54.24	N/A	512,000	277,685
_____ALL_____	38	72.87	76.99	74.80	13.83	102.93	48.78	145.37	69.70 to 78.50	790,466	591,254

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	5	74.38	78.80	76.76	11.12	102.66	67.14	102.75	N/A	1,405,677	1,078,958
1	5	74.38	78.80	76.76	11.12	102.66	67.14	102.75	N/A	1,405,677	1,078,958
_____Dry_____											
County	25	70.61	74.43	73.48	09.05	101.29	60.90	95.44	69.03 to 76.45	721,156	529,930
1	25	70.61	74.43	73.48	09.05	101.29	60.90	95.44	69.03 to 76.45	721,156	529,930
_____Grass_____											
County	2	99.81	99.81	69.74	45.66	143.12	54.24	145.37	N/A	308,500	215,163
1	2	99.81	99.81	69.74	45.66	143.12	54.24	145.37	N/A	308,500	215,163
_____ALL_____	38	72.87	76.99	74.80	13.83	102.93	48.78	145.37	69.70 to 78.50	790,466	591,254

Stanton County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Stanton	1	5600	5307	5576	5214	4710	4960	4286	3970	5055
Cuming	1	6351	n/a	5962	6343	4466	n/a	5451	4651	5912
Colfax	1	6000	5800	5600	5356	5300	5100	4800	4408	5374
Platte	6	9088	8500	7756	7500	6900	6498	6000	5400	7254
Madison	1	7157	6820	6375	6072	5700	5525	4496	3775	5480
Pierce	1	5447	5258	4911	4840	4756	4514	3665	3474	4637
Wayne	1	6100	6050	6000	5950	5750	5600	5400	4700	5624

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Stanton	1	5355	5355	5315	3645	1933	4468	4176	4084	4614
Cuming	1	6019	6025	5654	3500	4803	5175	4310	4304	5499
Colfax	1	5742	5638	5397	5298	4972	4877	4502	4150	5126
Platte	6	6493	6100	5551	5499	5100	4599	3800	2900	5216
Madison	1	5933	5765	5367	5100	4795	4566	3575	2750	5039
Pierce	1	4300	4165	3925	3740	3250	3150	2195	1915	3497
Wayne	1	5700	5650	5550	5450	5200	4650	4100	3795	4988

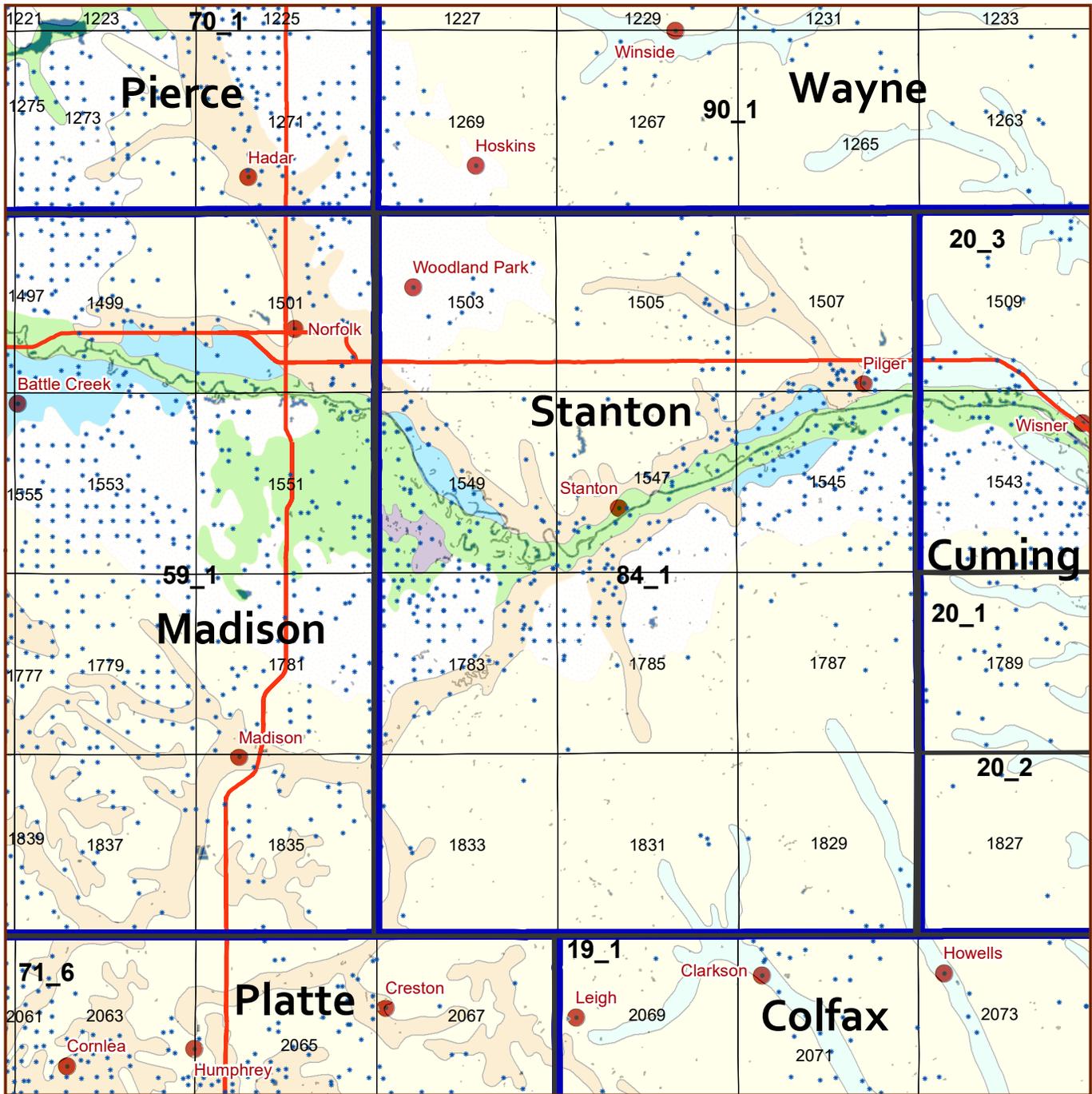
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Stanton	1	1712	1790	1266	1750	715	n/a	n/a	1415	1462
Cuming	1	2421	2398	1997	2093	n/a	n/a	n/a	n/a	2324
Colfax	1	1987	1987	1800	1800	n/a	1700	n/a	1600	1943
Platte	6	1585	1573	1507	1513	n/a	1459	1375	1398	1556
Madison	1	2059	1951	1851	1791	1700	n/a	n/a	n/a	1925
Pierce	1	1900	1805	1650	1420	1355	1200	1050	1000	1677
Wayne	1	2200	2100	1950	1850	1750	n/a	n/a	n/a	2084

County	Mkt Area	CRP	TIMBER	WASTE
Stanton	1	2730	190	138
Cuming	1	4609	1134	125
Colfax	1	3984	1599	150
Platte	6	1581	1414	100
Madison	1	3911	700	150
Pierce	1	3050	817	150
Wayne	1	3806	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.

