



2016 REPORTS & OPINIONS

CUMING COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Cuming 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 Cuming 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: Cherie Kreikemeier, Cuming County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. 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 Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on 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 and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (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 deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

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 Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

Property Class	COD	PRD
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

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 methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds records 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 county’s sales verification and qualification procedures 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 are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection 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.

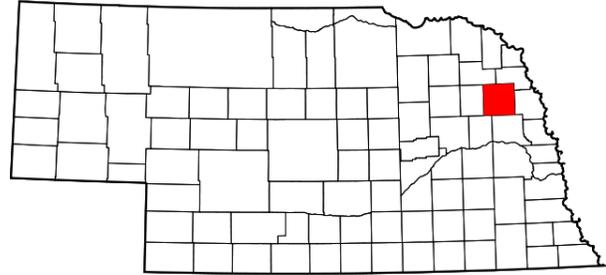
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. 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.

**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

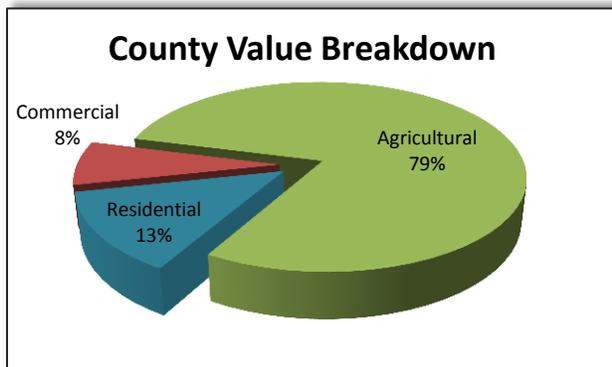
County Overview

With a total area of 571 square miles, Cuming had 9,027 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty years, Cuming has seen a steady drop in population of 27% (Nebraska Department of Economic Development).



Reports indicated that 69% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).

The majority of the commercial properties in Cuming convene in and around West Point, the county seat. Per the latest information available from the U.S. Census Bureau, there were 344 employer establishments in Cuming. County-wide employment was at 4,843 people, a 3% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Cuming that has fortified the local rural area economies. Cuming is included in the Lower Elkhorn Natural Resources District (NRD). Dry land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Cuming ranks second in corn for silage. In value of sales by commodity group and top livestock inventory items, Cuming ranks first in cattle and calves (USDA AgCensus).

Cuming County Quick Facts

Founded	1857
Namesake	First Secretary of Nebraska Territory Thomas B. Cuming
Region	Northeast
County Seat	West Point
Other Communities	Bancroft Beemer Wisner

Most Populated West Point (3,310)
-2% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Cuming County

Assessment Actions

The County updated the economic depreciation for the town of Beemer. The county physically inspected rural residential in ranges 4,5,and 6, taking new photos and updating the property record card to reflect any changes to the property and to account for condition changes for the improvements. The county also conducted an analysis of the entire residential class of property. The county completed permit and pickup work for the residential class.

Description of Analysis

Residential parcels are valued utilizing 6 valuation groupings that are based on the county assessor locations in the county. Two of the groupings comprise the residential parcels in the rural areas, and rural subdivisions in the county.

Valuation Grouping	Assessor Location
01	West Point
05	Bancroft
10	Beemer
20	Rural
25	Wisner
30	Hidden Meadows

For the residential property class, a review of the statistical analysis profiles 193 residential sales, representing the valuation groupings. Valuation group 01 (West Point) constitutes about half of the sales in the residential class of property and is the major trade center of the county.

All three measures of central tendency for the residential class of properties are within acceptable range. The measures of central tendency offer support of each other. All of the valuation groups with an adequate sample fall within the acceptable range for the calculated median.

Study Yrs						
01-OCT-13 To 30-SEP-14	89	97.37	101.44	94.07	15.52	107.83
01-OCT-14 To 30-SEP-15	109	93.03	98.11	90.88	17.71	105.99

The indicated trend for the residential market demonstrates an increasing market. A 4% increase for the county as a whole is observed for the two year study period as evidenced by examining the study year statistics. This upward trend is consistent through all of the valuation groups in the county. This indicates that overall, residential value within the county has followed the general residential market activity as observed in the southeast area of the state.

Assessment Practice Review

2016 Residential Correlation for Cuming County

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Cuming County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the Assessor and a consideration of verification documentation. The review of Cuming County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The sales review process also included procedures to ensure that sales and value information is accurately and timely reported with the process. While assessed values have been accurately reported, sales data has not always been submitted timely. The Division is confident that all sales have been made available for measurement purposes; the Division will continue to work with the county's process going forward.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county assessor and staff have been aggressive in their approach to keep all of the inspections up to date and also have incorporated technology to aid in the assessment of the residential class.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

The valuation group substratum indicates that all groups are statistically within the acceptable range and have qualitative statistics which support that the assessments are uniform and proportionate. A review of both these statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

2016 Residential Correlation for Cuming County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	97	95.72	96.91	92.91	14.23	104.31
05	16	95.30	96.56	90.29	18.75	106.94
10	14	96.90	97.30	94.52	14.50	102.94
20	26	91.99	95.28	92.35	13.40	103.17
25	40	96.25	107.42	89.77	25.03	119.66
30	5	81.36	84.54	83.69	11.25	101.02
____ALL____	198	94.55	98.51	92.09	16.90	106.97

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Cuming County is 95%.

2016 Commercial Correlation for Cuming County

Assessment Actions

The County inspected and reviewed commercial properties in the town of West Point. The process involved new photos and verifying the listing on the property record card. The county updated costs and reviewed depreciation. The county analyzed the local market as well as looking at similar properties in other locations utilizing the states sales file.

Additionally, all pickup work was completed by the county, as were on-site inspections of any remodeling and new additions.

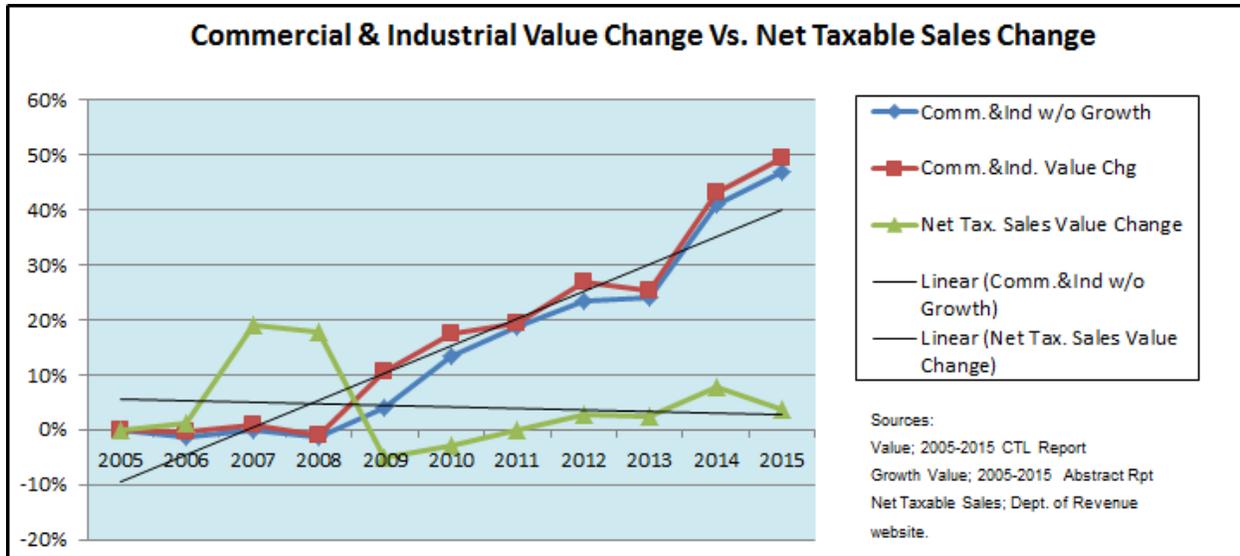
Description of Analysis

Valuation Grouping	Assessor Location
01	West Point
02	Bancroft, Beemer, Wisner, Rural

For the commercial property class, a review of the Cuming statistical profile includes 38 commercial sales, representing both valuation groupings. Valuation group 01 constitutes about 66% of the sample and this reflects the composition of the commercial population. Valuation group 02 is comprised of three smaller towns and the rural commercial properties which is everything that is not associated with West Point. Valuation group 02 is much more diverse and generally does not reflect an overall organized market. All three measures of central tendency for valuation group 01 are within acceptable range, while for valuation group 02 only the mean is within the range. The qualitative statistics are both within the recommended range for group 01 while both measures are out for group 02. One could reasonably conclude that the statistics for group 01, which represents a larger sample, are a better indicator for the measurement of the class and are not influenced to the same degree by low dollar sales.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle (http://revenue.nebraska.gov/research/salestax_data.html) that would be one modest indicator of commercial market activity, or as noted on the website “general sales and economic activity for selected locations”. The Net Taxable Sales by business classification is comprised of twelve codes—from Agriculture to Public Administration. The three largest business classifications in Cuming County that provide the bulk of Net Taxable Sales are: Retail Trade, Accommodation and Food Services and Construction.

2016 Commercial Correlation for Cuming County



Net Taxable Sales for the last eleven years indicates an average of .75% net increase over this period of time. Comparing this figure to the Annual Percent Change in Assessed Value shown in Chart 2 of Exhibit 7B (2.13% annual percent change excluding growth for the same time period) indicates just over a one point difference.

This would indicate that overall, commercial value within the county has moved opposite of general indicator of commercial market activity. Further, although there were several years in the data that indicated a decline from the previous year, the remaining was positive and the latest year's comparison of Net Taxable Sales [2015] to the previous year was down by almost 4%. This would indicate that overall the commercial market has remained relatively flat over the past ten years.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Cuming County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Cuming County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

2016 Commercial Correlation for Cuming County

The county's inspection and review cycle for all real property was discussed with the county assessor. All commercial property in Cuming County has been inspected during the six-year review cycle.

Valuation groups were also examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

Valuation Grouping 01 will be considered as the best indicator of the level of value and is an indication of the small growth in the commercial activity.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	25	96.66	98.08	97.16	10.48	100.95
02	13	87.50	93.76	104.11	25.52	90.06

Based on the assessment practices review and the statistical analysis, the quality of assessment in Cuming County is in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Cuming County is 97%.

2016 Agricultural Correlation for Cuming County

Assessment Actions

The County continually verifies sales along with updating land use in the agricultural class of property. After a market analysis of the sales and a review of the statistics the county adjusted values within the LCG structure along with adjustments for various soil types in the county. The county utilized physical inspections along with the aerial imagery to track changes for land use within the agricultural class.

A sales analysis was conducted and as a result all classes of land saw increases on average of approximately 12% throughout the county.

Description of Analysis

There are four market areas within Cuming County; areas 1 and 4 are generally the eastern half of the county, the values in these two areas are almost identical as displayed in the abstract. Market Area 2 is generally the southwest quadrant of the county with Market Area 3 generally is the northwest quadrant.

The statistical profile of the county contains 90 sales spread throughout the four market areas. The market areas were balanced for time of sale by supplementing with sales from adjoining counties with similar market influences.

The statistics calculated for all market areas, support that values are within the acceptable range. There are not a sufficient number of irrigated or grass land sales; however, the county assessor has consistently increased both irrigated and grass land values proportionately with the value of dry land; for that reason all land values are also believed to be acceptable.

In comparing the counties values to those of the surrounding six counties they are generally within the range even when considering the four market areas that the county has in place. The county is able to transition the values to those of neighboring areas and reflect the overall market.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

2016 Agricultural Correlation for Cuming County

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed both timely and accurately. Assessed values were also found to be reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

For Cuming County, the review supported that the county has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

The review also supported the market areas in the county. The boundary lines separate distinctly different geographic areas within the county and sales analysis supports that these differences are recognized in the market place.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Cuming County was determined to be systematic and comprehensive; land use is reviewed biennially as new aerial imagery is available. Additionally, land use questionnaires and physical inspections are used to gather information regarding conservation programs, land use, and other characteristics that impact value. Inspection of agricultural improvements is completed within the six year cycle using an onsite inspection process that includes interior inspections and/or interviews with property owners where permitted.

The division's review of assessment practices found that the county routinely verifies land use in this area with physical inspections, sales questionnaires, and interviews with taxpayers. The county's practice considers all available information when determining the primary use of the parcel. Market analysis is annually conducted to arrive at the actual value of parcels within the influenced area; the county's methodology is well documented and is described in a narrative appraisal report.

Equalization

The analysis supports that the county has achieved equalization; comparison of Cuming County values compared the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The market adjustments made for 2016 parallel the movement of the agricultural market across the state.

The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

2016 Agricultural Correlation for Cuming County

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

80%MLU By Market Area				
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN
<u>Irrigated</u>				
County	2	91.37	91.37	91.61
2	2	91.37	91.37	91.61
<u>Dry</u>				
County	68	70.73	72.10	69.35
1	12	69.55	71.52	70.19
2	21	70.76	72.75	69.77
3	10	70.56	71.31	69.79
4	25	71.89	72.16	68.43
<u>Grass</u>				
County	4	89.78	87.53	54.65
1	2	123.42	123.42	123.30
2	2	51.65	51.65	52.22
<u>ALL</u>				
	81	70.70	73.99	70.35

Level of Value

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

2016 Opinions of the Property Tax Administrator for Cuming 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 (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 practices.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	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 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Cuming County

Residential Real Property - Current

Number of Sales	198	Median	94.55
Total Sales Price	\$22,102,163	Mean	98.51
Total Adj. Sales Price	\$22,104,663	Wgt. Mean	92.09
Total Assessed Value	\$20,356,880	Average Assessed Value of the Base	\$75,817
Avg. Adj. Sales Price	\$111,640	Avg. Assessed Value	\$102,813

Confidence Interval - Current

95% Median C.I	92.05 to 97.61
95% Wgt. Mean C.I	89.81 to 94.38
95% Mean C.I	94.82 to 102.20
% of Value of the Class of all Real Property Value in the	10.27
% of Records Sold in the Study Period	5.89
% of Value Sold in the Study Period	7.99

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	164	99	98.58
2014	161	95	95.34
2013	161	97	96.62
2012	143	96	96.05

2016 Commission Summary for Cuming County

Commercial Real Property - Current

Number of Sales	38	Median	95.44
Total Sales Price	\$4,744,835	Mean	96.60
Total Adj. Sales Price	\$4,744,835	Wgt. Mean	98.41
Total Assessed Value	\$4,669,410	Average Assessed Value of the Base	\$127,443
Avg. Adj. Sales Price	\$124,864	Avg. Assessed Value	\$122,879

Confidence Interval - Current

95% Median C.I	87.59 to 103.68
95% Wgt. Mean C.I	91.84 to 104.98
95% Mean C.I	90.19 to 103.01
% of Value of the Class of all Real Property Value in the County	3.67
% of Records Sold in the Study Period	5.32
% of Value Sold in the Study Period	5.13

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	27	99	99.08
2014	22	99	99.08
2013	21	95	94.92
2012	12		97.21

**20 Cuming
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 198
 Total Sales Price : 22,102,163
 Total Adj. Sales Price : 22,104,663
 Total Assessed Value : 20,356,880
 Avg. Adj. Sales Price : 111,640
 Avg. Assessed Value : 102,813