STANTON COUNTY



Legend

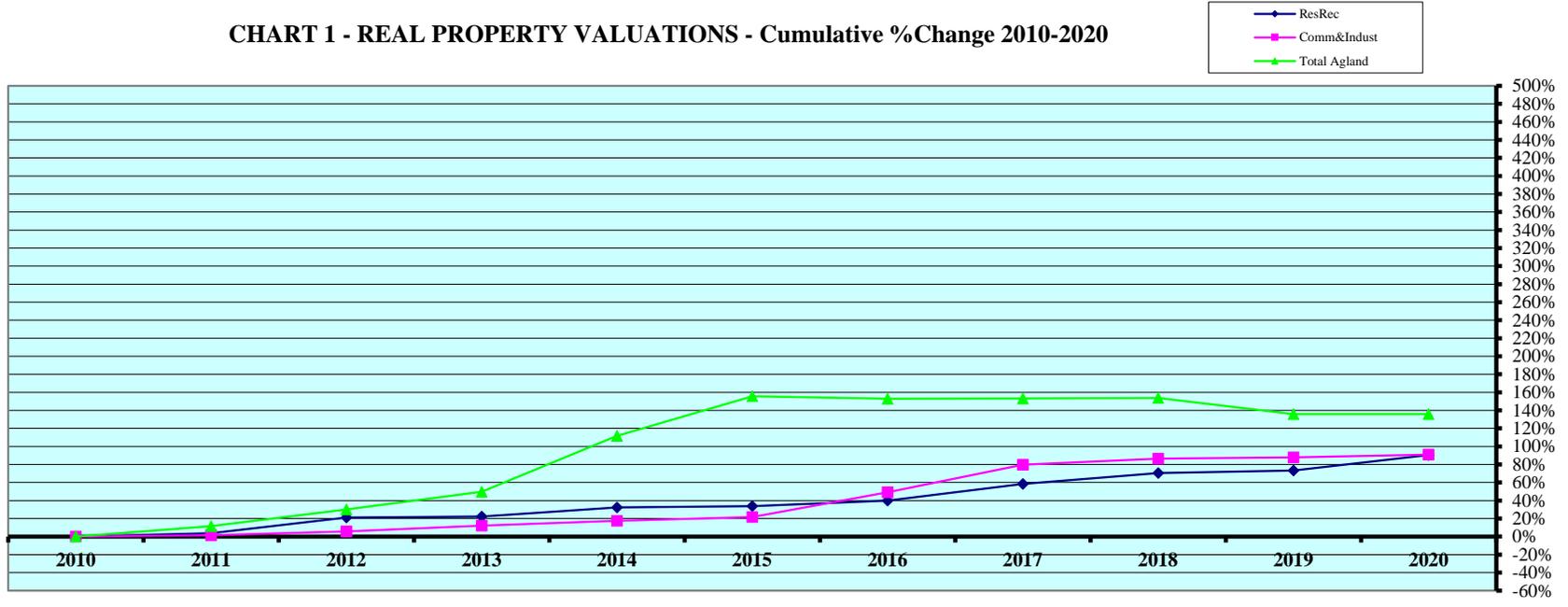
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	142,918,765	--	--	--	25,573,760	--	--	--	405,870,550	--	--	--
2011	148,085,835	5,167,070	3.62%	3.62%	25,949,190	375,430	1.47%	1.47%	453,302,850	47,432,300	11.69%	11.69%
2012	172,938,195	24,852,360	16.78%	21.00%	27,054,215	1,105,025	4.26%	5.79%	528,517,590	75,214,740	16.59%	30.22%
2013	174,790,785	1,852,590	1.07%	22.30%	28,658,790	1,604,575	5.93%	12.06%	607,356,545	78,838,955	14.92%	49.64%
2014	189,115,745	14,324,960	8.20%	32.32%	30,028,335	1,369,545	4.78%	17.42%	859,110,420	251,753,875	41.45%	111.67%
2015	191,119,740	2,003,995	1.06%	33.73%	31,132,740	1,104,405	3.68%	21.74%	1,037,426,595	178,316,175	20.76%	155.61%
2016	199,786,610	8,666,870	4.53%	39.79%	38,153,275	7,020,535	22.55%	49.19%	1,026,443,315	-10,983,280	-1.06%	152.90%
2017	226,468,925	26,682,315	13.36%	58.46%	45,980,885	7,827,610	20.52%	79.80%	1,027,965,410	1,522,095	0.15%	153.27%
2018	243,608,480	17,139,555	7.57%	70.45%	47,704,940	1,724,055	3.75%	86.54%	1,029,505,025	1,539,615	0.15%	153.65%
2019	247,609,910	4,001,430	1.64%	73.25%	48,047,590	342,650	0.72%	87.88%	957,253,030	-72,251,995	-7.02%	135.85%
2020	272,232,295	24,622,385	9.94%	90.48%	48,820,470	772,880	1.61%	90.90%	957,634,460	381,430	0.04%	135.95%