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 99
 COD : 16.90
 PRD : 106.97

COV : 26.91
 STD : 26.51
 Avg. Abs. Dev : 15.98
 MAX Sales Ratio : 298.44
 MIN Sales Ratio : 32.41

95% Median C.I. : 92.05 to 97.61
 95% Wgt. Mean C.I. : 89.81 to 94.38
 95% Mean C.I. : 94.82 to 102.20

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	25	97.37	96.93	93.80	13.21	103.34	70.44	143.44	86.35 to 104.06	104,598	98,111
01-JAN-14 To 31-MAR-14	19	116.08	119.95	111.04	15.08	108.02	87.15	157.74	102.85 to 138.68	67,763	75,243
01-APR-14 To 30-JUN-14	21	91.34	96.10	93.91	08.57	102.33	82.43	142.41	88.73 to 96.50	118,595	111,369
01-JUL-14 To 30-SEP-14	24	96.23	96.18	86.73	15.22	110.90	64.99	150.10	86.33 to 103.17	117,438	101,852
01-OCT-14 To 31-DEC-14	32	92.88	93.58	91.60	13.45	102.16	64.05	158.93	85.49 to 100.06	105,005	96,188
01-JAN-15 To 31-MAR-15	22	94.11	105.89	94.09	28.59	112.54	33.50	298.44	83.45 to 115.83	97,205	91,459
01-APR-15 To 30-JUN-15	33	93.33	91.80	90.34	10.51	101.62	65.99	115.97	87.12 to 99.43	144,414	130,463
01-JUL-15 To 30-SEP-15	22	87.09	96.46	87.33	24.32	110.45	32.41	243.80	79.81 to 100.42	119,495	104,358
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	89	97.37	101.44	94.07	15.52	107.83	64.99	157.74	92.56 to 102.71	103,499	97,366
01-OCT-14 To 30-SEP-15	109	93.03	96.11	90.68	17.71	105.99	32.41	298.44	87.85 to 96.50	118,286	107,260
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	96	95.97	100.00	93.31	15.54	107.17	64.05	158.93	91.75 to 100.79	103,715	96,780
<u>ALL</u>	198	94.55	98.51	92.09	16.90	106.97	32.41	298.44	92.05 to 97.61	111,640	102,813

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	97	95.72	96.91	92.91	14.23	104.31	64.05	157.74	90.60 to 98.81	135,106	125,524
05	16	95.30	96.56	90.29	18.75	106.94	33.50	138.68	79.80 to 120.82	58,969	53,245
10	14	96.90	97.30	94.52	14.50	102.94	74.03	158.93	77.04 to 107.96	65,886	62,276
20	26	91.99	95.28	92.35	13.40	103.17	65.99	139.74	86.33 to 101.73	145,710	134,563
25	40	96.25	107.42	89.77	25.03	119.66	32.41	298.44	90.00 to 106.01	65,452	58,754
30	5	81.36	84.54	83.69	11.25	101.02	73.32	101.53	N/A	145,400	121,691
<u>ALL</u>	198	94.55	98.51	92.09	16.90	106.97	32.41	298.44	92.05 to 97.61	111,640	102,813

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	198	94.55	98.51	92.09	16.90	106.97	32.41	298.44	92.05 to 97.61	111,640	102,813
06											
07											
<u>ALL</u>	198	94.55	98.51	92.09	16.90	106.97	32.41	298.44	92.05 to 97.61	111,640	102,813

**20 Cuming
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 198
 Total Sales Price : 22,102,163
 Total Adj. Sales Price : 22,104,663
 Total Assessed Value : 20,356,880
 Avg. Adj. Sales Price : 111,640
 Avg. Assessed Value : 102,813

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 99
 COD : 16.90
 PRD : 106.97

COV : 26.91
 STD : 26.51
 Avg. Abs. Dev : 15.98
 MAX Sales Ratio : 298.44
 MIN Sales Ratio : 32.41

95% Median C.I. : 92.05 to 97.61
 95% Wgt. Mean C.I. : 89.81 to 94.38
 95% Mean C.I. : 94.82 to 102.20

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	165.97	165.97	192.47	79.82	86.23	33.50	298.44	N/A	3,750	7,218	
Less Than 15,000	12	116.98	135.46	134.42	40.78	100.77	33.50	298.44	94.00 to 150.10	7,972	10,716	
Less Than 30,000	27	121.38	125.30	120.57	29.47	103.92	32.41	298.44	100.06 to 143.44	15,432	18,606	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	196	94.55	97.82	92.06	15.65	106.26	32.41	243.80	92.05 to 97.61	112,741	103,788	
Greater Than 14,999	186	93.69	96.12	91.91	14.56	104.58	32.41	158.93	91.34 to 96.78	118,328	108,754	
Greater Than 29,999	171	93.03	94.27	91.55	12.65	102.97	64.05	154.67	90.93 to 95.99	126,830	116,108	
<u>Incremental Ranges</u>												
0 TO 4,999	2	165.97	165.97	192.47	79.82	86.23	33.50	298.44	N/A	3,750	7,218	
5,000 TO 14,999	10	116.98	129.36	129.48	26.29	99.91	89.11	243.80	94.00 to 150.10	8,816	11,416	
15,000 TO 29,999	15	121.38	117.18	116.44	21.61	100.64	32.41	158.93	100.06 to 150.96	21,400	24,919	
30,000 TO 59,999	32	99.62	102.44	100.21	17.99	102.23	64.05	154.67	91.09 to 114.01	43,297	43,386	
60,000 TO 99,999	53	96.78	97.19	96.72	09.83	100.49	68.18	129.37	93.52 to 100.42	80,604	77,960	
100,000 TO 149,999	36	89.43	90.82	90.47	09.63	100.39	70.44	119.45	85.78 to 96.50	120,111	108,669	
150,000 TO 249,999	34	86.96	87.10	86.82	10.65	100.32	64.99	117.58	79.63 to 91.75	190,426	165,332	
250,000 TO 499,999	15	92.52	90.57	90.54	12.64	100.03	66.94	111.28	77.76 to 104.06	313,133	283,511	
500,000 TO 999,999	1	102.48	102.48	102.48	00.00	100.00	102.48	102.48	N/A	535,000	548,270	
1,000,000 +												
<u>ALL</u>	198	94.55	98.51	92.09	16.90	106.97	32.41	298.44	92.05 to 97.61	111,640	102,813	

**20 Cuming
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 38
 Total Sales Price : 4,744,835
 Total Adj. Sales Price : 4,744,835
 Total Assessed Value : 4,669,410
 Avg. Adj. Sales Price : 124,864
 Avg. Assessed Value : 122,879

MEDIAN : 95
 WGT. MEAN : 98
 MEAN : 97
 COD : 15.42
 PRD : 98.16

COV : 20.87
 STD : 20.16
 Avg. Abs. Dev : 14.72
 MAX Sales Ratio : 151.52
 MIN Sales Ratio : 51.96

95% Median C.I. : 87.59 to 103.68
 95% Wgt. Mean C.I. : 91.84 to 104.98
 95% Mean C.I. : 90.19 to 103.01

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	4	121.46	116.64	134.60	18.66	86.66	72.12	151.52	N/A	57,500	77,393
01-JAN-13 To 31-MAR-13	1	95.44	95.44	95.44	00.00	100.00	95.44	95.44	N/A	140,000	133,615
01-APR-13 To 30-JUN-13	3	111.58	114.19	118.54	13.95	96.33	92.13	138.85	N/A	88,833	105,302
01-JUL-13 To 30-SEP-13	2	83.88	83.88	84.82	05.14	98.89	79.57	88.19	N/A	64,000	54,285
01-OCT-13 To 31-DEC-13	1	86.94	86.94	86.94	00.00	100.00	86.94	86.94	N/A	40,000	34,775
01-JAN-14 To 31-MAR-14	7	89.31	89.22	97.61	16.16	91.40	51.96	109.82	51.96 to 109.82	50,314	49,111
01-APR-14 To 30-JUN-14	3	95.43	93.90	94.53	03.88	99.33	87.59	98.68	N/A	119,002	112,490
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	5	82.02	85.11	83.82	09.11	101.54	74.33	104.11	N/A	211,200	177,031
01-JAN-15 To 31-MAR-15	4	99.04	99.60	102.73	05.79	96.95	93.35	106.98	N/A	214,500	220,361
01-APR-15 To 30-JUN-15	4	99.24	95.28	106.47	20.59	89.49	54.02	128.60	N/A	59,283	63,116
01-JUL-15 To 30-SEP-15	4	101.18	100.09	98.76	09.59	101.35	84.11	113.89	N/A	270,000	266,665
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	10	103.51	107.23	113.49	21.00	94.48	72.12	151.52	79.57 to 138.85	76,450	86,766
01-OCT-13 To 30-SEP-14	11	89.31	90.29	95.57	12.27	94.48	51.96	109.82	77.66 to 105.75	68,110	65,093
01-OCT-14 To 30-SEP-15	17	95.67	94.44	95.50	13.22	98.89	54.02	128.60	82.02 to 105.69	190,066	181,513
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	7	92.13	98.96	103.20	14.13	95.89	79.57	138.85	79.57 to 138.85	82,071	84,695
01-JAN-14 To 31-DEC-14	15	87.59	88.79	88.74	12.72	100.06	51.96	109.82	78.76 to 102.53	117,680	104,427
<u>ALL</u>	38	95.44	96.60	98.41	15.42	98.16	51.96	151.52	87.59 to 103.68	124,864	122,879

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	25	96.66	98.08	97.16	10.48	100.95	74.33	138.85	89.31 to 104.11	155,765	151,349
02	13	87.50	93.76	104.11	25.52	90.06	51.96	151.52	72.12 to 127.10	65,438	68,129
<u>ALL</u>	38	95.44	96.60	98.41	15.42	98.16	51.96	151.52	87.59 to 103.68	124,864	122,879

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	3	86.35	88.12	88.89	11.33	99.13	74.33	103.68	N/A	421,000	374,227
03	35	95.44	97.33	101.86	15.60	95.55	51.96	151.52	88.19 to 104.11	99,481	101,335
04											
<u>ALL</u>	38	95.44	96.60	98.41	15.42	98.16	51.96	151.52	87.59 to 103.68	124,864	122,879

**20 Cuming
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 38
 Total Sales Price : 4,744,835
 Total Adj. Sales Price : 4,744,835
 Total Assessed Value : 4,669,410
 Avg. Adj. Sales Price : 124,864
 Avg. Assessed Value : 122,879

MEDIAN : 95
 WGT. MEAN : 98
 MEAN : 97
 COD : 15.42
 PRD : 98.16

COV : 20.87
 STD : 20.16
 Avg. Abs. Dev : 14.72
 MAX Sales Ratio : 151.52
 MIN Sales Ratio : 51.96

95% Median C.I. : 87.59 to 103.68
 95% Wgt. Mean C.I. : 91.84 to 104.98
 95% Mean C.I. : 90.19 to 103.01

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	102.81	102.81	102.81	00.00	100.00	102.81	102.81	N/A	4,630	4,760	
Less Than 15,000	3	102.81	105.80	105.63	12.84	100.16	87.50	127.10	N/A	4,943	5,222	
Less Than 30,000	8	88.41	88.00	80.98	17.43	108.67	51.96	127.10	51.96 to 127.10	17,166	13,902	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	37	95.43	96.44	98.41	15.63	98.00	51.96	151.52	87.59 to 103.68	128,114	126,072	
Greater Than 14,999	35	95.43	95.81	98.39	15.34	97.38	51.96	151.52	87.59 to 103.68	135,143	132,964	
Greater Than 29,999	30	96.17	98.90	98.93	14.61	99.97	54.02	151.52	88.19 to 105.69	153,584	151,940	
<u>Incremental Ranges</u>												
0 TO 4,999	1	102.81	102.81	102.81	00.00	100.00	102.81	102.81	N/A	4,630	4,760	
5,000 TO 14,999	2	107.30	107.30	106.91	18.45	100.36	87.50	127.10	N/A	5,100	5,453	
15,000 TO 29,999	5	78.76	77.31	78.00	15.15	99.12	51.96	94.40	N/A	24,500	19,110	
30,000 TO 59,999	8	91.31	90.45	89.37	17.41	101.21	54.02	115.82	54.02 to 115.82	41,938	37,478	
60,000 TO 99,999	7	92.13	94.67	94.49	08.53	100.19	82.02	111.58	82.02 to 111.58	77,144	72,892	
100,000 TO 149,999	5	105.69	110.54	109.82	16.63	100.66	84.11	138.85	N/A	129,300	142,000	
150,000 TO 249,999	6	100.59	105.71	102.92	17.90	102.71	74.33	151.52	74.33 to 151.52	180,417	185,687	
250,000 TO 499,999	2	105.33	105.33	105.27	01.57	100.06	103.68	106.98	N/A	336,500	354,245	
500,000 TO 999,999	2	91.51	91.51	91.39	05.64	100.13	86.35	96.66	N/A	665,000	607,758	
1,000,000 +												
<u>ALL</u>	38	95.44	96.60	98.41	15.42	98.16	51.96	151.52	87.59 to 103.68	124,864	122,879	

20 Cuming
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 38
Total Sales Price : 4,744,835
Total Adj. Sales Price : 4,744,835
Total Assessed Value : 4,669,410
Avg. Adj. Sales Price : 124,864
Avg. Assessed Value : 122,879

MEDIAN : 95
WGT. MEAN : 98
MEAN : 97
COD : 15.42
PRD : 98.16

COV : 20.87
STD : 20.16
Avg. Abs. Dev : 14.72
MAX Sales Ratio : 151.52
MIN Sales Ratio : 51.96

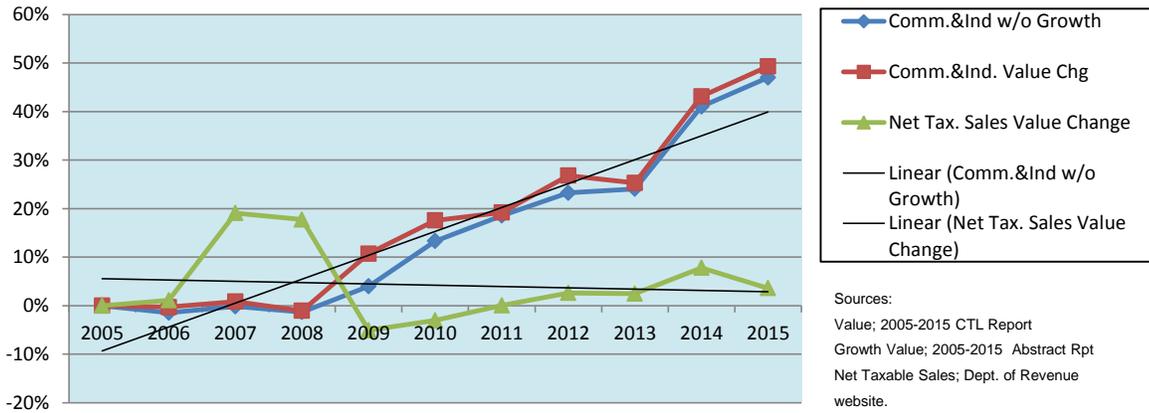
95% Median C.I. : 87.59 to 103.68
95% Wgt. Mean C.I. : 91.84 to 104.98
95% Mean C.I. : 90.19 to 103.01