Rate Annual %chg: Residential & Recreational **6.66%**

Commercial & Industrial **6.68%**

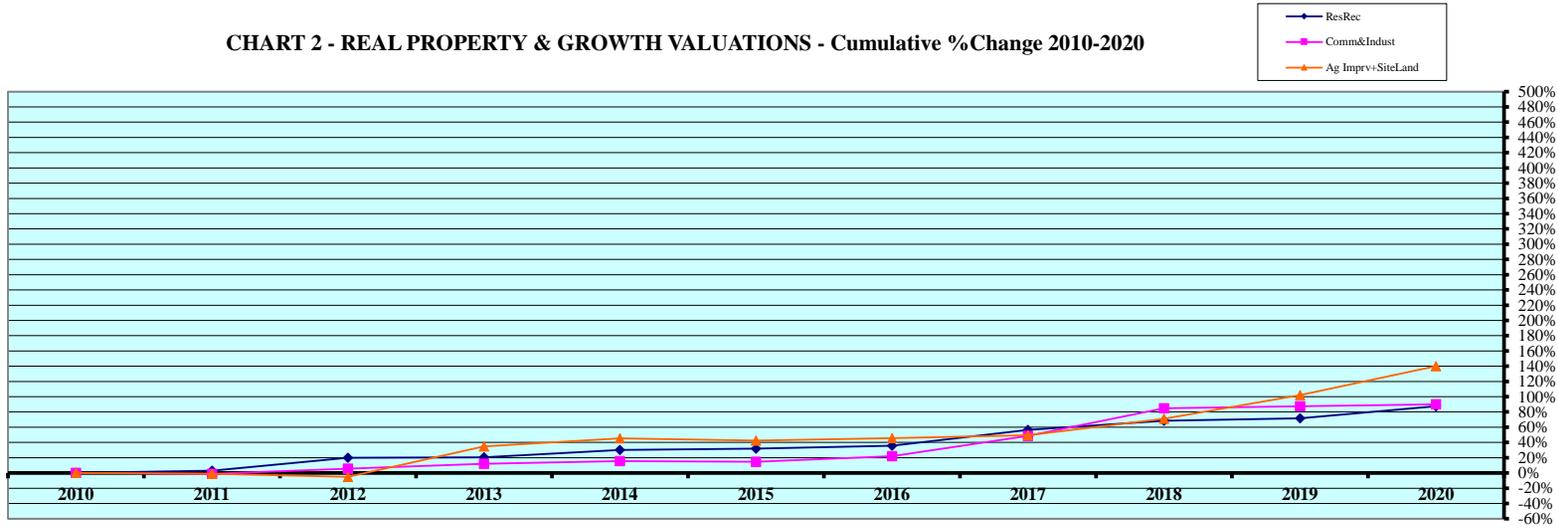
Agricultural Land **8.96%**

Cnty# **84**
County **STANTON**

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	142,918,765	2,572,345	1.80%	140,346,420	--	--	25,573,760	275,000	1.08%	25,298,760	--	--	
2011	148,085,835	1,068,235	0.72%	147,017,600	2.87%	2.87%	25,949,190	666,505	2.57%	25,282,685	-1.14%	-1.14%	
2012	172,938,195	1,404,135	0.81%	171,534,060	15.83%	20.02%	27,054,215	25,080	0.09%	27,029,135	4.16%	5.69%	
2013	174,790,785	2,625,110	1.50%	172,165,675	-0.45%	20.46%	28,658,790	0	0.00%	28,658,790	5.93%	12.06%	
2014	189,115,745	2,927,805	1.55%	186,187,940	6.52%	30.28%	30,028,335	475,165	1.58%	29,553,170	3.12%	15.56%	
2015	191,119,740	2,721,635	1.42%	188,398,105	-0.38%	31.82%	31,132,740	1,792,930	5.76%	29,339,810	-2.29%	14.73%	
2016	199,786,610	6,005,955	3.01%	193,780,655	1.39%	35.59%	38,153,275	6,977,600	18.29%	31,175,675	0.14%	21.90%	
2017	226,468,925	2,847,300	1.26%	223,621,625	11.93%	56.47%	45,980,885	7,978,705	17.35%	38,002,180	-0.40%	48.60%	
2018	243,608,480	2,653,580	1.09%	240,954,900	6.40%	68.60%	47,704,940	419,720	0.88%	47,285,220	2.84%	84.90%	
2019	247,609,910	2,254,040	0.91%	245,355,870	0.72%	71.68%	48,047,590	139,470	0.29%	47,908,120	0.43%	87.33%	
2020	272,232,295	4,214,635	1.55%	268,017,660	8.24%	87.53%	48,820,470	239,205	0.49%	48,581,265	1.11%	89.97%	
Rate Ann%chg	6.66%			Resid & Recreat w/o growth			6.68%			C & I w/o growth			1.39%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	32,214,430	20,848,155	53,062,585	950,440	1.79%	52,112,145	--	--
2011	32,561,270	21,341,425	53,902,695	1,361,920	2.53%	52,540,775	-0.98%	-0.98%
2012	31,591,450	21,573,235	53,164,685	2,816,000	5.30%	50,348,685	-6.59%	-5.11%
2013	45,110,995	27,891,310	73,002,305	1,485,245	2.03%	71,517,060	34.52%	34.78%
2014	46,268,270	31,530,090	77,798,360	596,910	0.77%	77,201,450	5.75%	45.49%
2015	45,976,365	31,045,230	77,021,595	1,451,195	1.88%	75,570,400	-2.86%	42.42%
2016	47,276,520	32,544,680	79,821,200	2,558,385	3.21%	77,262,815	0.31%	45.61%
2017	47,689,460	33,415,810	81,105,270	1,831,945	2.26%	79,273,325	-0.69%	49.40%
2018	50,364,145	49,927,025	100,291,170	9,524,495	9.50%	90,766,675	11.91%	71.06%
2019	54,584,005	55,094,425	109,678,430	2,453,090	2.24%	107,225,340	6.91%	102.07%
2020	68,080,875	64,414,410	132,495,285	5,088,790	3.84%	127,406,495	16.16%	140.11%
Rate Ann%chg	7.77%	11.94%	9.58%	Ag Imprv+Site w/o growth			6.44%	

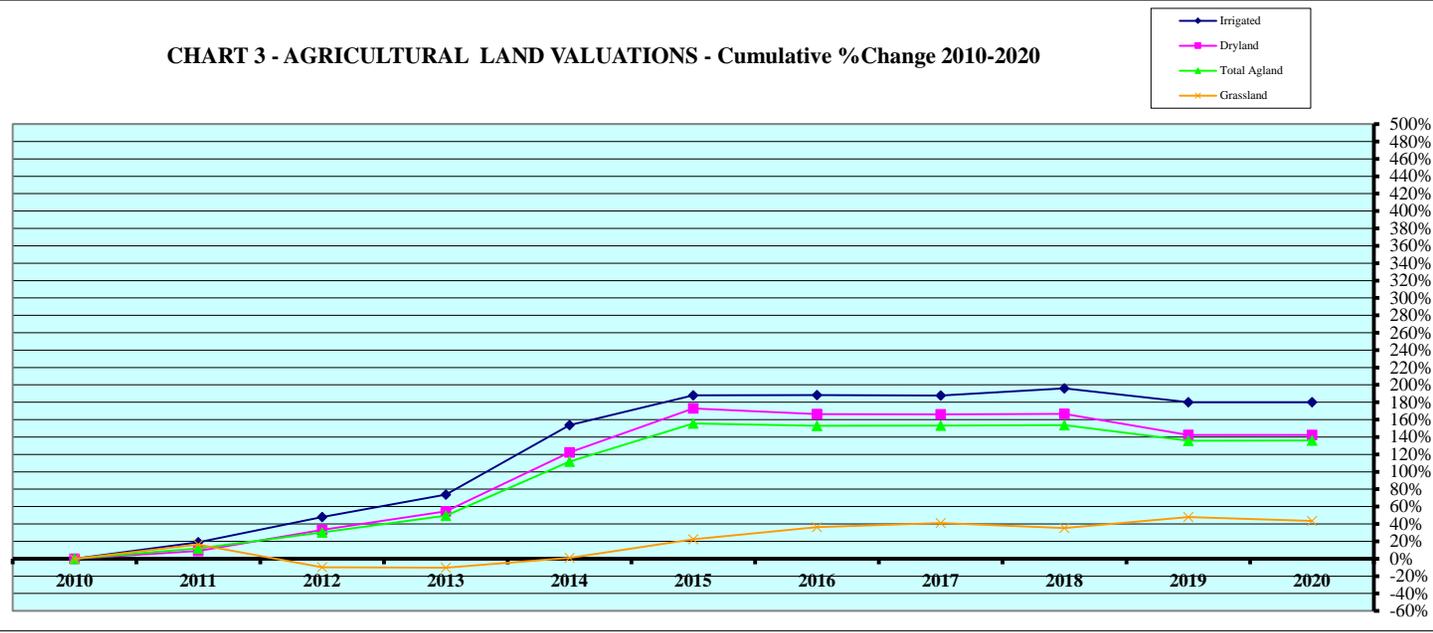
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 84
County STANTON

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	69,520,360	--	--	--	280,981,890	--	--	--	53,993,250	--	--	--
2011	82,760,245	13,239,885	19.04%	19.04%	305,645,770	24,663,880	8.78%	8.78%	62,826,950	8,833,700	16.36%	16.36%
2012	102,929,495	20,169,250	24.37%	48.06%	373,854,815	68,209,045	22.32%	33.05%	48,753,315	-14,073,635	-22.40%	-9.70%
2013	120,855,160	17,925,665	17.42%	73.84%	434,456,435	60,601,620	16.21%	54.62%	48,414,450	-338,865	-0.70%	-10.33%
2014	176,302,385	55,447,225	45.88%	153.60%	624,617,245	190,160,810	43.77%	122.30%	54,479,205	6,064,755	12.53%	0.90%
2015	200,162,430	23,860,045	13.53%	187.92%	766,750,080	142,132,835	22.76%	172.88%	66,031,380	11,552,175	21.20%	22.30%
2016	200,390,195	227,765	0.11%	188.25%	748,125,410	-18,624,670	-2.43%	166.25%	73,628,750	7,597,370	11.51%	36.37%
2017	200,051,175	-339,020	-0.17%	187.76%	747,565,970	-559,440	-0.07%	166.05%	76,159,790	2,531,040	3.44%	41.05%
2018	205,772,850	5,721,675	2.86%	195.99%	749,423,630	1,857,660	0.25%	166.72%	73,071,625	-3,088,165	-4.05%	35.33%
2019	194,804,255	-10,968,595	-5.33%	180.21%	681,253,050	-68,170,580	-9.10%	142.45%	79,877,125	6,805,500	9.31%	47.94%
2020	194,760,250	-44,005	-0.02%	180.15%	681,108,570	-144,480	-0.02%	142.40%	77,445,590	-2,431,535	-3.04%	43.44%