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	78.76	78.76	78.76	00.00	100.00	78.76	78.76	N/A	23,000	18,115
311	1	89.31	89.31	89.31	00.00	100.00	89.31	89.31	N/A	27,000	24,115
319	1	96.66	96.66	96.66	00.00	100.00	96.66	96.66	N/A	650,000	628,320
341	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	82,005	80,920
343	1	84.11	84.11	84.11	00.00	100.00	84.11	84.11	N/A	145,000	121,965
344	2	94.70	94.70	90.91	15.98	104.17	79.57	109.82	N/A	40,000	36,365
349	1	95.44	95.44	95.44	00.00	100.00	95.44	95.44	N/A	140,000	133,615
350	3	95.43	92.93	96.63	09.79	96.17	77.66	105.69	N/A	111,667	107,907
352	9	102.53	101.98	98.76	10.32	103.26	86.35	138.85	88.19 to 106.98	224,444	221,658
353	5	94.40	90.83	80.22	07.88	113.23	74.33	102.81	N/A	69,426	55,693
360	1	113.89	113.89	113.89	00.00	100.00	113.89	113.89	N/A	185,000	210,690
384	2	95.85	95.85	93.15	08.62	102.90	87.59	104.11	N/A	56,500	52,628
406	1	72.12	72.12	72.12	00.00	100.00	72.12	72.12	N/A	25,000	18,030
442	1	54.02	54.02	54.02	00.00	100.00	54.02	54.02	N/A	50,000	27,010
471	3	115.82	98.29	98.01	21.63	100.29	51.96	127.10	N/A	25,833	25,318
477	1	87.50	87.50	87.50	00.00	100.00	87.50	87.50	N/A	5,200	4,550
526	1	82.02	82.02	82.02	00.00	100.00	82.02	82.02	N/A	80,000	65,615
528	1	111.58	111.58	111.58	00.00	100.00	111.58	111.58	N/A	70,000	78,105
531	1	151.52	151.52	151.52	00.00	100.00	151.52	151.52	N/A	150,000	227,275
554	1	128.60	128.60	128.60	00.00	100.00	128.60	128.60	N/A	140,000	180,035
<u>ALL</u>	38	95.44	96.60	98.41	15.42	98.16	51.96	151.52	87.59 to 103.68	124,864	122,879

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
2005	\$ 60,496,405	\$ 1,094,730	1.81%	\$ 59,401,675	-	\$ 71,059,431	-
2006	\$ 60,325,940	\$ 704,540	1.17%	\$ 59,621,400	-1.45%	\$ 71,834,172	1.09%
2007	\$ 61,004,640	\$ 582,490	0.95%	\$ 60,422,150	0.16%	\$ 84,631,382	17.81%
2008	\$ 59,855,520	\$ 160,530	0.27%	\$ 59,694,990	-2.15%	\$ 83,667,847	-1.14%
2009	\$ 66,980,710	\$ 4,081,230	6.09%	\$ 62,899,480	5.09%	\$ 67,457,987	-19.37%
2010	\$ 71,139,075	\$ 2,577,015	3.62%	\$ 68,562,060	2.36%	\$ 68,920,022	2.17%
2011	\$ 72,126,005	\$ 398,170	0.55%	\$ 71,727,835	0.83%	\$ 71,109,185	3.18%
2012	\$ 76,715,335	\$ 2,150,755	2.80%	\$ 74,564,580	3.38%	\$ 72,913,469	2.54%
2013	\$ 75,807,860	\$ 748,610	0.99%	\$ 75,059,250	-2.16%	\$ 72,831,982	-0.11%
2014	\$ 86,586,125	\$ 1,255,500	1.45%	\$ 85,330,625	12.56%	\$ 76,607,905	5.18%
2015	\$ 90,340,505	\$ 1,409,905	1.56%	\$ 88,930,600	2.71%	\$ 73,630,753	-3.89%
Ann %chg	4.09%			Average	2.13%	0.84%	0.75%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-1.45%	-0.28%	1.09%
2007	-0.12%	0.84%	19.10%
2008	-1.32%	-1.06%	17.74%
2009	3.97%	10.72%	-5.07%
2010	13.33%	17.59%	-3.01%
2011	18.57%	19.22%	0.07%
2012	23.25%	26.81%	2.61%
2013	24.07%	25.31%	2.49%
2014	41.05%	43.13%	7.81%
2015	47.00%	49.33%	3.62%

County Number: 20
 County Name: Cuming

20 Cuming
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 81
 Total Sales Price : 47,964,434
 Total Adj. Sales Price : 47,964,434
 Total Assessed Value : 33,742,353
 Avg. Adj. Sales Price : 592,154
 Avg. Assessed Value : 416,572

MEDIAN : 71
 WGT. MEAN : 70
 MEAN : 74
 COD : 15.42
 PRD : 105.17

COV : 21.44
 STD : 15.86
 Avg. Abs. Dev : 10.90
 MAX Sales Ratio : 128.02
 MIN Sales Ratio : 42.55

95% Median C.I. : 68.96 to 73.64
 95% Wgt. Mean C.I. : 67.47 to 73.23
 95% Mean C.I. : 70.54 to 77.44

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qrtrs											
01-OCT-12 To 31-DEC-12	12	83.33	85.97	86.12	17.35	99.83	64.07	127.47	70.42 to 100.00	595,258	512,661
01-JAN-13 To 31-MAR-13	6	80.48	79.39	75.12	08.31	105.68	69.73	88.72	69.73 to 88.72	250,845	188,427
01-APR-13 To 30-JUN-13	3	65.17	63.71	65.34	06.11	97.51	57.01	68.96	N/A	951,667	621,830
01-JUL-13 To 30-SEP-13	2	61.30	61.30	62.11	09.20	98.70	55.66	66.94	N/A	619,310	384,680
01-OCT-13 To 31-DEC-13	14	69.27	70.16	67.86	08.10	103.39	58.24	96.27	63.22 to 72.90	611,288	414,828
01-JAN-14 To 31-MAR-14	11	73.64	72.88	72.00	11.28	101.22	42.55	103.64	65.99 to 78.25	554,641	399,317
01-APR-14 To 30-JUN-14	6	79.29	79.16	77.26	13.78	102.46	60.74	95.45	60.74 to 95.45	575,388	444,573
01-JUL-14 To 30-SEP-14	3	72.92	74.42	74.18	03.96	100.32	70.84	79.50	N/A	488,156	362,097
01-OCT-14 To 31-DEC-14	12	63.63	64.34	60.87	15.95	105.70	47.13	82.73	53.20 to 76.92	699,281	425,640
01-JAN-15 To 31-MAR-15	7	68.10	61.57	64.25	27.21	126.96	59.13	128.02	59.13 to 128.02	445,583	286,306
01-APR-15 To 30-JUN-15	3	61.27	62.46	63.24	07.00	98.77	56.62	69.49	N/A	1,065,438	673,734
01-JUL-15 To 30-SEP-15	2	79.34	79.34	78.53	03.68	101.03	76.42	82.25	N/A	470,000	369,099
Study Yrs											
01-OCT-12 To 30-SEP-13	23	71.58	79.21	77.83	17.62	101.77	55.66	127.47	69.73 to 85.35	553,991	431,189
01-OCT-13 To 30-SEP-14	34	71.37	73.00	71.28	11.27	102.41	42.55	103.64	67.24 to 76.19	575,761	410,406
01-OCT-14 To 30-SEP-15	24	66.06	70.38	63.09	18.79	111.55	47.13	128.02	59.13 to 76.42	651,949	411,301
Calendar Yrs											
01-JAN-13 To 31-DEC-13	25	69.73	70.89	67.62	09.84	104.84	55.66	96.27	66.94 to 71.89	566,269	382,920
01-JAN-14 To 31-DEC-14	32	73.10	71.00	68.29	14.02	103.97	42.55	103.64	65.96 to 77.88	606,538	414,184
ALL	81	70.70	73.99	70.35	15.42	105.17	42.55	128.02	68.96 to 73.64	592,154	416,572

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	16	71.47	79.31	71.12	16.90	111.52	64.07	128.02	66.85 to 84.15	573,049	407,547
2	28	70.39	73.87	72.10	17.91	102.45	42.55	127.47	65.96 to 81.03	552,650	398,436
3	10	70.56	71.31	69.79	06.32	102.18	63.22	78.73	65.22 to 76.80	724,825	505,856
4	27	71.34	71.94	68.48	15.14	105.05	47.13	105.89	61.27 to 77.88	595,304	407,661
ALL	81	70.70	73.99	70.35	15.42	105.17	42.55	128.02	68.96 to 73.64	592,154	416,572

20 Cuming
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 81
Total Sales Price : 47,964,434
Total Adj. Sales Price : 47,964,434
Total Assessed Value : 33,742,353
Avg. Adj. Sales Price : 592,154
Avg. Assessed Value : 416,572

MEDIAN : 71
WGT. MEAN : 70
MEAN : 74
COD : 15.42
PRD : 105.17

COV : 21.44
STD : 15.86
Avg. Abs. Dev : 10.90
MAX Sales Ratio : 128.02
MIN Sales Ratio : 42.55

95% Median C.I. : 68.96 to 73.64
95% Wgt. Mean C.I. : 67.47 to 73.23
95% Mean C.I. : 70.54 to 77.44

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	720,000	720,000
2	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	720,000	720,000
_____Dry_____											
County	52	70.27	71.53	69.07	11.95	103.56	47.13	105.89	66.94 to 73.27	645,057	445,565
1	11	69.66	71.71	70.25	07.75	102.08	64.07	84.15	65.17 to 79.50	646,938	454,454
2	17	70.76	73.77	70.79	13.33	104.21	55.66	103.64	65.96 to 82.46	547,998	387,902
3	9	70.42	70.48	68.73	05.72	102.55	63.22	76.80	65.22 to 76.42	719,805	494,703
4	15	70.12	69.49	67.00	17.04	103.72	47.13	105.89	53.62 to 77.88	708,831	474,915
_____Grass_____											
County	4	89.78	87.53	54.65	39.98	160.16	42.55	128.02	N/A	109,553	59,868
1	2	123.42	123.42	123.30	03.73	100.10	118.82	128.02	N/A	7,482	9,225
2	2	51.65	51.65	52.22	17.62	98.91	42.55	60.74	N/A	211,625	110,510
_____ALL_____	81	70.70	73.99	70.35	15.42	105.17	42.55	128.02	68.96 to 73.64	592,154	416,572

80%MLU By Market Area

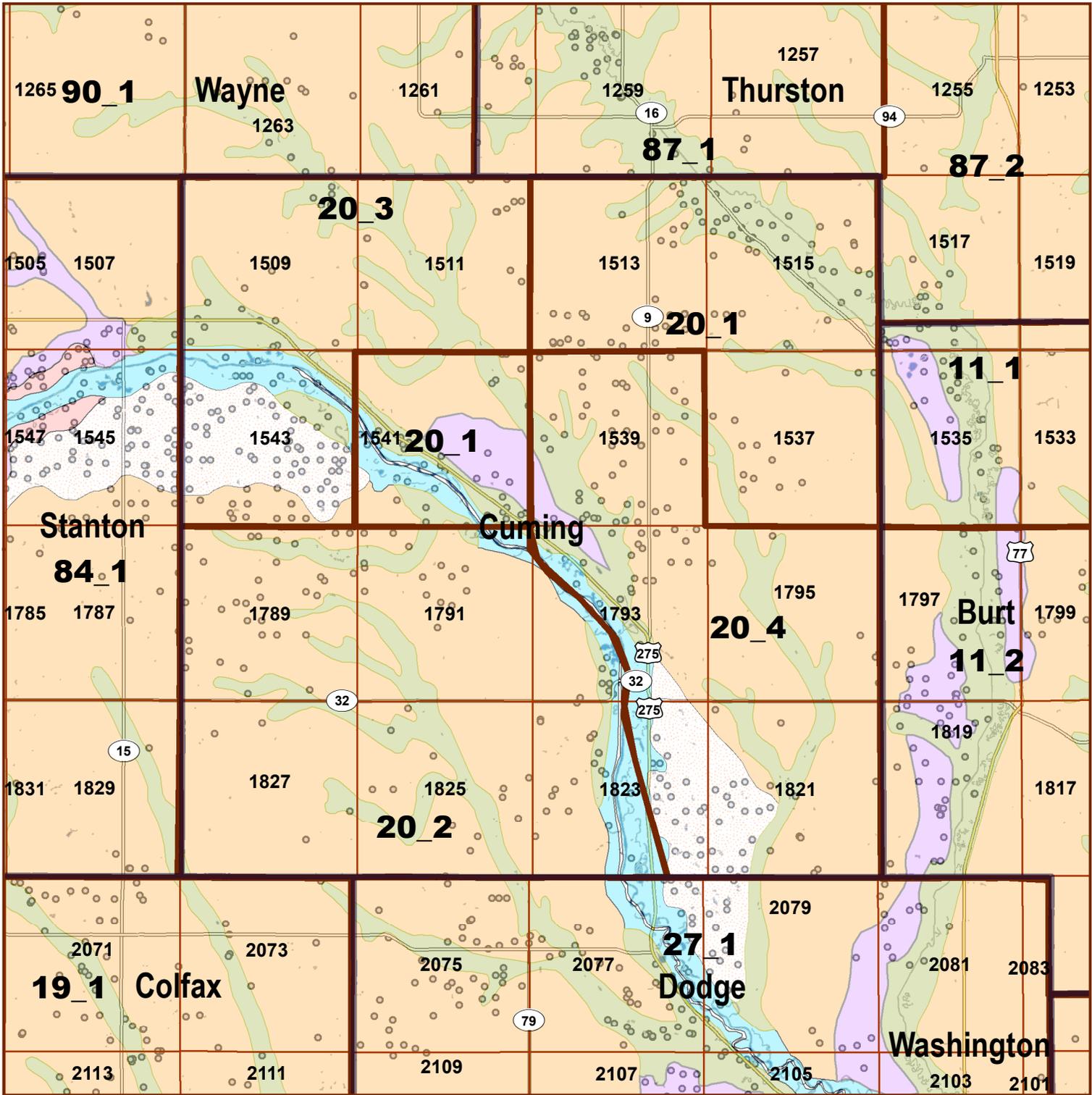
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	91.37	91.37	91.61	09.46	99.74	82.73	100.00	N/A	700,000	641,298
2	2	91.37	91.37	91.61	09.46	99.74	82.73	100.00	N/A	700,000	641,298
_____Dry_____											
County	68	70.73	72.10	69.35	12.44	103.97	47.13	105.89	68.10 to 73.64	599,215	415,560
1	12	69.55	71.52	70.19	07.15	101.89	64.07	84.15	66.50 to 78.25	640,526	449,563
2	21	70.76	72.75	69.77	13.64	104.27	55.66	103.64	65.96 to 81.03	499,760	348,702
3	10	70.56	71.31	69.79	06.32	102.18	63.22	78.73	65.22 to 76.80	724,825	505,856
4	25	71.89	72.16	68.43	15.97	105.45	47.13	105.89	61.27 to 77.88	612,684	419,282
_____Grass_____											
County	4	89.78	87.53	54.65	39.98	160.16	42.55	128.02	N/A	109,553	59,868
1	2	123.42	123.42	123.30	03.73	100.10	118.82	128.02	N/A	7,482	9,225
2	2	51.65	51.65	52.22	17.62	98.91	42.55	60.74	N/A	211,625	110,510
_____ALL_____	81	70.70	73.99	70.35	15.42	105.17	42.55	128.02	68.96 to 73.64	592,154	416,572