Rate Ann.%chg: Irrigated **10.85%** Dryland **9.26%** Grassland **3.67%**

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	1,375,050	--	--	--	0	--	--	--	405,870,550	--	--	--
2011	2,069,885	694,835	50.53%	50.53%	0	0	--	--	453,302,850	47,432,300	11.69%	11.69%
2012	776,945	-1,292,940	-62.46%	-43.50%	2,203,020	2,203,020	--	--	528,517,590	75,214,740	16.59%	30.22%
2013	726,395	-50,550	-6.51%	-47.17%	2,904,105	701,085	31.82%	--	607,356,545	78,838,955	14.92%	49.64%
2014	759,340	32,945	4.54%	-44.78%	2,952,245	48,140	1.66%	--	859,110,420	251,753,875	41.45%	111.67%
2015	990,070	230,730	30.39%	-28.00%	3,492,635	540,390	18.30%	--	1,037,426,595	178,316,175	20.76%	155.61%
2016	1,034,440	44,370	4.48%	-24.77%	3,264,520	-228,115	-6.53%	--	1,026,443,315	-10,983,280	-1.06%	152.90%
2017	1,051,800	17,360	1.68%	-23.51%	3,136,675	-127,845	-3.92%	--	1,027,965,410	1,522,095	0.15%	153.27%
2018	807,035	-244,765	-23.27%	-41.31%	429,885	-2,706,790	-86.29%	--	1,029,505,025	1,539,615	0.15%	153.65%
2019	806,420	-615	-0.08%	-41.35%	512,180	82,295	19.14%	--	957,253,030	-72,251,995	-7.02%	135.85%
2020	590,475	-215,945	-26.78%	-57.06%	3,729,575	3,217,395	628.18%	--	957,634,460	381,430	0.04%	135.95%

Cnty# **84**
County **STANTON**

Rate Ann.%chg: Total Agric Land **8.96%**

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	68,689,195	31,860	2,156			281,358,730	155,450	1,810			81,700,995	133,333	613		
2011	82,826,285	32,378	2,558	18.65%	18.65%	306,265,920	155,309	1,972	8.95%	8.95%	89,688,965	135,300	663	8.18%	9.46%
2012	103,570,530	35,257	2,938	14.84%	36.26%	374,673,130	161,378	2,322	17.74%	28.27%	89,574,800	130,628	686	3.44%	13.24%
2013	120,481,750	35,658	3,379	15.02%	56.72%	435,287,015	160,169	2,718	17.05%	50.15%	97,239,960	127,646	762	11.09%	25.80%
2014	175,683,895	35,910	4,892	44.79%	126.92%	625,951,115	159,833	3,916	44.10%	116.37%	128,539,130	127,483	1,008	32.36%	66.50%
2015	199,540,835	36,046	5,536	13.15%	156.77%	769,288,060	159,632	4,819	23.05%	166.26%	149,636,865	127,257	1,176	16.62%	94.17%
2016	200,662,780	36,275	5,532	-0.07%	156.58%	750,013,255	155,186	4,833	0.29%	167.02%	164,929,515	127,713	1,291	9.83%	113.25%
2017	200,678,290	36,281	5,531	-0.01%	156.56%	747,421,590	154,609	4,834	0.03%	167.09%	174,353,050	127,360	1,369	6.01%	126.06%
2018	205,857,940	37,222	5,531	-0.01%	156.53%	753,385,275	155,802	4,836	0.03%	167.16%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	196,389,385	37,181	5,282	-4.49%	145.00%	682,139,970	154,804	4,406	-8.87%	143.46%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	194,834,065	36,957	5,272	-0.19%	144.53%	681,037,640	155,073	4,392	-0.33%	142.64%	77,471,180	56,435	1,373	6.48%	124.03%

Rate Annual %chg Average Value/Acre:

9.35%

9.27%

8.40%

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	1,387,420	13,874	100			0	0				405,641,340	259,419	1,564		
2011	2,065,555	13,769	150	50.01%	50.01%	0	0				453,756,830	259,174	1,751	11.97%	11.97%
2012	740,065	4,931	150	0.04%	50.07%	2,186,585	8,375	261			529,995,535	256,585	2,066	17.98%	32.10%
2013	765,510	5,101	150	-0.01%	50.06%	2,876,405	10,291	280	7.05%		529,995,535	256,230	2,373	14.89%	51.77%
2014	739,150	4,926	150	0.00%	50.06%	2,872,155	10,276	280	0.00%		859,664,700	255,711	3,362	41.66%	115.00%
2015	969,715	5,103	190	26.62%	90.01%	3,500,985	10,156	345	23.33%		1,039,093,540	255,702	4,064	20.88%	159.88%
2016	1,035,890	5,452	190	0.00%	90.00%	3,473,075	10,085	344	-0.10%		1,028,563,455	255,804	4,021	-1.05%	157.15%
2017	1,051,210	5,531	190	0.02%	90.04%	3,150,580	9,408	335	-2.76%		1,027,975,760	255,338	4,026	0.13%	157.47%
2018	796,845	4,193	190	0.01%	90.05%	431,430	2,259	191	-42.97%		1,032,354,745	255,242	4,045	0.46%	158.66%
2019	807,620	4,249	190	0.00%	90.05%	434,380	2,275	191	-0.01%		959,747,500	255,488	3,757	-7.12%	140.24%
2020	589,975	4,266	138	-27.23%	38.30%	3,732,565	3,491	1,069	459.88%		957,665,425	256,222	3,738	-0.50%	139.03%

84
STANTON

Rate Annual %chg Average Value/Acre:

9.11%

(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
6,129	STANTON	113,286,237	47,378,153	3,787,777	272,232,295	26,201,265	22,619,205	0	957,634,460	68,080,875	64,414,410	0	1,575,634,677
cnty sectorvalue % of total value:		7.19%	3.01%	0.24%	17.28%	1.66%	1.44%		60.78%	4.32%	4.09%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
352	PILGER	802,478	378,661	73,937	8,484,015	9,503,665	0	0	0	0	0	0	19,242,756
5.74%	%sector of county sector	0.71%	0.80%	1.95%	3.12%	36.27%							1.22%
	%sector of municipality	4.17%	1.97%	0.38%	44.09%	49.39%							100.00%
1,577	STANTON	705,199	1,160,024	165,664	59,606,930	7,135,830	0	0	227,620	0	0	0	69,001,267
25.73%	%sector of county sector	0.62%	2.45%	4.37%	21.90%	27.23%			0.02%				4.38%
	%sector of municipality	1.02%	1.68%	0.24%	86.39%	10.34%			0.33%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
1,929	Total Municipalities	1,507,677	1,538,685	239,601	68,090,945	16,639,495	0	0	227,620	0	0	0	88,244,023
31.47%	%all municip.sectors of cnty	1.33%	3.25%	6.33%	25.01%	63.51%			0.02%				5.60%

84 STANTON

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 : 5,649	Value : 1,451,032,355	Growth 9,734,655	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	141	659,020	28	473,370	90	1,288,680	259	2,421,070	
02. Res Improve Land	694	5,324,660	633	14,691,025	492	27,921,225	1,819	47,936,910	
03. Res Improvements	723	67,261,825	714	79,145,220	500	86,251,040	1,937	232,658,085	
04. Res Total	864	73,245,505	742	94,309,615	590	115,460,945	2,196	283,016,065	3,350,390
% of Res Total	39.34	25.88	33.79	33.32	26.87	40.80	38.87	19.50	34.42
05. Com UnImp Land	19	49,180	2	32,530	8	308,870	29	390,580	
06. Com Improve Land	107	633,035	14	230,480	17	619,640	138	1,483,155	
07. Com Improvements	109	16,601,165	14	2,905,165	24	4,892,145	147	24,398,475	
08. Com Total	128	17,283,380	16	3,168,175	32	5,820,655	176	26,272,210	467,200
% of Com Total	72.73	65.79	9.09	12.06	18.18	22.16	3.12	1.81	4.80
09. Ind UnImp Land	0	0	0	0	2	212,500	2	212,500	
10. Ind Improve Land	0	0	0	0	5	2,250,670	5	2,250,670	
11. Ind Improvements	0	0	0	0	6	21,727,035	6	21,727,035	
12. Ind Total	0	0	0	0	8	24,190,205	8	24,190,205	2,000,000
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.14	1.67	20.55
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	864	73,245,505	742	94,309,615	590	115,460,945	2,196	283,016,065	3,350,390
% of Res & Rec Total	39.34	25.88	33.79	33.32	26.87	40.80	38.87	19.50	34.42
Com & Ind Total	128	17,283,380	16	3,168,175	40	30,010,860	184	50,462,415	2,467,200
% of Com & Ind Total	69.57	34.25	8.70	6.28	21.74	59.47	3.26	3.48	25.34
17. Taxable Total	992	90,528,885	758	97,477,790	630	145,471,805	2,380	333,478,480	5,817,590
% of Taxable Total	41.68	27.15	31.85	29.23	26.47	43.62	42.13	22.98	59.76

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	93	23	198	314

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	14,780	0	0	2,518	760,312,465	2,519	760,327,245
28. Ag-Improved Land	0	0	0	0	691	244,869,565	691	244,869,565
29. Ag Improvements	0	0	0	0	750	112,357,065	750	112,357,065

30. Ag Total				3,269	1,117,553,875
--------------	--	--	--	-------	---------------

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	24	21.87	546,750	24	21.87	546,750	
32. HomeSite Improv Land	467	479.13	11,978,250	467	479.13	11,978,250	
33. HomeSite Improvements	485	0.00	59,078,890	485	0.00	59,078,890	551,820
34. HomeSite Total				509	501.00	71,603,890	
35. FarmSite UnImp Land	176	322.42	967,255	176	322.42	967,255	
36. FarmSite Improv Land	566	1,997.00	5,991,000	566	1,997.00	5,991,000	
37. FarmSite Improvements	671	0.00	53,278,175	671	0.00	53,278,175	3,365,245
38. FarmSite Total				847	2,319.42	60,236,430	
39. Road & Ditches	2,509	4,868.36	0	2,509	4,868.36	0	
40. Other- Non Ag Use	6	350.03	262,580	6	350.03	262,580	
41. Total Section VI				1,356	8,038.81	132,102,900	3,917,065

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	27	2,201.44	2,237,010	27	2,201.44	2,237,010

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,140.09	8.43%	17,584,485	9.34%	5,599.99
46. 1A	2,106.23	5.65%	11,178,225	5.94%	5,307.22
47. 2A1	7,881.48	21.15%	43,950,670	23.34%	5,576.45
48. 2A	12,555.79	33.70%	65,468,095	34.76%	5,214.18
49. 3A1	3,023.46	8.11%	14,240,495	7.56%	4,710.00
50. 3A	127.51	0.34%	632,450	0.34%	4,960.00
51. 4A1	5,833.47	15.66%	25,000,805	13.27%	4,285.75
52. 4A	2,591.56	6.96%	10,288,295	5.46%	3,969.92
53. Total	37,259.59	100.00%	188,343,520	100.00%	5,054.90
Dry					
54. 1D1	6,415.24	4.13%	34,353,620	4.80%	5,355.00
55. 1D	34,161.69	22.01%	182,935,885	25.55%	5,355.00
56. 2D1	16,174.80	10.42%	85,969,180	12.01%	5,315.01
57. 2D	4,540.41	2.93%	16,548,275	2.31%	3,644.67
58. 3D1	2,133.26	1.37%	4,123,570	0.58%	1,932.99
59. 3D	44,547.36	28.71%	199,055,815	27.80%	4,468.41
60. 4D1	2,661.99	1.72%	11,115,325	1.55%	4,175.57
61. 4D	44,549.64	28.71%	181,927,755	25.41%	4,083.71
62. Total	155,184.39	100.00%	716,029,425	100.00%	4,614.06
Grass					
63. 1G1	7,949.31	14.15%	14,434,550	18.84%	1,815.82
64. 1G	11,840.56	21.08%	21,686,075	28.31%	1,831.51
65. 2G1	13,068.19	23.27%	17,550,470	22.91%	1,342.99
66. 2G	8,958.70	15.95%	16,273,910	21.24%	1,816.55
67. 3G1	9,326.16	16.60%	5,705,625	7.45%	611.79
68. 3G	864.80	1.54%	164,350	0.21%	190.04
69. 4G1	398.96	0.71%	75,795	0.10%	189.98
70. 4G	3,760.43	6.70%	723,950	0.94%	192.52
71. Total	56,167.11	100.00%	76,614,725	100.00%	1,364.05
Irrigated Total					
Irrigated Total	37,259.59	14.53%	188,343,520	19.11%	5,054.90
Dry Total					
Dry Total	155,184.39	60.53%	716,029,425	72.66%	4,614.06
Grass Total					
Grass Total	56,167.11	21.91%	76,614,725	7.77%	1,364.05
72. Waste	4,266.03	1.66%	589,995	0.06%	138.30
73. Other	3,491.04	1.36%	3,873,310	0.39%	1,109.50
74. Exempt	1,493.43	0.58%	0	0.00%	0.00
75. Market Area Total	256,368.16	100.00%	985,450,975	100.00%	3,843.89

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	37,259.59	188,343,520	37,259.59	188,343,520
77. Dry Land	2.76	14,780	0.00	0	155,181.63	716,014,645	155,184.39	716,029,425
78. Grass	0.00	0	0.00	0	56,167.11	76,614,725	56,167.11	76,614,725
79. Waste	0.00	0	0.00	0	4,266.03	589,995	4,266.03	589,995
80. Other	0.00	0	0.00	0	3,491.04	3,873,310	3,491.04	3,873,310
81. Exempt	191.52	0	12.36	0	1,289.55	0	1,493.43	0
82. Total	2.76	14,780	0.00	0	256,365.40	985,436,195	256,368.16	985,450,975

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	37,259.59	14.53%	188,343,520	19.11%	5,054.90
Dry Land	155,184.39	60.53%	716,029,425	72.66%	4,614.06
Grass	56,167.11	21.91%	76,614,725	7.77%	1,364.05
Waste	4,266.03	1.66%	589,995	0.06%	138.30
Other	3,491.04	1.36%	3,873,310	0.39%	1,109.50
Exempt	1,493.43	0.58%	0	0.00%	0.00
Total	256,368.16	100.00%	985,450,975	100.00%	3,843.89

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 Norfolk	22	517,105	172	8,238,945	172	33,498,580	194	42,254,630	577,980
83.2 Norfolk V	13	341,550	0	0	0	0	13	341,550	0
83.3 Pilger	70	242,570	132	732,405	132	9,187,245	202	10,162,220	572,325
83.4 Rural	78	825,940	388	22,780,960	396	66,940,390	474	90,547,290	628,910
83.5 Stanton	71	416,450	562	4,592,255	591	58,074,580	662	63,083,285	1,290,295
83.6 Wp	5	77,455	565	11,592,345	646	64,957,290	651	76,627,090	280,880
84 Residential Total	259	2,421,070	1,819	47,936,910	1,937	232,658,085	2,196	283,016,065	3,350,390

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Norfolk	0	0	2	51,805	2	1,201,435	2	1,253,240	0
85.2	Pilger	12	18,735	17	123,485	18	9,764,360	30	9,906,580	254,085
85.3	Rural	10	521,370	23	2,876,070	32	26,721,995	42	30,119,435	2,000,000
85.4	Stanton	7	30,445	90	509,550	90	6,810,275	97	7,350,270	213,115
85.5	Wp	2	32,530	11	172,915	11	1,627,445	13	1,832,890	0
86	Commercial Total	31	603,080	143	3,733,825	153	46,125,510	184	50,462,415	2,467,200