Cass County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cuming	1	6,932	6,933	6,495	6,507	6,004	6,015	5,061	4,986	6,486
Burt	1	6,646	6,685	5,899	5,895	4,690	5,030	4,450	3,106	5,412
Thurston	1	6,025	6,000	5,900	5,900	5,800	5,650	4,980	4,290	5,852
Thurston	2	6,025	6,000	5,900	5,900	5,800	5,650	4,980	4,290	5,760
Cuming	2	7,380	7,393	6,977	6,895	6,452	6,450	5,479	5,251	6,870
Colfax	1	6,575	6,250	6,150	6,050	5,725	5,500	5,400	4,975	5,981
Dodge	1	6,737	6,521	6,302	6,100	5,695	5,670	5,455	5,240	6,175
Stanton	1	6,000	6,000	6,000	5,980	5,510	5,220	4,370	4,050	5,532
Cuming	3	6,463	6,464	6,086	6,097	5,572	5,579	4,630	4,660	5,895
Stanton	1	6,000	6,000	6,000	5,980	5,510	5,220	4,370	4,050	5,532
Thurston	1	6,025	6,000	5,900	5,900	5,800	5,650	4,980	4,290	5,852
Wayne	1	6,025	6,000	5,950	5,900	5,800	5,650	5,500	4,900	5,801
Cuming	4	6,903	6,920	6,520	6,459	6,003	5,999	5,049	5,068	6,424
Burt	2	7,460	7,425	n/a	6,555	6,013	6,175	4,960	3,850	6,882
Dodge	1	6,737	6,521	6,302	6,100	5,695	5,670	5,455	5,240	6,175

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cuming	1	6,606	6,609	6,215	6,178	5,679	5,680	123	4,656	6,037
Burt	1	6,764	6,515	5,545	5,790	4,830	4,875	3,547	3,004	5,304
Thurston	1	5,815	5,810	5,365	5,365	5,350	5,335	1,077	4,045	5,337
Thurston	2	5,130	5,130	4,510	4,510	4,360	4,360	6,614	3,960	4,442
Cuming	2	7,080	7,079	6,670	6,648	6,140	6,134	95	5,123	6,466
Colfax	1	5,831	5,744	5,549	5,450	5,250	5,026	1,746	4,312	5,266
Dodge	1	6,634	6,411	6,205	5,454	5,593	5,559	584	5,132	5,989
Stanton	1	5,500	5,500	5,500	5,250	4,508	4,554	2,924	3,800	4,833
Cuming	3	6,160	6,159	5,634	5,757	5,229	5,145	111	4,040	5,530
Stanton	1	5,500	5,500	5,500	5,250	4,508	4,554	2,924	3,800	4,833
Thurston	1	5,815	5,810	5,365	5,365	5,350	5,335	1,077	4,045	5,337
Wayne	1	5,700	5,650	5,550	5,450	5,400	5,000	119	4,100	5,285
Cuming	4	6,609	6,609	6,215	6,198	5,678	5,512	105	4,730	6,078
Burt	2	7,425	7,385	6,730	6,490	6,164	6,140	1,047	3,780	6,577
Dodge	1	6,634	6,411	6,205	5,454	5,593	5,559	584	5,132	5,989

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cuming	1	2,842	2,820	2,559	2,447	2,176	2,170	2,026	2,016	2,445
Burt	1	2,470	2,380	1,859	1,965	1,873	1,830	1,765	1,581	1,864
Thurston	1	1,680	1,680	1,468	1,470	1,260	1,260	1,260	1,260	1,419
Thurston	2	1,539	1,648	1,470	1,470	1,260	1,260	1,260	1,260	1,349
Cuming	2	2,830	2,806	2,559	2,360	2,158	2,160	2,043	2,047	2,434
Colfax	1	2,335	2,335	2,200	2,200	2,050	2,050	1,800	1,800	2,056
Dodge	1	2,460	2,460	2,355	2,355	2,245	2,245	2,144	2,140	2,273
Stanton	1	2,100	2,075	2,025	1,950	1,508	1,306	1,295	1,405	1,503
Cuming	3	2,830	2,801	2,550	2,430	2,197	2,194	2,050	2,038	2,358
Stanton	1	2,100	2,075	2,025	1,950	1,508	1,306	1,295	1,405	1,503
Thurston	1	1,680	1,680	1,468	1,470	1,260	1,260	1,260	1,260	1,419
Wayne	1	2,400	2,260	2,120	1,980	1,870	1,590	1,410	1,270	1,905
Cuming	4	2,836	2,837	2,562	2,438	2,179	2,376	1,962	2,050	2,390
Burt	2	2,740	2,525	2,155	2,080	2,015	1,975	1,910	1,770	2,109
Dodge	1	2,460	2,460	2,355	2,355	2,245	2,245	2,144	2,140	2,273



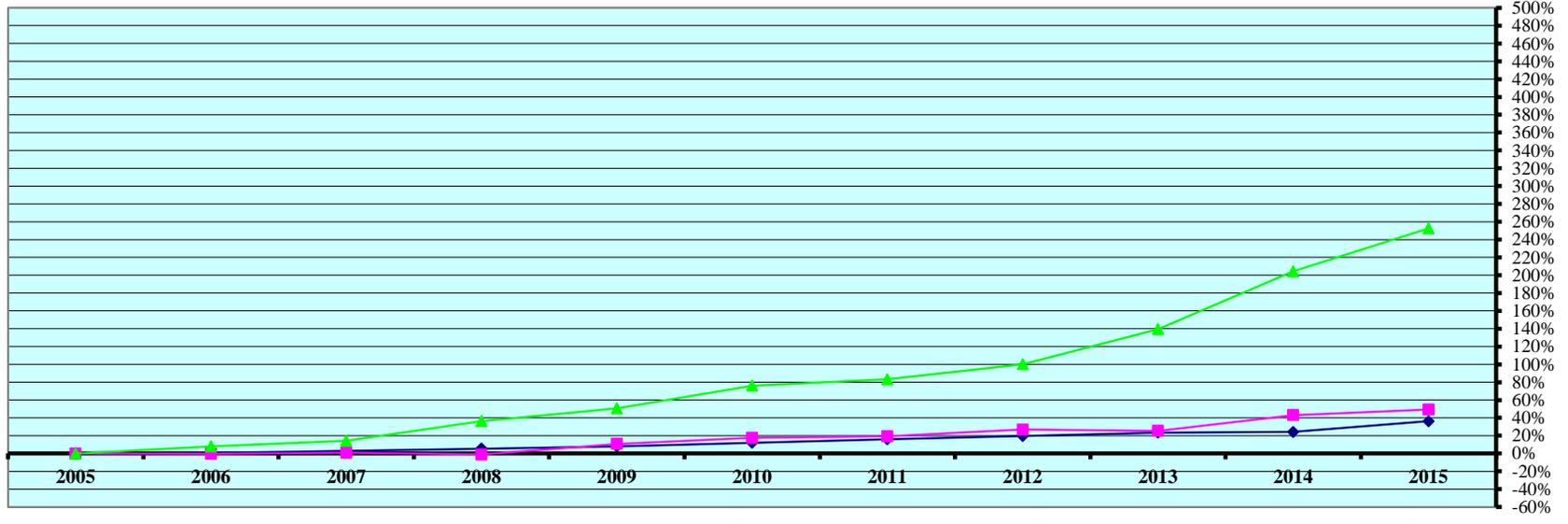
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Cuming County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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
2005	176,198,815	--	--	--	60,496,405	--	--	--	494,967,700	--	--	--
2006	176,654,560	455,745	0.26%	0.26%	60,325,940	-170,465	-0.28%	-0.28%	534,780,530	39,812,830	8.04%	8.04%
2007	181,332,415	4,677,855	2.65%	2.91%	61,004,640	678,700	1.13%	0.84%	565,287,395	30,506,865	5.70%	14.21%
2008	185,791,355	4,458,940	2.46%	5.44%	59,855,520	-1,149,120	-1.88%	-1.06%	675,301,420	110,014,025	19.46%	36.43%
2009	190,198,355	4,407,000	2.37%	7.95%	66,980,710	7,125,190	11.90%	10.72%	746,135,150	70,833,730	10.49%	50.74%
2010	197,241,775	7,043,420	3.70%	11.94%	71,139,075	4,158,365	6.21%	17.59%	871,418,035	125,282,885	16.79%	76.06%
2011	204,030,205	6,788,430	3.44%	15.80%	72,126,005	986,930	1.39%	19.22%	906,813,610	35,395,575	4.06%	83.21%
2012	210,868,180	6,837,975	3.35%	19.68%	76,715,335	4,589,330	6.36%	26.81%	990,834,990	84,021,380	9.27%	100.18%
2013	217,318,670	6,450,490	3.06%	23.34%	75,807,860	-907,475	-1.18%	25.31%	1,184,869,090	194,034,100	19.58%	139.38%
2014	218,741,650	1,422,980	0.65%	24.14%	86,586,125	10,778,265	14.22%	43.13%	1,506,400,210	321,531,120	27.14%	204.34%
2015	239,936,930	21,195,280	9.69%	36.17%	90,340,505	3,754,380	4.34%	49.33%	1,744,875,475	238,475,265	15.83%	252.52%

Rate Annual %chg: Residential & Recreational **3.14%**

Commercial & Industrial **4.09%**

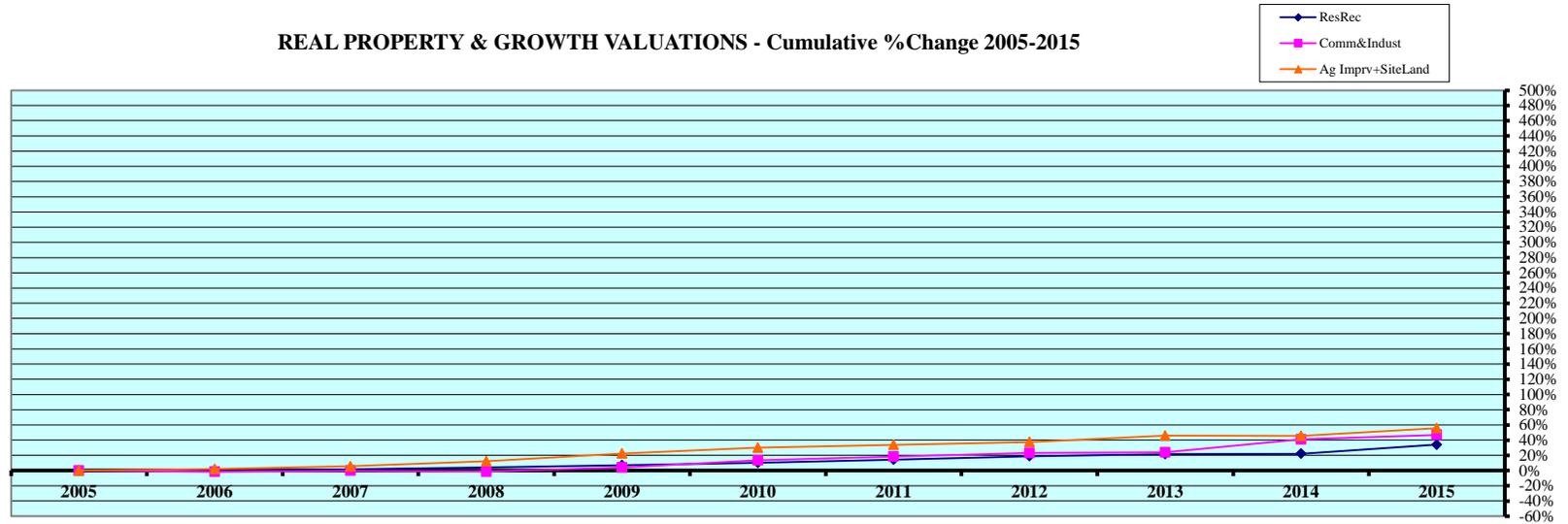
Agricultural Land **13.43%**

Cnty# **20**
County **CUMING**

CHART 1 EXHIBIT 20B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



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	
2005	176,198,815	1,583,490	0.90%	174,615,325	--	--	60,496,405	1,094,730	1.81%	59,401,675	--	--	
2006	176,654,560	2,064,185	1.17%	174,590,375	-0.91%	-0.91%	60,325,940	704,540	1.17%	59,621,400	-1.45%	-1.45%	
2007	181,332,415	1,770,950	0.98%	179,561,465	1.65%	1.91%	61,004,640	582,490	0.95%	60,422,150	0.16%	-0.12%	
2008	185,791,355	2,438,955	1.31%	183,352,400	1.11%	4.06%	59,855,520	160,530	0.27%	59,694,990	-2.15%	-1.32%	
2009	190,198,355	1,839,565	0.97%	188,358,790	1.38%	6.90%	66,980,710	4,081,230	6.09%	62,899,480	5.09%	3.97%	
2010	197,241,775	2,893,415	1.47%	194,348,360	2.18%	10.30%	71,139,075	2,577,015	3.62%	68,562,060	2.36%	13.33%	
2011	204,030,205	2,644,505	1.30%	201,385,700	2.10%	14.29%	72,126,005	398,170	0.55%	71,727,835	0.83%	18.57%	
2012	210,868,180	1,353,955	0.64%	209,514,225	2.69%	18.91%	76,715,335	2,150,755	2.80%	74,564,580	3.38%	23.25%	
2013	217,318,670	2,880,095	1.33%	214,438,575	1.69%	21.70%	75,807,860	748,610	0.99%	75,059,250	-2.16%	24.07%	
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	22.19%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	41.05%	
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	34.06%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	47.00%	
Rate Ann%chg	3.14%			Resid & Rec. w/o growth			4.09%			C & I w/o growth			2.13%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2005	52,687,200	46,080,060	98,767,260	1,150,647	1.17%	97,616,613
2006	55,726,315	47,672,335	103,398,650	2,574,375	2.49%	100,824,275
2007	58,600,040	48,453,590	107,053,630	2,659,925	2.48%	104,393,705
2008	62,542,895	52,233,160	114,776,055	4,001,910	3.49%	110,774,145
2009	66,624,985	57,269,950	123,894,935	2,813,910	2.27%	121,081,025
2010	66,148,705	65,205,935	131,354,640	2,712,855	2.07%	128,641,785
2011	66,046,140	68,910,145	134,956,285	2,781,410	2.06%	132,174,875
2012	65,965,550	75,521,655	141,487,205	5,560,460	3.93%	135,926,745
2013	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	144,029,240
2014	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	143,785,660
2015	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	153,816,716
Rate Ann%chg	3.28%	6.37%	4.83%	Ag Imprv+Site w/o growth		1.86%

(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.