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	7,085.95	17.24%	12,131,385	20.19%	1,712.03
88. 1G	9,730.02	23.67%	17,420,375	28.99%	1,790.37
89. 2G1	10,380.90	25.25%	13,141,195	21.87%	1,265.90
90. 2G	7,197.41	17.51%	12,597,010	20.96%	1,750.21
91. 3G1	6,708.75	16.32%	4,796,780	7.98%	715.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	7.70	0.02%	10,895	0.02%	1,414.94
95. Total	41,110.73	100.00%	60,097,640	100.00%	1,461.85
CRP					
96. 1C1	818.89	15.23%	2,294,710	15.63%	2,802.22
97. 1C	1,421.19	26.43%	4,134,710	28.17%	2,909.33
98. 2C1	1,637.94	30.46%	4,209,820	28.68%	2,570.19
99. 2C	1,283.00	23.86%	3,585,985	24.43%	2,795.00
100. 3C1	216.02	4.02%	452,560	3.08%	2,094.99
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	5,377.04	100.00%	14,677,785	100.00%	2,729.71
Timber					
105. 1T1	44.47	0.46%	8,455	0.46%	190.13
106. 1T	689.35	7.12%	130,990	7.12%	190.02
107. 2T1	1,049.35	10.84%	199,455	10.84%	190.07
108. 2T	478.29	4.94%	90,915	4.94%	190.08
109. 3T1	2,401.39	24.81%	456,285	24.81%	190.01
110. 3T	864.80	8.93%	164,350	8.94%	190.04
111. 4T1	398.96	4.12%	75,795	4.12%	189.98
112. 4T	3,752.73	38.77%	713,055	38.77%	190.01
113. Total	9,679.34	100.00%	1,839,300	100.00%	190.02
<hr/>					
Grass Total	41,110.73	73.19%	60,097,640	78.44%	1,461.85
CRP Total	5,377.04	9.57%	14,677,785	19.16%	2,729.71
Timber Total	9,679.34	17.23%	1,839,300	2.40%	190.02
<hr/>					
114. Market Area Total	56,167.11	100.00%	76,614,725	100.00%	1,364.05

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

84 Stanton

	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	272,232,295	283,016,065	10,783,770	3.96%	3,350,390	2.73%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	68,080,875	71,603,890	3,523,015	5.17%	551,820	4.36%
04. Total Residential (sum lines 1-3)	340,313,170	354,619,955	14,306,785	4.20%	3,902,210	3.06%
05. Commercial	26,201,265	26,272,210	70,945	0.27%	467,200	-1.51%
06. Industrial	22,619,205	24,190,205	1,571,000	6.95%	2,000,000	-1.90%
07. Total Commercial (sum lines 5-6)	48,820,470	50,462,415	1,641,945	3.36%	2,467,200	-1.69%
08. Ag-Farmsite Land, Outbuildings	64,204,385	60,236,430	-3,967,955	-6.18%	3,365,245	-11.42%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	210,025	262,580	52,555	25.02%		
11. Total Non-Agland (sum lines 8-10)	64,414,410	60,499,010	-3,915,400	-6.08%	3,365,245	-11.30%
12. Irrigated	194,760,250	188,343,520	-6,416,730	-3.29%		
13. Dryland	681,108,570	716,029,425	34,920,855	5.13%		
14. Grassland	77,445,590	76,614,725	-830,865	-1.07%		
15. Wasteland	590,475	589,995	-480	-0.08%		
16. Other Agland	3,729,575	3,873,310	143,735	3.85%		
17. Total Agricultural Land	957,634,460	985,450,975	27,816,515	2.90%		
18. Total Value of all Real Property (Locally Assessed)	1,411,182,510	1,451,032,355	39,849,845	2.82%	9,734,655	2.13%

2021 Assessment Survey for Stanton County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	Two Part Time
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$161,998.00
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$20,000.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,000.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$200.00
12.	Amount of last year's assessor's budget not used:
	\$18,121.89

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. www.stanton.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks maintains software, office staff maintains the maps
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks, Eagle View in spring of 2021
10.	When was the aerial imagery last updated?
	Use the latest images, currently 2020 flight

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?
	Pilger and Stanton are zoned.
4.	When was zoning implemented?
	1998

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation LLC
2.	GIS Services:
	gWorks
3.	Other services:
	Eagle View

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	One industrial property, Nucor Steel. (A verbal agreement was made between the Stanton County Board of Commissioner's and Nucor Steel to work with Wayne Kubert for all appraisal services. This was done approximately 25 years ago and has continued for this property only. Wayne Kubert/Industrial, Jeff Quist and William Kaiser/Commercial, and Central Plains Valuation LLC. Residential.
2.	If so, is the appraisal or listing service performed under contract?
	Contract with Central Plains Valuation LLC
3.	What appraisal certifications or qualifications does the County require?
	Must be certified in Real Estate Appraisal.
4.	Have the existing contracts been approved by the PTA?
	Yes, Central Plains Valuation LLC
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No, values are calculated and recommended, then the final values implemented by the Assessor.