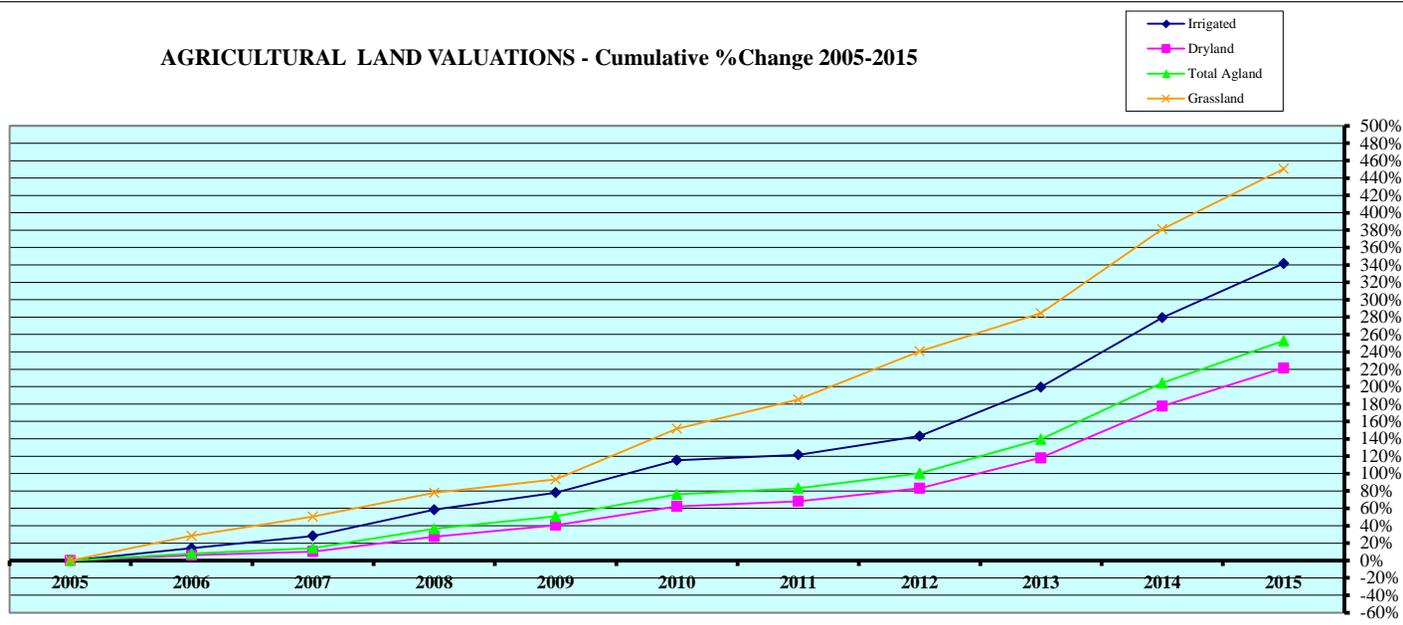
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 20
County CUMING

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



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
2005	73,989,185	--	--	--	403,971,675	--	--	--	14,732,795	--	--	--
2006	84,509,840	10,520,655	14.22%	14.22%	428,912,515	24,940,840	6.17%	6.17%	18,909,595	4,176,800	28.35%	28.35%
2007	94,827,455	10,317,615	12.21%	28.16%	445,566,150	16,653,635	3.88%	10.30%	22,146,965	3,237,370	17.12%	50.32%
2008	117,143,710	22,316,255	23.53%	58.33%	514,765,840	69,199,690	15.53%	27.43%	26,195,785	4,048,820	18.28%	77.81%
2009	131,726,750	14,583,040	12.45%	78.04%	568,177,690	53,411,850	10.38%	40.65%	28,469,035	2,273,250	8.68%	93.24%
2010	159,257,145	27,530,395	20.90%	115.24%	655,422,125	87,244,435	15.36%	62.24%	37,074,455	8,605,420	30.23%	151.65%
2011	163,920,500	4,663,355	2.93%	121.55%	679,220,225	23,798,100	3.63%	68.14%	42,020,090	4,945,635	13.34%	185.21%
2012	179,836,855	15,916,355	9.71%	143.06%	739,617,575	60,397,350	8.89%	83.09%	50,189,135	8,169,045	19.44%	240.66%
2013	221,626,350	41,789,495	23.24%	199.54%	880,822,595	141,205,020	19.09%	118.04%	56,633,635	6,444,500	12.84%	284.41%
2014	280,662,790	59,036,440	26.64%	279.33%	1,121,166,815	240,344,220	27.29%	177.54%	70,903,360	14,269,725	25.20%	381.26%
2015	326,758,805	46,096,015	16.42%	341.63%	1,298,139,075	176,972,260	15.78%	221.34%	81,094,900	10,191,540	14.37%	450.44%

Rate Ann.%chg: Irrigated **16.01%** Dryland **12.38%** Grassland **18.60%**

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
2005	2,231,455	--	--	--	42,590	--	--	--	494,967,700	--	--	--
2006	2,409,535	178,080	7.98%	7.98%	39,045	-3,545	-8.32%	-8.32%	534,780,530	39,812,830	8.04%	8.04%
2007	2,701,240	291,705	12.11%	21.05%	45,585	6,540	16.75%	7.03%	565,287,395	30,506,865	5.70%	14.21%
2008	3,371,400	670,160	24.81%	51.09%	13,824,685	13,779,100	30227.27%	32359.93%	675,301,420	110,014,025	19.46%	36.43%
2009	3,764,835	393,435	11.67%	68.72%	13,996,840	172,155	1.25%	32764.15%	746,135,150	70,833,730	10.49%	50.74%
2010	3,788,625	23,790	0.63%	69.78%	15,875,685	1,878,845	13.42%	37175.62%	871,418,035	125,282,885	16.79%	76.06%
2011	2,815,445	-973,180	-25.69%	26.17%	18,837,350	2,961,665	18.66%	44129.51%	906,813,610	35,395,575	4.06%	83.21%
2012	1,795,480	-1,019,965	-36.23%	-19.54%	19,395,945	558,595	2.97%	45441.08%	990,834,990	84,021,380	9.27%	100.18%
2013	2,340,825	545,345	30.37%	4.90%	23,445,685	4,049,740	20.88%	54949.74%	1,184,869,090	194,034,100	19.58%	139.38%
2014	675,940	-1,664,885	-71.12%	-69.71%	32,991,305	9,545,620	40.71%	77362.56%	1,506,400,210	321,531,120	27.14%	204.34%
2015	835,390	159,450	23.59%	-62.56%	38,047,305	5,056,000	15.33%	89233.89%	1,744,875,475	238,475,265	15.83%	252.52%

Cnty# **20**
County **CUMING**

Rate Ann.%chg: Total Agric Land **13.43%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (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
2005	67,187,490	40,946	1,641			409,926,215	266,822	1,536			14,897,790	27,841	535		
2006	84,348,385	46,696	1,806	10.08%	10.08%	429,156,985	261,439	1,642	6.85%	6.85%	18,894,355	27,338	691	29.16%	29.16%
2007	94,020,530	48,893	1,923	6.46%	17.19%	448,583,015	259,293	1,730	5.39%	12.61%	19,414,035	27,340	710	2.74%	32.70%
2008	116,389,710	50,517	2,304	19.81%	40.41%	516,396,490	250,990	2,057	18.93%	33.92%	25,950,675	29,368	884	24.44%	65.14%
2009	130,652,015	51,866	2,519	9.34%	53.52%	568,817,325	249,125	2,283	10.98%	48.62%	28,531,575	29,752	959	8.52%	79.21%
2010	158,601,255	53,327	2,974	18.06%	81.25%	657,405,635	247,005	2,662	16.57%	73.24%	37,059,635	31,016	1,195	24.60%	123.29%
2011	163,386,750	53,836	3,035	2.04%	84.95%	684,797,490	244,773	2,798	5.12%	82.10%	39,394,950	34,211	1,152	-3.62%	115.20%
2012	179,469,435	54,628	3,285	8.25%	100.21%	740,907,085	241,958	3,062	9.45%	99.31%	50,322,580	37,967	1,325	15.10%	147.69%
2013	221,096,955	55,581	3,978	21.08%	142.43%	880,999,780	241,249	3,652	19.26%	137.70%	56,931,945	37,196	1,531	15.48%	186.03%
2014	280,201,815	56,090	4,996	25.58%	204.45%	1,121,176,220	240,793	4,656	27.50%	203.07%	71,129,090	35,837	1,985	29.68%	270.92%
2015	325,561,860	56,579	5,754	15.18%	250.67%	1,296,117,995	240,134	5,397	15.92%	251.32%	81,634,380	35,488	2,300	15.90%	329.88%

Rate Annual %chg Average Value/Acre: 13.37%

13.39%

15.70%

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
2005	2,243,390	12,463	180			42,590	142	300			494,297,475	348,214	1,420		
2006	2,408,220	12,356	195	8.28%	8.28%	39,045	142	275	-8.32%	-8.32%	534,846,990	347,971	1,537	8.28%	8.28%
2007	2,734,045	12,149	225	15.46%	25.02%	42,590	142	300	9.08%	0.00%	564,794,215	347,817	1,624	5.65%	14.39%
2008	3,429,200	11,430	300	33.31%	66.67%	13,586,745	4,941	2,750	816.71%	816.71%	675,752,820	347,246	1,946	19.84%	37.09%
2009	3,873,480	11,066	350	16.67%	94.45%	13,733,670	5,018	2,737	-0.49%	812.25%	745,608,065	346,828	2,150	10.47%	51.44%
2010	3,838,705	9,597	400	14.28%	122.22%	15,464,470	5,292	2,922	6.79%	874.18%	872,369,700	346,236	2,520	17.20%	77.49%
2011	2,884,020	7,150	403	0.84%	124.09%	18,414,345	5,287	3,483	19.18%	1061.01%	908,877,555	345,257	2,632	4.48%	85.45%
2012	1,389,280	4,429	314	-22.23%	74.27%	18,758,310	5,386	3,483	0.00%	1061.04%	990,846,690	344,368	2,877	9.30%	102.69%
2013	2,353,110	4,486	525	67.21%	191.39%	22,881,605	5,624	4,069	16.81%	1256.26%	1,184,263,395	344,137	3,441	19.60%	142.42%
2014	678,550	3,581	189	-63.87%	5.27%	32,976,315	9,910	3,328	-18.21%	1009.23%	1,506,161,990	346,211	4,350	26.42%	206.47%
2015	833,730	3,667	227	20.00%	26.33%	37,872,715	9,782	3,872	16.34%	1190.53%	1,742,020,680	345,651	5,040	15.85%	255.04%

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CUMING

Rate Annual %chg Average Value/Acre: 13.51%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,139	CUMING	120,464,613	4,912,607	1,088,612	236,789,260	77,583,320	12,757,185	3,147,670	1,744,875,475	72,755,790	85,481,891	0	2,359,856,423
cnty.sector.value % of total value:		5.10%	0.21%	0.05%	10.03%	3.29%	0.54%	0.13%	73.94%	3.08%	3.62%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
495	BANCROFT	487,288	210,404	19,630	12,918,465	2,894,605	0	0	0	0	0	0	16,530,392
5.42%	%sector of county sector	0.40%	4.28%	1.80%	5.46%	3.73%							0.70%
	%sector of municipality	2.95%	1.27%	0.12%	78.15%	17.51%							100.00%
678	BEEMER	1,714,618	223,644	18,098	12,217,010	4,126,495	0	0	0	0	0	0	18,299,865
7.42%	%sector of county sector	1.42%	4.55%	1.66%	5.16%	5.32%							0.78%
	%sector of municipality	9.37%	1.22%	0.10%	66.76%	22.55%							100.00%
3,368	WEST POINT	9,246,543	1,016,338	227,753	126,835,010	41,249,415	5,339,765	0	0	0	0	0	183,914,824
36.85%	%sector of county sector	7.68%	20.69%	20.92%	53.56%	53.17%	41.86%						7.79%
	%sector of municipality	5.03%	0.55%	0.12%	68.96%	22.43%	2.90%						100.00%
1,170	WISNER	1,541,605	567,378	38,944	38,365,635	8,007,775	0	0	0	0	0	0	48,521,337
12.80%	%sector of county sector	1.28%	11.55%	3.58%	16.20%	10.32%							2.06%
	%sector of municipality	3.18%	1.17%	0.08%	79.07%	16.50%							100.00%
5,711	Total Municipalities	12,990,054	2,017,764	304,425	190,336,120	56,278,290	5,339,765	0	0	0	0	0	267,266,418
62.49%	%all municip.sect of cnty	10.78%	41.07%	27.96%	80.38%	72.54%	41.86%						11.33%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
20	CUMING

CHART 5

EXHIBIT

20B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,764	Value : 2,479,570,197	Growth 13,365,607	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	315	3,670,225	68	1,509,751	220	3,487,105	603	8,667,081	
02. Res Improve Land	2,274	21,595,145	65	942,285	281	6,102,720	2,620	28,640,150	
03. Res Improvements	2,309	171,368,140	84	11,004,990	307	31,210,545	2,700	213,583,675	
04. Res Total	2,624	196,633,510	152	13,457,026	527	40,800,370	3,303	250,890,906	4,529,395
% of Res Total	79.44	78.37	4.60	5.36	15.96	16.26	37.69	10.12	33.89
05. Com UnImp Land	118	1,706,595	6	303,520	21	4,195,690	145	6,205,805	
06. Com Improve Land	498	8,218,640	17	938,080	23	1,700,555	538	10,857,275	
07. Com Improvements	510	48,219,745	19	7,777,065	30	3,702,730	559	59,699,540	
08. Com Total	628	58,144,980	25	9,018,665	51	9,598,975	704	76,762,620	2,311,325
% of Com Total	89.20	75.75	3.55	11.75	7.24	12.50	8.03	3.10	17.29
09. Ind UnImp Land	1	18,485	0	0	0	0	1	18,485	
10. Ind Improve Land	7	364,770	1	626,425	0	0	8	991,195	
11. Ind Improvements	8	4,988,875	1	8,232,805	0	0	9	13,221,680	
12. Ind Total	9	5,372,130	1	8,859,230	0	0	10	14,231,360	0
% of Ind Total	90.00	37.75	10.00	62.25	0.00	0.00	0.11	0.57	0.00
13. Rec UnImp Land	0	0	1	13,660	20	770,375	21	784,035	
14. Rec Improve Land	0	0	2	57,715	12	1,819,595	14	1,877,310	
15. Rec Improvements	0	0	2	18,950	34	1,174,500	36	1,193,450	
16. Rec Total	0	0	3	90,325	54	3,764,470	57	3,854,795	96,880
% of Rec Total	0.00	0.00	5.26	2.34	94.74	97.66	0.65	0.16	0.72
Res & Rec Total	2,624	196,633,510	155	13,547,351	581	44,564,840	3,360	254,745,701	4,626,275
% of Res & Rec Total	78.10	77.19	4.61	5.32	17.29	17.49	38.34	10.27	34.61
Com & Ind Total	637	63,517,110	26	17,877,895	51	9,598,975	714	90,993,980	2,311,325
% of Com & Ind Total	89.22	69.80	3.64	19.65	7.14	10.55	8.15	3.67	17.29
17. Taxable Total	3,261	260,150,620	181	31,425,246	632	54,163,815	4,074	345,739,681	6,937,600
% of Taxable Total	80.04	75.24	4.44	9.09	15.51	15.67	46.49	13.94	51.91

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	19	846,365	6,353,050	0	0	0
20. Industrial	2	5,575	1,188,265	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	19	846,365	6,353,050
20. Industrial	0	0	0	2	5,575	1,188,265
21. Other	0	0	0	0	0	0
22. Total Sch II				21	851,940	7,541,315

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	255	0	23	278

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	0	7	787,740	3,239	1,401,757,870	3,247	1,402,545,610
28. Ag-Improved Land	0	0	45	4,660,190	1,526	596,943,440	1,571	601,603,630
29. Ag Improvements	0	0	5	191,475	1,438	129,489,801	1,443	129,681,276
30. Ag Total							4,690	2,133,830,516

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	2	2.00	30,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	85,905	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	5	14.59	107,200	
37. FarmSite Improvements	0	0.00	0	5	0.00	105,570	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	28	20.02	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	23	22.14	332,100	23	22.14	332,100	
32. HomeSite Improv Land	984	1,002.47	14,977,550	986	1,004.47	15,007,550	
33. HomeSite Improvements	993	0.00	59,503,945	995	0.00	59,589,850	1,435,885
34. HomeSite Total				1,018	1,026.61	74,929,500	
35. FarmSite UnImp Land	88	126.58	930,405	88	126.58	930,405	
36. FarmSite Improv Land	1,262	2,887.91	21,226,265	1,267	2,902.50	21,333,465	
37. FarmSite Improvements	1,385	0.00	69,985,856	1,390	0.00	70,091,426	4,992,122
38. FarmSite Total				1,478	3,029.08	92,355,296	
39. Road & Ditches	3,831	7,322.83	0	3,859	7,342.85	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,496	11,398.54	167,284,796	6,428,007

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	1	121.69	251,830	1	121.69	251,830

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. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	40	1,675.00	6,445,860	40	1,675.00	6,445,860
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,615.67	18.71%	18,131,385	19.99%	6,931.83
46. 1A	2,901.82	20.75%	20,118,160	22.18%	6,932.95
47. 2A1	166.62	1.19%	1,082,230	1.19%	6,495.20
48. 2A	4,362.32	31.20%	28,386,455	31.30%	6,507.19
49. 3A1	1,253.53	8.96%	7,526,045	8.30%	6,003.88
50. 3A	1,966.79	14.07%	11,829,690	13.04%	6,014.72
51. 4A1	696.64	4.98%	3,525,660	3.89%	5,060.95
52. 4A	19.27	0.14%	96,080	0.11%	4,985.99
53. Total	13,982.66	100.00%	90,695,705	100.00%	6,486.30
Dry					
54. 1D1	7,269.67	11.61%	48,021,790	12.71%	6,605.77
55. 1D	18,181.35	29.05%	120,166,285	31.80%	6,609.32
56. 2D1	984.00	1.57%	6,115,550	1.62%	6,214.99
57. 2D	6,865.89	10.97%	42,416,640	11.22%	6,177.88
58. 3D1	7,646.84	12.22%	43,429,645	11.49%	5,679.42
59. 3D	16,243.82	25.95%	92,258,845	24.41%	5,679.63
60. 4D1	5,279.03	8.43%	24,915,170	6.59%	4,719.65
61. 4D	122.70	0.20%	571,280	0.15%	4,655.91
62. Total	62,593.30	100.00%	377,895,205	100.00%	6,037.31
Grass					
63. 1G1	411.59	5.90%	1,445,455	7.72%	3,511.88
64. 1G	1,239.66	17.76%	3,917,700	20.92%	3,160.30
65. 2G1	201.25	2.88%	619,930	3.31%	3,080.40
66. 2G	2,601.70	37.27%	7,321,965	39.10%	2,814.30
67. 3G1	454.30	6.51%	1,060,485	5.66%	2,334.33
68. 3G	992.95	14.23%	2,474,750	13.22%	2,492.32
69. 4G1	385.44	5.52%	942,055	5.03%	2,444.10
70. 4G	692.99	9.93%	944,340	5.04%	1,362.70
71. Total	6,979.88	100.00%	18,726,680	100.00%	2,682.95
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Irrigated Total	13,982.66	16.08%	90,695,705	18.25%	6,486.30
Dry Total	62,593.30	71.99%	377,895,205	76.02%	6,037.31
Grass Total	6,979.88	8.03%	18,726,680	3.77%	2,682.95
72. Waste	983.87	1.13%	123,255	0.02%	125.28
73. Other	2,403.99	2.76%	9,654,670	1.94%	4,016.10
74. Exempt	0.46	0.00%	0	0.00%	0.00
75. Market Area Total	86,943.70	100.00%	497,095,515	100.00%	5,717.44

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,030.52	14.67%	14,985,680	15.77%	7,380.22
46. 1A	5,046.44	36.47%	37,308,725	39.25%	7,393.08
47. 2A1	294.90	2.13%	2,057,495	2.16%	6,976.92
48. 2A	818.80	5.92%	5,645,455	5.94%	6,894.79
49. 3A1	1,187.37	8.58%	7,661,190	8.06%	6,452.23
50. 3A	3,058.49	22.10%	19,726,545	20.75%	6,449.77
51. 4A1	1,393.83	10.07%	7,637,420	8.03%	5,479.45
52. 4A	6.30	0.05%	33,080	0.03%	5,250.79
53. Total	13,836.65	100.00%	95,055,590	100.00%	6,869.84
Dry					
54. 1D1	8,114.88	10.49%	57,453,450	11.49%	7,080.01
55. 1D	26,015.71	33.63%	184,176,175	36.82%	7,079.42
56. 2D1	1,947.51	2.52%	12,989,900	2.60%	6,670.00
57. 2D	3,475.76	4.49%	23,105,495	4.62%	6,647.61
58. 3D1	9,074.99	11.73%	55,720,440	11.14%	6,140.00
59. 3D	19,126.62	24.73%	117,329,625	23.46%	6,134.36
60. 4D1	9,501.67	12.28%	48,931,280	9.78%	5,149.76
61. 4D	94.97	0.12%	486,530	0.10%	5,122.99
62. Total	77,352.11	100.00%	500,192,895	100.00%	6,466.44
Grass					
63. 1G1	445.42	4.12%	1,428,300	5.10%	3,206.64
64. 1G	2,307.66	21.35%	7,010,255	25.04%	3,037.82
65. 2G1	858.71	7.95%	2,387,970	8.53%	2,780.88
66. 2G	3,261.17	30.17%	9,195,720	32.84%	2,819.76
67. 3G1	610.14	5.65%	1,433,510	5.12%	2,349.48
68. 3G	1,133.52	10.49%	2,569,605	9.18%	2,266.93
69. 4G1	1,128.60	10.44%	2,597,030	9.27%	2,301.11
70. 4G	1,062.55	9.83%	1,379,395	4.93%	1,298.19
71. Total	10,807.77	100.00%	28,001,785	100.00%	2,590.89
Irrigated Total					
Irrigated Total	13,836.65	13.05%	95,055,590	14.94%	6,869.84
Dry Total					
Dry Total	77,352.11	72.95%	500,192,895	78.59%	6,466.44
Grass Total					
Grass Total	10,807.77	10.19%	28,001,785	4.40%	2,590.89
72. Waste	1,254.51	1.18%	571,590	0.09%	455.63
73. Other	2,780.27	2.62%	12,623,490	1.98%	4,540.38
74. Exempt	0.47	0.00%	0	0.00%	0.00
75. Market Area Total	106,031.31	100.00%	636,445,350	100.00%	6,002.43

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	883.43	6.71%	5,709,795	7.36%	6,463.21
46. 1A	2,276.58	17.30%	14,716,675	18.97%	6,464.38
47. 2A1	141.91	1.08%	863,680	1.11%	6,086.11
48. 2A	3,686.68	28.01%	22,478,740	28.97%	6,097.29
49. 3A1	1,291.84	9.82%	7,197,950	9.28%	5,571.86
50. 3A	4,239.05	32.21%	23,650,330	30.48%	5,579.16
51. 4A1	630.96	4.79%	2,921,395	3.77%	4,630.08
52. 4A	11.03	0.08%	51,400	0.07%	4,660.02
53. Total	13,161.48	100.00%	77,589,965	100.00%	5,895.23
Dry					
54. 1D1	3,021.67	7.15%	18,613,470	7.96%	6,159.99
55. 1D	10,623.02	25.13%	65,428,835	27.99%	6,159.16
56. 2D1	827.21	1.96%	4,660,185	1.99%	5,633.62
57. 2D	6,186.13	14.64%	35,616,030	15.24%	5,757.40
58. 3D1	4,605.29	10.90%	24,082,220	10.30%	5,229.25
59. 3D	14,747.40	34.89%	75,869,165	32.46%	5,144.58
60. 4D1	2,147.28	5.08%	9,037,815	3.87%	4,208.96
61. 4D	111.18	0.26%	449,180	0.19%	4,040.12
62. Total	42,269.18	100.00%	233,756,900	100.00%	5,530.20
Grass					
63. 1G1	37.26	0.59%	121,415	0.80%	3,258.59
64. 1G	703.41	11.21%	2,276,840	15.05%	3,236.86
65. 2G1	475.31	7.58%	1,185,660	7.84%	2,494.50
66. 2G	1,612.69	25.71%	4,328,920	28.62%	2,684.29
67. 3G1	414.47	6.61%	1,038,825	6.87%	2,506.39
68. 3G	1,669.15	26.61%	3,951,655	26.12%	2,367.47
69. 4G1	640.73	10.21%	1,335,645	8.83%	2,084.57
70. 4G	720.78	11.49%	887,780	5.87%	1,231.69
71. Total	6,273.80	100.00%	15,126,740	100.00%	2,411.10
Irrigated Total					
	13,161.48	20.29%	77,589,965	22.89%	5,895.23
Dry Total					
	42,269.18	65.15%	233,756,900	68.98%	5,530.20
Grass Total					
	6,273.80	9.67%	15,126,740	4.46%	2,411.10
72. Waste	622.18	0.96%	77,905	0.02%	125.21
73. Other	2,551.28	3.93%	12,347,815	3.64%	4,839.85
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	64,877.92	100.00%	338,899,325	100.00%	5,223.65

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,788.17	11.12%	12,344,045	11.95%	6,903.17
46. 1A	4,393.35	27.33%	30,400,575	29.44%	6,919.68
47. 2A1	190.57	1.19%	1,242,520	1.20%	6,520.02
48. 2A	3,285.19	20.44%	21,217,700	20.55%	6,458.59
49. 3A1	1,473.50	9.17%	8,845,175	8.56%	6,002.83
50. 3A	4,482.25	27.88%	26,887,745	26.04%	5,998.72
51. 4A1	444.65	2.77%	2,245,215	2.17%	5,049.40
52. 4A	17.42	0.11%	88,285	0.09%	5,068.03
53. Total	16,075.10	100.00%	103,271,260	100.00%	6,424.30
Dry					
54. 1D1	6,883.81	11.84%	45,495,605	12.88%	6,609.07
55. 1D	18,922.48	32.55%	125,066,775	35.39%	6,609.43
56. 2D1	360.31	0.62%	2,239,330	0.63%	6,215.01
57. 2D	7,183.74	12.36%	44,524,095	12.60%	6,197.90
58. 3D1	6,776.85	11.66%	38,480,150	10.89%	5,678.18
59. 3D	16,367.85	28.15%	90,212,395	25.53%	5,511.56
60. 4D1	1,540.59	2.65%	6,840,760	1.94%	4,440.35
61. 4D	105.09	0.18%	497,060	0.14%	4,729.85
62. Total	58,140.72	100.00%	353,356,170	100.00%	6,077.60
Grass					
63. 1G1	213.24	1.90%	744,200	2.60%	3,489.96
64. 1G	1,468.07	13.06%	4,738,565	16.55%	3,227.75
65. 2G1	86.23	0.77%	231,150	0.81%	2,680.62
66. 2G	4,229.61	37.63%	11,538,820	40.30%	2,728.10
67. 3G1	576.46	5.13%	1,422,555	4.97%	2,467.74
68. 3G	2,210.76	19.67%	5,487,710	19.17%	2,482.27
69. 4G1	1,344.14	11.96%	2,756,590	9.63%	2,050.82
70. 4G	1,111.16	9.89%	1,714,075	5.99%	1,542.60
71. Total	11,239.67	100.00%	28,633,665	100.00%	2,547.55
Irrigated Total					
Irrigated Total	16,075.10	18.21%	103,271,260	20.90%	6,424.30
Dry Total					
Dry Total	58,140.72	65.88%	353,356,170	71.51%	6,077.60
Grass Total					
Grass Total	11,239.67	12.74%	28,633,665	5.80%	2,547.55
72. Waste	706.18	0.80%	88,505	0.02%	125.33
73. Other	2,092.27	2.37%	8,755,930	1.77%	4,184.89
74. Exempt	85.06	0.10%	0	0.00%	0.00
75. Market Area Total	88,253.94	100.00%	494,105,530	100.00%	5,598.68

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	57,055.89	366,612,520	57,055.89	366,612,520
77. Dry Land	0.00	0	628.61	3,395,020	239,726.70	1,461,806,150	240,355.31	1,465,201,170
78. Grass	0.00	0	735.31	1,712,235	34,565.81	88,776,635	35,301.12	90,488,870
79. Waste	0.00	0	44.86	5,610	3,521.88	855,645	3,566.74	861,255
80. Other	0.00	0	46.67	197,865	9,781.14	43,184,040	9,827.81	43,381,905
81. Exempt	0.00	0	0.00	0	85.99	0	85.99	0
82. Total	0.00	0	1,455.45	5,310,730	344,651.42	1,961,234,990	346,106.87	1,966,545,720

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	57,055.89	16.49%	366,612,520	18.64%	6,425.50
Dry Land	240,355.31	69.45%	1,465,201,170	74.51%	6,095.98
Grass	35,301.12	10.20%	90,488,870	4.60%	2,563.34
Waste	3,566.74	1.03%	861,255	0.04%	241.47
Other	9,827.81	2.84%	43,381,905	2.21%	4,414.20
Exempt	85.99	0.02%	0	0.00%	0.00
Total	346,106.87	100.00%	1,966,545,720	100.00%	5,681.90

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	33	905,745	8	905,855	18	193,935	51	2,005,535	5,500
83.2 Bancroft	32	76,880	223	925,410	223	12,206,315	255	13,208,605	235,585
83.3 Beemer	29	105,715	258	1,325,920	259	13,826,905	288	15,258,540	33,615
83.4 Cotton -hidden Lake Sub	18	339,080	53	1,784,020	53	5,899,475	71	8,022,575	291,740
83.5 Par Acres	6	79,045	0	0	0	0	6	79,045	0
83.6 Recreation	0	0	1	37,255	22	426,450	22	463,705	91,380
83.7 Rural Acreage	243	4,216,881	269	4,159,660	299	31,131,125	542	39,507,666	775,450
83.8 Rural Ag	5	86,590	7	761,485	13	1,281,255	18	2,129,330	0
83.9 Stalp Subdivision	6	182,735	21	1,250,990	21	4,476,710	27	5,910,435	846,440
83.10 West Point	169	3,016,585	1,235	16,344,985	1,268	109,813,715	1,437	129,175,285	1,817,195
83.11 Wisner	83	441,860	559	3,021,880	560	35,521,240	643	38,984,980	529,370
84 Residential Total	624	9,451,116	2,634	30,517,460	2,736	214,777,125	3,360	254,745,701	4,626,275

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	N/a Or Error	1	1,250	1	3,200	10	779,980	11	784,430	0
85.2	Bancroft	13	20,210	59	231,100	59	2,702,295	72	2,953,605	70,745
85.3	Beemer	17	64,045	55	455,855	59	3,660,220	76	4,180,120	83,895
85.4	Rural Commercial/industri	27	4,499,210	41	3,265,060	44	18,955,785	71	26,720,055	1,098,730
85.5	West Point	52	1,368,015	288	6,946,975	293	39,735,600	345	48,050,590	892,385
85.6	Wisner	36	271,560	102	946,280	103	7,087,340	139	8,305,180	165,570
86	Commercial Total	146	6,224,290	546	11,848,470	568	72,921,220	714	90,993,980	2,311,325