2021 Residential Assessment Survey for Stanton County

1.	Valuation data collection done by:																		
	Office Staff and Central Plains Valuation LLC																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Eagle Ridge - Ridge between Norfolk and Stanton, contains approximately 14 parcels</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Norfolk Subdivision - includes any parcels near the city of Norfolk, except the Woodland Park Subdivision</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Pilger - Located south of Hwy. 275 one mile on Hwy. 15, approximate population of 215 and most of the south end is in a flood plain</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural - Any parcel not near a village or the city of Norfolk or Stanton</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Stanton - County Seat. K-12 school system, located on Hwy. 24 and 57, approximately 10 miles from the city of Norfolk</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Willers Cove - Lake properties south of the village of Pilger on Hwy. 15 and contains approximately 60 parcels</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Woodland Park - All of the properties located in the Subdivision located east of Norfolk on Hwy 35.</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	Eagle Ridge - Ridge between Norfolk and Stanton, contains approximately 14 parcels	5	Norfolk Subdivision - includes any parcels near the city of Norfolk, except the Woodland Park Subdivision	10	Pilger - Located south of Hwy. 275 one mile on Hwy. 15, approximate population of 215 and most of the south end is in a flood plain	15	Rural - Any parcel not near a village or the city of Norfolk or Stanton	20	Stanton - County Seat. K-12 school system, located on Hwy. 24 and 57, approximately 10 miles from the city of Norfolk	25	Willers Cove - Lake properties south of the village of Pilger on Hwy. 15 and contains approximately 60 parcels	30	Woodland Park - All of the properties located in the Subdivision located east of Norfolk on Hwy 35.	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Eagle Ridge - Ridge between Norfolk and Stanton, contains approximately 14 parcels																		
5	Norfolk Subdivision - includes any parcels near the city of Norfolk, except the Woodland Park Subdivision																		
10	Pilger - Located south of Hwy. 275 one mile on Hwy. 15, approximate population of 215 and most of the south end is in a flood plain																		
15	Rural - Any parcel not near a village or the city of Norfolk or Stanton																		
20	Stanton - County Seat. K-12 school system, located on Hwy. 24 and 57, approximately 10 miles from the city of Norfolk																		
25	Willers Cove - Lake properties south of the village of Pilger on Hwy. 15 and contains approximately 60 parcels																		
30	Woodland Park - All of the properties located in the Subdivision located east of Norfolk on Hwy 35.																		
AG	Agricultural homes and outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Correlation between cost and sales comparison																		
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?																		
	Local market information within the valuation grouping develops the depreciation studies.																		
5.	Are individual depreciation tables developed for each valuation group?																		
	Yes																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sales.																		
7.	How are rural residential site values developed?																		
	Sales, and compare to surrounding counties first acre 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?																																																	
	Current value of property divided by number of lots, develop the lot value by market as they are sold.																																																	
10.	<table border="1"> <thead> <tr> <th data-bbox="203 239 363 321"><u>Valuation Group</u></th> <th data-bbox="363 239 651 321"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 239 906 321"><u>Date of Costing</u></th> <th data-bbox="906 239 1175 321"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 239 1484 321"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 321 363 380">1</td> <td data-bbox="363 321 651 380">2020</td> <td data-bbox="651 321 906 380">2019</td> <td data-bbox="906 321 1175 380">2018</td> <td data-bbox="1175 321 1484 380">2018-2019</td> </tr> <tr> <td data-bbox="203 380 363 438">5</td> <td data-bbox="363 380 651 438">2020</td> <td data-bbox="651 380 906 438">2019</td> <td data-bbox="906 380 1175 438">2018</td> <td data-bbox="1175 380 1484 438">2018-2019</td> </tr> <tr> <td data-bbox="203 438 363 497">10</td> <td data-bbox="363 438 651 497">2020</td> <td data-bbox="651 438 906 497">2019</td> <td data-bbox="906 438 1175 497">2019</td> <td data-bbox="1175 438 1484 497">2019</td> </tr> <tr> <td data-bbox="203 497 363 556">15</td> <td data-bbox="363 497 651 556">2019</td> <td data-bbox="651 497 906 556">2019</td> <td data-bbox="906 497 1175 556">2018</td> <td data-bbox="1175 497 1484 556">2018-2019</td> </tr> <tr> <td data-bbox="203 556 363 615">20</td> <td data-bbox="363 556 651 615">2020</td> <td data-bbox="651 556 906 615">2019</td> <td data-bbox="906 556 1175 615">2019</td> <td data-bbox="1175 556 1484 615">2019</td> </tr> <tr> <td data-bbox="203 615 363 674">25</td> <td data-bbox="363 615 651 674">2020</td> <td data-bbox="651 615 906 674">2019</td> <td data-bbox="906 615 1175 674">2020</td> <td data-bbox="1175 615 1484 674">2019</td> </tr> <tr> <td data-bbox="203 674 363 732">30</td> <td data-bbox="363 674 651 732">2020</td> <td data-bbox="651 674 906 732">2019</td> <td data-bbox="906 674 1175 732">2008</td> <td data-bbox="1175 674 1484 732">2019</td> </tr> <tr> <td data-bbox="203 732 363 779">AG</td> <td data-bbox="363 732 651 779">2019</td> <td data-bbox="651 732 906 779">2019</td> <td data-bbox="906 732 1175 779">2018</td> <td data-bbox="1175 732 1484 779">2018-2019</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2020	2019	2018	2018-2019	5	2020	2019	2018	2018-2019	10	2020	2019	2019	2019	15	2019	2019	2018	2018-2019	20	2020	2019	2019	2019	25	2020	2019	2020	2019	30	2020	2019	2008	2019	AG	2019	2019	2018	2018-2019
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																																														
1	2020	2019	2018	2018-2019																																														
5	2020	2019	2018	2018-2019																																														
10	2020	2019	2019	2019																																														
15	2019	2019	2018	2018-2019																																														
20	2020	2019	2019	2019																																														
25	2020	2019	2020	2019																																														
30	2020	2019	2008	2019																																														
AG	2019	2019	2018	2018-2019																																														
	The reappraisal project is completed for 2021.																																																	

2021 Commercial Assessment Survey for Stanton County

1.	Valuation data collection done by:																							
	Jeff Quist, William Kaiser, Wayne Kubert - Industrial																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><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>Pilger, small village, includes new and rebuilt businesses</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural and Woodland Park, located east of Norfolk on Hwy. 35.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>City of Stanton, hosts the County seat and located approximately 10 miles from City of Norfolk. This town includes several businesses.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Pilger, small village, includes new and rebuilt businesses	5	Rural and Woodland Park, located east of Norfolk on Hwy. 35.	10	City of Stanton, hosts the County seat and located approximately 10 miles from City of Norfolk. This town includes several businesses.												
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																							
1	Pilger, small village, includes new and rebuilt businesses																							
5	Rural and Woodland Park, located east of Norfolk on Hwy. 35.																							
10	City of Stanton, hosts the County seat and located approximately 10 miles from City of Norfolk. This town includes several businesses.																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	Correlation between the cost and market approaches estimates commercial market values.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	No unique properties at this time.																							
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?																							
	Yes, local market information is used to develop depreciation studies.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	No																							
6.	Describe the methodology used to determine the commercial lot values.																							
	Sales methodology																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015-2016</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2015	2015	2015	2015-2016	5	2015	2015	2015	2015-2016	10	2015	2015	2015	2015-2016
<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	2015	2015	2015	2015-2016																				
5	2015	2015	2015	2015-2016																				
10	2015	2015	2015	2015-2016																				
	N/A																							

2021 Agricultural Assessment Survey for Stanton County

1.	Valuation data collection done by:							
	Office Staff. Improvements were under a contracted reappraisal with Great Plains Valuation LLC.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The county has one market area for the entire county.</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The county has one market area for the entire county.	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The county has one market area for the entire county.	2019						
	Used the gWorks imagery to compare for land use and verify for buildings and improvements.							
3.	Describe the process used to determine and monitor market areas.							
	Annual study completed on sales.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Through sales, questionnaires included with those sales, FSA certifications, FSA flight 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?							
	Yes							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Intensive use has been identified in Stanton County.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Continue to rely on the Northeast area counties with like properties to determine value.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	There are a few sandy soils that will be considered subclasses.							
	<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?							
	None							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							

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
Stanton County (84)
2021, 2022, 2023*

Stanton County is located in Northeast Nebraska and is approximately 428 square miles in area. The county seat, Stanton, is located twelve miles southeast of Norfolk, NE on Highway 24. The counties bordering Stanton county include, Wayne, Cuming, Colfax, Platte and Madison. Population in the City of Stanton is approximately 1,627 and the county as a whole is 6,129.

The Stanton County Assessor's office consists of three employees. The Assessor and two full time office clerks. No one serves in the capacity of deputy Assessor. The Assessor's certificate has been maintained by the Assessor since 1978. Annual required educational classes are attended by way of online presentation, Northeast Assessor monthly meeting presentations and Assessor Workshop presentations. The Assessor has completed 28.75 hours during the 1/1/2019 - 12/03/2022 timeframe. It is mandated that 60 credit hours must be obtained in the four-year time period.

Real Property includes 2,202-residential, 8-industrial, 170-commercial, 320-exempt, 3,255-agricultural, and 27-Game and Parks. \$1,413,966,850 of valuation was included in the Abstract of Assessment for Real Property when it was filed on March 18, 2020.

Agricultural land covers approximately 92% of the county and consists of the following:

36,957.41 acres=irrigated	14.42%
155,072.83 acres=dryland	60.52%
40,999.74 acres=grassland	16.00%
4,265.90 acres=wasteland	1.67%
5,753.15 acres=CRP	2.25%
3,491.09 acres=other	1.36%
9,682.03 acres=timber	3.78%

256,222.15 acres total

For 2020 there were 29 qualified sales of agricultural properties. Preliminary statistics showed that a small percentage adjustment would need to be made to Class 1 and 2 irrigated land, Class 1 dryland, all classes of grassland and CRP. Although the number of irrigation and grassland sales seemed insufficient, the office lowered the stated classes, as the sales seem to be trending downward and the change of value reflects the market during the study period. The dryland classification was adjusted upward slightly to reflect the market as well. CRP land was adjusted accordingly, with the values falling between the dryland and grassland values. Several subclasses are in use due to many of the sandy soils classifications and have been implemented in the dryland, grassland and CRP groups.

Collection of data for CRP land is ongoing and we continually update a spreadsheet with current contracts that included the start date and the expiration date. Once the contract has expired, those landowners are contacted by letter to find out if they have extended the contract and if so, provide

(Stanton 84) Page 2

us with the updated acres and contract copy. If the contract is not to be extended, we ask for an updated FSA map for the future land use changes to be made in our office. Our local FSA office has made it part of their ongoing process to direct the owner/operators with any land use changes to report this to the Assessor's office once certified with the FSA. We plan a mass mailing annually to request voluntary reporting of CRP, as well as any other changes. Stanton county also developed and implemented an Intensive Use category for feedlots, poultry barns and hogs. As per LB 372, Stanton county updated the land classifications as determined by this. Several subclasses were implemented in order to achieve the level of value required by sales.