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	212.47	4.46%	603,860	5.18%	2,842.10
88. 1G	974.16	20.43%	2,747,530	23.58%	2,820.41
89. 2G1	142.62	2.99%	364,960	3.13%	2,558.97
90. 2G	1,980.97	41.55%	4,846,820	41.59%	2,446.69
91. 3G1	353.13	7.41%	768,355	6.59%	2,175.84
92. 3G	609.02	12.77%	1,321,870	11.34%	2,170.49
93. 4G1	282.42	5.92%	572,070	4.91%	2,025.60
94. 4G	212.69	4.46%	428,805	3.68%	2,016.10
95. Total	4,767.48	100.00%	11,654,270	100.00%	2,444.53
CRP					
96. 1C1	104.64	11.38%	691,665	12.52%	6,609.95
97. 1C	148.76	16.18%	983,715	17.81%	6,612.77
98. 2C1	35.66	3.88%	221,630	4.01%	6,215.09
99. 2C	336.81	36.63%	2,093,780	37.91%	6,216.50
100. 3C1	38.42	4.18%	218,420	3.95%	5,685.06
101. 3C	169.02	18.38%	919,345	16.64%	5,439.27
102. 4C1	74.48	8.10%	339,700	6.15%	4,560.96
103. 4C	11.63	1.26%	55,335	1.00%	4,757.95
104. Total	919.42	100.00%	5,523,590	100.00%	6,007.69
Timber					
105. 1T1	94.48	7.31%	149,930	9.68%	1,586.90
106. 1T	116.74	9.03%	186,455	12.04%	1,597.18
107. 2T1	22.97	1.78%	33,340	2.15%	1,451.46
108. 2T	283.92	21.96%	381,365	24.62%	1,343.21
109. 3T1	62.75	4.85%	73,710	4.76%	1,174.66
110. 3T	214.91	16.62%	233,535	15.08%	1,086.66
111. 4T1	28.54	2.21%	30,285	1.96%	1,061.14
112. 4T	468.67	36.25%	460,200	29.71%	981.93
113. Total	1,292.98	100.00%	1,548,820	100.00%	1,197.87
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Grass Total	4,767.48	68.30%	11,654,270	62.23%	2,444.53
CRP Total	919.42	13.17%	5,523,590	29.50%	6,007.69
Timber Total	1,292.98	18.52%	1,548,820	8.27%	1,197.87
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114. Market Area Total	6,979.88	100.00%	18,726,680	100.00%	2,682.95

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	373.51	4.81%	1,056,960	5.59%	2,829.80
88. 1G	1,832.43	23.58%	5,141,885	27.19%	2,806.05
89. 2G1	743.21	9.56%	1,901,530	10.05%	2,558.54
90. 2G	2,587.87	33.30%	6,106,115	32.28%	2,359.51
91. 3G1	515.65	6.63%	1,112,740	5.88%	2,157.94
92. 3G	690.32	8.88%	1,491,180	7.88%	2,160.13
93. 4G1	817.91	10.52%	1,670,770	8.83%	2,042.73
94. 4G	211.47	2.72%	432,950	2.29%	2,047.34
95. Total	7,772.37	100.00%	18,914,130	100.00%	2,433.51
CRP					
96. 1C1	46.79	4.39%	331,305	4.88%	7,080.68
97. 1C	202.39	18.97%	1,434,280	21.14%	7,086.71
98. 2C1	60.42	5.66%	403,265	5.94%	6,674.36
99. 2C	410.02	38.43%	2,734,845	40.30%	6,670.03
100. 3C1	42.37	3.97%	260,205	3.83%	6,141.26
101. 3C	131.16	12.29%	733,850	10.82%	5,595.07
102. 4C1	147.79	13.85%	754,205	11.12%	5,103.22
103. 4C	25.92	2.43%	133,500	1.97%	5,150.46
104. Total	1,066.86	100.00%	6,785,455	100.00%	6,360.21
Timber					
105. 1T1	25.12	1.28%	40,035	1.74%	1,593.75
106. 1T	272.84	13.86%	434,090	18.86%	1,591.01
107. 2T1	55.08	2.80%	83,175	3.61%	1,510.08
108. 2T	263.28	13.37%	354,760	15.41%	1,347.46
109. 3T1	52.12	2.65%	60,565	2.63%	1,162.03
110. 3T	312.04	15.85%	344,575	14.97%	1,104.27
111. 4T1	162.90	8.28%	172,055	7.47%	1,056.20
112. 4T	825.16	41.92%	812,945	35.31%	985.20
113. Total	1,968.54	100.00%	2,302,200	100.00%	1,169.50
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Grass Total	7,772.37	71.91%	18,914,130	67.55%	2,433.51
CRP Total	1,066.86	9.87%	6,785,455	24.23%	6,360.21
Timber Total	1,968.54	18.21%	2,302,200	8.22%	1,169.50
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114. Market Area Total	10,807.77	100.00%	28,001,785	100.00%	2,590.89

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	16.75	0.43%	47,400	0.51%	2,829.85
88. 1G	526.88	13.47%	1,475,630	16.00%	2,800.69
89. 2G1	288.58	7.38%	735,940	7.98%	2,550.21
90. 2G	1,267.01	32.40%	3,079,350	33.39%	2,430.41
91. 3G1	321.96	8.23%	707,200	7.67%	2,196.55
92. 3G	875.20	22.38%	1,919,950	20.82%	2,193.73
93. 4G1	446.86	11.43%	915,890	9.93%	2,049.61
94. 4G	167.53	4.28%	341,415	3.70%	2,037.93
95. Total	3,910.77	100.00%	9,222,775	100.00%	2,358.30
CRP					
96. 1C1	9.04	1.00%	55,685	1.32%	6,159.85
97. 1C	113.50	12.50%	699,155	16.54%	6,159.96
98. 2C1	41.69	4.59%	240,655	5.69%	5,772.49
99. 2C	176.16	19.40%	1,017,170	24.06%	5,774.13
100. 3C1	62.01	6.83%	295,595	6.99%	4,766.89
101. 3C	419.26	46.18%	1,609,395	38.07%	3,838.66
102. 4C1	84.94	9.36%	305,910	7.24%	3,601.48
103. 4C	1.32	0.15%	4,065	0.10%	3,079.55
104. Total	907.92	100.00%	4,227,630	100.00%	4,656.39
Timber					
105. 1T1	11.47	0.79%	18,330	1.09%	1,598.08
106. 1T	63.03	4.33%	102,055	6.09%	1,619.15
107. 2T1	145.04	9.97%	209,065	12.47%	1,441.43
108. 2T	169.52	11.65%	232,400	13.86%	1,370.93
109. 3T1	30.50	2.10%	36,030	2.15%	1,181.31
110. 3T	374.69	25.75%	422,310	25.19%	1,127.09
111. 4T1	108.93	7.49%	113,845	6.79%	1,045.12
112. 4T	551.93	37.93%	542,300	32.35%	982.55
113. Total	1,455.11	100.00%	1,676,335	100.00%	1,152.03
<hr/>					
Grass Total	3,910.77	62.33%	9,222,775	60.97%	2,358.30
CRP Total	907.92	14.47%	4,227,630	27.95%	4,656.39
Timber Total	1,455.11	23.19%	1,676,335	11.08%	1,152.03
<hr/>					
114. Market Area Total	6,273.80	100.00%	15,126,740	100.00%	2,411.10

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	152.53	1.81%	432,545	2.14%	2,835.80
88. 1G	1,182.82	14.01%	3,355,745	16.63%	2,837.07
89. 2G1	52.25	0.62%	133,880	0.66%	2,562.30
90. 2G	3,296.92	39.05%	8,037,470	39.83%	2,437.87
91. 3G1	484.05	5.73%	1,054,870	5.23%	2,179.26
92. 3G	1,691.82	20.04%	4,019,190	19.92%	2,375.66
93. 4G1	1,139.43	13.50%	2,235,945	11.08%	1,962.34
94. 4G	442.59	5.24%	907,350	4.50%	2,050.09
95. Total	8,442.41	100.00%	20,176,995	100.00%	2,389.96
CRP					
96. 1C1	42.82	3.89%	283,035	4.40%	6,609.88
97. 1C	184.68	16.76%	1,221,905	19.01%	6,616.34
98. 2C1	9.73	0.88%	60,645	0.94%	6,232.79
99. 2C	456.57	41.45%	2,844,095	44.24%	6,229.26
100. 3C1	61.66	5.60%	331,550	5.16%	5,377.07
101. 3C	192.23	17.45%	1,095,150	17.04%	5,697.08
102. 4C1	119.90	10.88%	430,915	6.70%	3,593.95
103. 4C	34.01	3.09%	160,880	2.50%	4,730.37
104. Total	1,101.60	100.00%	6,428,175	100.00%	5,835.31
Timber					
105. 1T1	17.89	1.06%	28,620	1.41%	1,599.78
106. 1T	100.57	5.93%	160,915	7.93%	1,600.03
107. 2T1	24.25	1.43%	36,625	1.81%	1,510.31
108. 2T	476.12	28.08%	657,255	32.40%	1,380.44
109. 3T1	30.75	1.81%	36,135	1.78%	1,175.12
110. 3T	326.71	19.27%	373,370	18.41%	1,142.82
111. 4T1	84.81	5.00%	89,730	4.42%	1,058.01
112. 4T	634.56	37.42%	645,845	31.84%	1,017.78
113. Total	1,695.66	100.00%	2,028,495	100.00%	1,196.29
<hr/>					
Grass Total	8,442.41	75.11%	20,176,995	70.47%	2,389.96
CRP Total	1,101.60	9.80%	6,428,175	22.45%	5,835.31
Timber Total	1,695.66	15.09%	2,028,495	7.08%	1,196.29
<hr/>					
114. Market Area Total	11,239.67	100.00%	28,633,665	100.00%	2,547.55

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

20 Cuming

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	236,789,260	250,890,906	14,101,646	5.96%	4,529,395	4.04%
02. Recreational	3,147,670	3,854,795	707,125	22.47%	96,880	19.39%
03. Ag-Homesite Land, Ag-Res Dwelling	72,755,790	74,929,500	2,173,710	2.99%	1,435,885	1.01%
04. Total Residential (sum lines 1-3)	312,692,720	329,675,201	16,982,481	5.43%	6,062,160	3.49%
05. Commercial	77,583,320	76,762,620	-820,700	-1.06%	2,311,325	-4.04%
06. Industrial	12,757,185	14,231,360	1,474,175	11.56%	0	11.56%
07. Ag-Farmsite Land, Outbuildings	85,481,891	92,355,296	6,873,405	8.04%	4,992,122	2.20%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	175,822,396	183,349,276	7,526,880	4.28%	7,303,447	0.13%
10. Total Non-Agland Real Property	488,515,116	513,024,477	24,509,361	5.02%	13,365,607	2.28%
11. Irrigated	326,758,805	366,612,520	39,853,715	12.20%		
12. Dryland	1,298,139,075	1,465,201,170	167,062,095	12.87%		
13. Grassland	81,094,900	90,488,870	9,393,970	11.58%		
14. Wasteland	835,390	861,255	25,865	3.10%		
15. Other Agland	38,047,305	43,381,905	5,334,600	14.02%		
16. Total Agricultural Land	1,744,875,475	1,966,545,720	221,670,245	12.70%		
17. Total Value of all Real Property (Locally Assessed)	2,233,390,591	2,479,570,197	246,179,606	11.02%	13,365,607	10.42%

2016 Assessment Survey for Cuming County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	245,112
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	72,760 (appraiser salary, 56,310+GIS, 15,600+ %fuel, 400+%lodging 200 +mileage 250)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	MIPS fees are in the general fund, \$1,000 is computer replacement
11.	Amount of the assessor's budget set aside for education/workshops:
	1,600
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	248.51

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS Version 2.5 + current updates
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and GIS Office Clerk
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	http://cuming.assessor.gisworkshop.com/#
7.	Who maintains the GIS software and maps?
	GIS Workshop- the counties GIS Clerk updates all map changes
8.	Personal Property software:
	MIPS version 2 (Online filing)

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?
	West Point, Wisner, Beemer, Bancroft
4.	When was zoning implemented?
	2001- Updated in 2015

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not at this time, we may consult different appraisers for general information if needed
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2016 Residential Assessment Survey for Cuming County

1.	Valuation data collection done by:														
	Appraiser, Assessor and Office Clerk														
2.	List the valuation groupings 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; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>West Point- 3 school systems, hospital, county seat, jobs available, and retail available</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Bancroft</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Beemer-no high school, no grocery</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural- Range 4-6 2010 depreciation with inspection year 2009 Rural-Range 7 is as displayed in table</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Wisner- minimal retail, mostly ag related community</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Hidden Meadow subdivision between West Point and Beemer</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	West Point- 3 school systems, hospital, county seat, jobs available, and retail available	05	Bancroft	10	Beemer-no high school, no grocery	20	Rural- Range 4-6 2010 depreciation with inspection year 2009 Rural-Range 7 is as displayed in table	25	Wisner- minimal retail, mostly ag related community	30	Hidden Meadow subdivision between West Point and Beemer
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
01	West Point- 3 school systems, hospital, county seat, jobs available, and retail available														
05	Bancroft														
10	Beemer-no high school, no grocery														
20	Rural- Range 4-6 2010 depreciation with inspection year 2009 Rural-Range 7 is as displayed in table														
25	Wisner- minimal retail, mostly ag related community														
30	Hidden Meadow subdivision between West Point and Beemer														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Cost approach and comparable sales. Income approach as a check on rental properties.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	Physical depreciation tables from CAMA. Any functional is determined from the market, economic depreciations determined from market. Grouped into ranges and effective age used for each group. After implementing new costs the county will make economic adjustments for each group.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Economic depreciation tables are developed for each valuation grouping and effective age grouped according to sales in each valuation group or economic area.														
6.	Describe the methodology used to determine the residential lot values?														
	Square foot with base lot and excess beyond base lot at \$/acre for the city. Rural-per acre. The county determines these values from a sales comparison approach.														
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														
	The county utilizes a discounted cash flow to determine values for subdivisions based on sales and anticipated return.														

8.	<u>Valuation Grouping</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>
	01	2011	2013	2011	2009
	05	2014	2013	2014	2014
	10	2015	2013	2012	2011
	20	2014	2013	2015	2014
	25	2013	2013	2013	2010
	30	2014	2013	2015	2014

Valuation groups are based as much on the appraisal cycle the county uses as opposed to unique markets or valuation groups. The county is conducting the rural update in two consecutive years depending on the range.