Overall values after adjustments were made as per market for 2020, the level of value for agricultural land is 71%. By State Statute, agricultural land should be 75%, with 69% to 75% as the acceptable range of value.

Residential property statistics included 129 qualified sales for the 2020 study. Preliminary statistics showed the overall median for the county at 85 with the locations of four Norfolk area properties, eight Village of Pilger, twelve rural, thirty nine City of Stanton, sixty two in the Woodland Park area by Norfolk, three in the Eagle Ridge Subdivision and one in Willer's Cove. After a review of the sales it was determined that several changes would need to be made to meet the statutory requirements for 2020. Stanton county completed a review and re-appraisal for all rural properties with the updated information and values to be implemented for use in 2020. After this was done the rural values were at an acceptable range. A review had been completed for all other residential properties but had not yet been entered for use into the program for 2020. It was decided that an economic factor would be applied by valuation group/assessor location to determine the values for 2020. In the Willer's Cove location, all homes value were increased by 10%. In the Woodland Park area, all homes were increased by 10%. In the City of Stanton, all homes and buildings were increased by 10%, lots values were increased as well. In the Village of Pilger, lot values were updated. After updates of value were made the overall level of value for residential is 96%, meeting the required range of 92% thru 100%.

Commercial preliminary level of value for 2020 on the three (3) sales within the study period was at 100% of market. The last inspection and review of these properties occurred in 2016. The information was reviewed for the three sales and due to lack of numbers it was determined that the values did not need to be changed for 2020.

Form 521 Real Estate Transfer Statements are processed by staff in the Assessor's office. Each month, by the 15th and following the completion of the 521 ownership changes, all Sales Detail Information Forms are submitted to the Property Assessment Division. Once a 521 form is filed with our office, ownership records are updated, the sales information is entered, the sale will be qualified or not qualified depending on the information at that time. A sales questionnaire is mailed to all property purchasers to help in determining whether to consider a sale as an arm's length transaction. The sales are again reviewed later in the year when the process begins for setting values for the next tax year. If a sale is questionable for any reason, phone calls to the realtor, attorney,

purchaser and anyone involved might be made to gather more information. If any pertinent information is found on the realtor's site or local newspaper, notes are made for future use in the next review process. Online virtual tours of homes provide additional information on finished basements, bathroom and bedroom counts, any new improvements made before the sale and these are also noted for use in the next reviews of that area. Drive by reviews or site inspections have been done if needed, to help determine usability. The agricultural land sales are reviewed using returned questionnaire information as well as the last available aerial flights. At times, current FSA maps are provided. Once the data and information is complete, the sales are further analyzed for changes and then again determine usability for the sales file. We consider the twelve (12) "NO" reasons listed in Statute 77-1371 as one of the tools in determining if a sale is to be used in the study. Actual or market value for the Sales Review process is defined as the most probable price paid between a willing buyer and seller on an open market.

Our office maintains a set of **cadastral maps** which includes the boundary and ownership changes. Updates are made on a regular basis as sales of property occur and lot splits or changes of boundaries are filed. This office also maintains and provides updated maps that are shared with the rescue and fire departments, zoning administrator and emergency management for situs purposes. We also provide our services to the SID #1 in Woodland Park, the City of Stanton and Village of Pilger.

Property record cards are maintained pursuant to Reg 10-004. The records include ownership, legal descriptions, classification codes, measurements of homes and buildings, sketches of homes, sketches of commercial buildings, building inventory listing and up to date photos and valuations. Lot sketches and land inventory with the parcel are also provided in the card.

Administrative software which includes personal property and real estate, is contracted through MIPS/County Solutions. The CMA program provides us with the pricing details of homes and buildings. gWorks provides our office with the mapping system which includes the land use, soil classifications, ownership boundaries, etc., that makes up Stanton County.

Mandatory reports and filings are completed each year on a monthly basis. This includes: Real Estate Abstract, Personal Property Abstract, Assessor Survey, Sales information, which includes rosters and assessed value updates, Certification of Value to Political Subdivisions, School District

Taxable Value, Homestead Exemption Applications, Homestead Exemption Tax Loss Report, Tax Relief Report, Certificate of Taxes Levied Report, Report of Values, Tax List Correction Sheets, Annual Tax Rolls (Personal Property, Real Estate and Specials), Valuation Change Notices, review Certification of Centrally Assessed Values (Specials), establish assessment records for each, establish and update tax districts, compile tax rates, manage boundary changes necessary for proper assessment and tax information, input/review tax rates used for billing process, prepare and certify Tax Lists to the County Treasurer for Real Estate, Personal Property and Specials (Centrally Assessed), attend monthly Board of Equalization meetings and all meetings scheduled during the protest process annually, assemble and prepare evidence for the County Board members during the

(Stanton 84) Page 4

protest hearings, prepare for and attend TERC hearings, attend TERC statewide equalization hearings, implement orders made by TERC, attend monthly meetings of the Northeast Assessor's Association, attend workshops and educational classes in person as well as those provided online to obtain mandatory required hours of continued education to maintain the Assessor's Certification which is required to hold the office.

ASSESSMENT ACTIONS FOR 2021, 2022 2023

*-PLEASE SEE ATTACHMENT ***

Respectfully submitted,



Cheryl M. Wolverson
Stanton County Assessor
(July 29, 2020)

(Stanton 84) **Attachment

2021:

-annual addition, inspection of new improvements, updates or alterations on all properties located in the county. (pick-up work). We are currently contracted with Tax valuation Inc. for this. This includes changes due to zoning throughout the county. Building permits are received from Village of Pilger, City of Norfolk, City of Stanton and Stanton County Zoning Administrator to assist locating improvements and updates.

Residential properties in the City of Stanton, Village of Pilger, Woodland Park area, Country Village Mobile Home Court and subdivisions that were inspected/reviewed by staff from TVI- will complete the input of information to be used and implemented for Notice of Valuation Change to be sent June 1, 2021. (part of the six- year plan) this will include updated pricing and information for reappraisal purposes after sales data and review of property and depreciation schedule is completed

-complete review of aerial flights on all agricultural parcels to update land use, river land loss, etc. (starting in fall of 2020)

-begin review/inspection of commercial properties. Data is collected by William Kaiser and Jeff Quist. (part of 6 year review process)

-locate and update all personal property

-complete all duties and responsibilities of the Assessor's office as regulated by the State of Nebraska and the Nebraska Department of Revenue/Property Assessment Division, including all mandatory reports as defined by the annual calendar provided by the Department

2022:

-complete review/inspection of commercial properties with data that has been collected by William Kaiser and Jeff Quist. Sales data and review of property and depreciation schedule will be completed and updated at this time. (start review in fall 2021)

-annual addition, inspection of new improvements, updates or alterations on all properties located in the county. (pick-up work). We are contracted with Tax Valuation Inc. for this.

-locate and update all personal property

-complete all duties and responsibilities of the Assessor's office as regulated by the State of Nebraska and the Nebraska Department of Revenue/Property Assessment Division, including all mandatory reports as defined by the annual calendar provided by the Department.

2023:

-begin review/inspection of all rural parcels (part of 6 year review process)

-annual addition, inspection of new improvements, updates or alterations on all properties located in the county. (pickup work)

-locate and update all personal property

-complete all duties and responsibilities of the Assessor's office as regulated by the State of Nebraska and the Nebraska Department of Revenue/Property Assessment Division, including al mandatory reports as defined by the annual calendar provided by the Department.