2016 Commercial Assessment Survey for Cuming County

1.	Valuation data collection done by:			
	Appraiser, Assessor and Office Clerk			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	West Point - County seat and major trade center for the county. Located the intersection of highway 275 and highway 32		
	02	Beemer, Wisner Located along highway 275 includes Bancroft which is located in the NE portion the county, and the rural commercial parcels.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The county utilizes the cost, income and comparable sales approaches to value. The county then correlates a value from the information available.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Sales review, check with other counties, appraisers, and liaison for comparable sales of similar type/use and adjust for local market conditions.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Economic depreciation is determined from the market, depreciation is determined from market information, based on a 60 year and 55 year life. We do not use CAMA vendor for commercial, we use only Marshall and Swift pricing manual.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	No, the county uses the effective age and comparable sales and completes a reconciliation for each property.			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales, using square foot, and or acres, dependent on location and size of lot.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2015	2014	2015
	02	Various	Various	Various

The valuation groups are roughly based on the assessor locations or combinations of them in the County. West Point is the only group with any sort of an organized market, but it also suffers from sample size for any meaningful statistical analysis.

Bancroft Dep 2014, Cost 2014, Lot study 2013, Inspection 2013

Beemer Dep 2012, Cost 2012, Lot study 2012, Inspection 2011

Wisner Dep 2013, Cost 2012, Lot study 2013, Inspection 2013

Rural Range 4-6 Dep 2011, Cost 2012, Lot Study 2011, Inspection 2010

Rural Range 7 Dep 2015, Cost 2014, Lot Study 2015, Inspection 2014

2016 Agricultural Assessment Survey for Cuming County

1.	Valuation data collection done by:																
	Appraiser, Assessor and Office Clerk																
2.	List each market area, and describe the location and the specific characteristics that make each unique.																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; 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>Mostly northeast part of county, Pender, Bancroft and Lyons and includes Beemer, which is in the middle of the county</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Area west of West Point and south of Beemer (Howells, Dodge, West Point)</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Majority is Wisner school district, northwest of county, more sandy soils.</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Southeast portion of the county, West Point and Hooper, Scribner and Oakland, Craig east and north, some sandy areas</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Mostly northeast part of county, Pender, Bancroft and Lyons and includes Beemer, which is in the middle of the county	2015	2	Area west of West Point and south of Beemer (Howells, Dodge, West Point)	2015	3	Majority is Wisner school district, northwest of county, more sandy soils.	2015	4	Southeast portion of the county, West Point and Hooper, Scribner and Oakland, Craig east and north, some sandy areas	2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>															
1	Mostly northeast part of county, Pender, Bancroft and Lyons and includes Beemer, which is in the middle of the county	2015															
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3	Majority is Wisner school district, northwest of county, more sandy soils.	2015															
4	Southeast portion of the county, West Point and Hooper, Scribner and Oakland, Craig east and north, some sandy areas	2015															
3.	Describe the process used to determine and monitor market areas.																
	Market area values are determined from the market. Market areas determined by school district, rainfall, market, location, location, location. The county uses an in depth market analysis utilizing the sales in the county after a thorough verification of all sales.																
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
	Each sale is verified for any unique characteristics and a questionnaire is utilized to determine if there are any anticipated use changes intended for the property.																
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?																
	The farm sites carry the same value as rural residential home sites. All rural market areas are the same. The Suburban area around West Point is valued higher due to market and proximity to town.																
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																
	The values for WRP parcels are determined from sales of similar propertyies in the county as well as sales in adjacent counties of parcels enrolled in the program.																
	<i><u>If your county has special value applications, please answer the following</u></i>																
7a.	How many special valuation applications are on file?																
	40																
7b.	What process was used to determine if non-agricultural influences exist in the county?																
	Sales verification and questionnaires																
	<i><u>If your county recognizes a special value, please answer the following</u></i>																
7c.	Describe the non-agricultural influences recognized within the county.																

	Residential and Commercial development, as well as very limited recreational influence.
7d.	Where is the influenced area located within the county?
	Around the county seat of West Point
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Spreadsheet analysis along with sales verification.

CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
200 S. Lincoln Street, Room 101
West Point, NE 68788
(402) 372-6000 Fax (402) 372-6013
www.co.cuming.ne.us

Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

General Description of Cuming County

Cuming County has a total population of 9,139 (2010 Census Bureau). Our 2015 abstract reports 3,028 parcels of Residential property, 54 parcels of Recreational property, 715 parcels as Commercial property, 10 parcels as Industrial property, and 4,746 parcels as Agricultural property. Cuming County also has 276 exempt parcels, 18 TIF parcels, and 1 Nebraska Games & Parks parcel.

Cuming County has approximately 1300 Personal Property Schedules filed each year. We also have approximately 400 to 450 Homestead Exemption applications filed each year.

The Assessor's Office has 4 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; 1 deputy and 2 full time clerks, who are the all-around helpers. Verdene retired September 2012, we have not filed her vacant position yet. We had just finished up a few big projects before she retired and hiring Lynette full time before she retired had helped us stay afloat. However the new MIPS software and the reappraisal requirements per Nebraska State Statute is making it very hard not to fill in the vacated position. The summer of 2015 we had Haley Guenther and Katie Schuetze do some of the ground work for our reappraisal of the rural homes and some scanning and filing duties. We found this to be a big benefit. If need be we may hire a part time clerk. We all share in the responsibilities of collecting and processing information for the real estate, personal property, homestead exemptions, etc.

Education

The Assessor, Deputy and Appraiser will continue to attend mandated continuing education classes each year. The office employees attend classes and/or seminars as needed. These classes might include: GIS training, appraisal training, assessor's workshops, etc. Our office continues to take NIRMA classes offered on the internet.

Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy for review is available in the Assessor's Office at all times.

Responsibilities

Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor and GIS clerk. The background flight is a 1975 aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current aerial imagery layer on the GIS (Geographic Information Systems) maps. Currently we are assessing the number of acres by previous records and/or survey records. There is a difference between deeded acres and GIS acres. We are currently using the deeded acres for assessment purposes. The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. In September 2005, our office started with the GIS Workshop on updating our Cadastral Maps with the GIS system. We have all the parcels labeled, and land use is completed. Land use will continue to be updated as part of our 6 year review. We are using the GIS for split, transfer, etc. and have been updating the GIS Records as the legal descriptions change.

Property Record Cards

The Rural Property Record Cards were replaced in 1998 and the City Property Record Cards were replaced in 1990 and list 5 or more years of valuation information. In 2010 we developed a new property record card to replace the 1990 cards as we are running out of space for the current years' value. In 2011 we replaced the current residential, commercial and exempt property record cards for the Villages of Bancroft, Beemer and Wisner. The City of West Point residential cards were replaced for the 2012 tax year. The Wisner commercial cards were also replaced for the 2012 tax year. In order to make enough room for the transition of new city property record cards, we invested in storage boxes and placed the 1980 –through 1997 rural property cards and the city cards up to 1989 in the downstairs vault. We are also in the process of scanning our assessor sheets of the rural parcels to make more room for the more current years sheets. In the summer of 2010 we scanned assessor sheets from 2000 to 2004, in 2013 we scanned the 2005 and 2006, 2007 and 2008 rural sheets, and we scanned the 2008, 2009 and 2010 rural sheets in 2015, and 2011 sheets in 2016, 2012 sheets in 2017. The 2013 assessor sheets were scanned before we inserted them and the 2014 and 2015 were saved electronically with our new MIPS software. In 2016 thru 2019 we plan on scanning the 1987-2007 rural house and outbuilding sheets. We may also replace the rural property record cards in 2016-2017.

Report Generation

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 19 –Personal Property Abstract – July 20, 2016

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments –Due July 31 to County Board, October 31 to PAD

Certificate of Taxes Levied – Due December 1

Generate Tax Roll – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22

Tax List Corrections – On an as needed basis

Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1

Filing Personal Property

Accept Personal Property Schedules on or before May 1

Apply 10% penalty if filed after May 1 and by June 30th.
Apply 25% penalty if filed on or after July 1st

Centrally Assessed Value

Review valuations certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Tax Districts and Tax Rates

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process, we work with the Clerk's office.

Real Property

The assessor's office has discontinued utilizing the CAMA 2000 computer program in 2015. CAMA 2000 implemented the Marshall & Swift pricing system and 2009 was the last updated pricing we used in the CAMA 2000. We have used this program to develop the cost approach and sales comparison approach for all residential properties up through 2014. Digital photos are taken during inspections, reviews, and pickup. These photos are then labeled by parcel and stored in MIPS version 2.5. The linking of these digital photos allows us to print digital photos on our sales files and with the property record card. MIPS continue to make updates on the new CAMA program, which we have implemented. The new version cannot print out our new property record cards and the capability to run comparable sales will hopefully continue to get better. The 2014 and 2015 abstract and school reports were generated with the MIPS new version 2.0. The 2015 tax book and CTL will be generated using the MIPS version 2.5.

All commercial buildings, agricultural buildings, and anything not priced in CAMA 2000 were manually priced using the 2009 Marshall & Swift pricing manual. For tax year 2013 we started a reappraisal of the rural outbuildings in all townships except Sherman and St. Charles, (they will be done for 2014 tax year) updating to the 2012 Marshall & Swift pricing. We will update Marshall & Swift for the Commercial and Ag buildings to 2013- 2014 pricing for the 2015 assessment. Data is entered into Excel spreadsheets to create information/pricing sheets for the properties. We develop the cost, sales comparison, and income approach for commercial properties. Depreciation tables are developed based upon sales for the agricultural properties.

Our review process consists of physical inspections, review sheets, digital photos, aerial flights and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/remeasuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire for the property owner to fill out and return to our office or they may call our office with the information. If there continues to be questions, we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

Our pick-up work is started in late fall and continues until the March deadline for the abstract filing. We use building permits, property owner information sheets, and in-field sightings for adding properties to the property valuation rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or city. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the property owner to schedule the appointments around their schedules. The properties, where the owner doesn't schedule an appointment, are inspected as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

Sales Review

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

County Board of Equalization

The Assessor and Appraiser attend County Board of Equalization meetings for valuation protests.

We review the properties in question a second time and spend lots of valuable time on these extra issues.

TERC

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC Hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2015-2018

Rural Residential

(In 2010 we completed the process of implementing the 2009 Marshall & Swift pricing and reappraising all rural residences and rural buildings using the aerial imagery photos. During the revaluation process we sent out verification sheets to the property owners in 16 townships. The verification sheets for the rural residential include, but are not limited to: review of home, review of buildings information, and a GIS photo and corresponding land use sheet. These review sheets allow the land owner to verify that we have the correct information about their property. The resulting data collected is inputted and corrected for the homes, outbuildings, and land. The sketches will be checked, and the photos will be printed and attached in the CAMA 2000 system.) In the summer of 2015 we continued our 6 year review with the same process as we did in 2010- see above, except we are using the MIPS version 2.5 software and using 2013 Marshall & Swift pricing. We were able to implement

the current GIS land use in 4 townships for the 2011 tax year and finished the rest of the townships (Wisner, Beemer, Elkhorn, Sherman, & St. Charles) for the 2012 tax year. In assessment year 2014 we reviewed the land use for Range 7 using the 2012 FSA flight. Range 6 was reviewed for the 2015 tax year using the 2012 FSA flight. Range 5 will be done in 2016 and Range 4 in 2017, hopefully using more current FSA aerial flights as they come available. During this process we are also asking the property owner to verify CRP acres.

We completed the revaluation of the rural buildings using an Excel spreadsheet that we have developed with the Marshall & Swift 2009 pricing for 2010 tax year. 2015 assessment will use the 2013-2014 Marshall & Swift pricing. The Excel program allows us to enter data pertaining to each outbuilding, including the cost, RCN, and depreciation. The values are entered and a Cost approach and Comparable sales approach are developed for every rural residential property.

We took aerial imagery photos (oblique photos) in the year 1994, 2000, 2006 and 2012. We have received the 2012 aerial imagery. We were disappointed in the quality; GIS Workshop made some adjustments to the photos to help with the quality. There were also a number of photos missing and/or not user friendly for our appraisal needs. We have received the retaken photos in 2013. In assessment year 2013, we implemented the rural outbuilding reappraisal with the aid of the 2012 area oblique's photos in all townships except St. Charles and Sherman, which were finished for the 2014 assessment year. At this time we will also implement Marshall & Swift 2012 pricing for the rural outbuildings. The rural homes required a market adjustment of 2% for assessment year 2013. Increasing the house site, site and shelterbelt values kept the 2014 ratio within range. Next rural home and outbuilding reappraisal was completed for the assessment year 2015 range 4 thru 7. In 2016 – 2019 we plan to continue to monitor market values and add any new improvements and/or remodeling.

Urban Residential

We updated the Marshall & Swift pricing on all residential properties for 2010 assessment year (using the 2009 Marshall & Swift pricing). 2015 we have started utilizing the 2013 Marshall & Swift pricing in the new MIPS 2.5 version. We continue to monitor the issue of the newer ranch style homes selling higher and the older run down homes selling lower than what our assessed values are. We have been working with this issue at the time of each reappraisal. We will determine if any adjustments are necessary at that time.

Beemer's last inspection, and pictures were taken summer of 2012 (last inspected 2006 for 2007 assessment year, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year), and implemented in the 2013 assessment year. Next inspection and reappraisal planned for 2017 or 2018. 2015 updated Marshall & Swift pricing to 2013.

Wisner's last inspection and digital pictures in 2012 were implemented for assessment year 2014 reappraisal, (inspected 2006, 2009 assessment year reappraisal, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year). Next inspection and reappraisal planned for 2018 or 2019.

West Point last inspection and digital pictures in 2011 for 2012 reappraisal, (reappraisal in assessment year 2006, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year). Next inspection and reappraisal planned for 2016. 2015 updated Marshall & Swift pricing to 2013.

Bancroft's last digital photos in 2013 for 2014 assessment year reappraisal, (inspected 2007, 2009 pricing in 2010 assessment year, 2011 reappraisal). Next inspection and reappraisal planned for 2018 or 2019. 2015-updated Marshall & Swift pricing to 2013.

In 2012 West Point's and Wisner's excess lots and their values were reviewed. Bancroft and West Point lots were reviewed for the 2015 assessment year. West Point has 4 new subdivision, will monitor.

The residential properties values and ratios are monitored on a yearly basis and may need to be revalued to stay within required ratios.

Commercial Property

West Point's last reappraisal was in tax year 2010, pictures were taken in 2011, (assessment year 2006 TERC 6% increase, 2007 pictures, assessment year 2009 market adjustment). Next inspection and reappraisal planned 2015 – 2016.

Wisner's pictures were taken in 2012 and information sheets sent out, with reappraisal implemented for assessment year 2014, (2006 pictures, assessment year 2009 reappraisal). Next inspection and reappraisal planned 2018-2019.

Beemer's last pictures taken in 2012 and information sheets sent out and implemented in assessment year 2013 reappraisal (pictures in 2006, assessment year 2007 reappraisal, assessment year 2011 new pricing and analysis). Next inspection and reappraisal planned 2017-2018.

Bancroft is being reappraised for assessment year 2015, with digital pictures and review sheets in 2013, (pictures taken 2007, assessment year 2011 new pricing and analysis) Next inspection and reappraisal planned for 2018-2019.

We have completed the Apex sketches for Beemer. In 2011, we rearranged our Excel commercial sheets to improve their readability. The commercial properties are reappraised using cost, comparable sales (if available), and income approach (if applicable and if we receive adequate income and expense information).

Agricultural Property

GIS Workshop flew Cuming County to update our aerial oblique flights of rural properties in the fall –spring of 2011 and 2012. Retakes were taken winter/spring of 2013. Previous GIS aerial flights were in 1994, 2000 and 2006. The proposed cost is \$23,000. This cost is to be divided into two equal payments. We feel this is an important tool for equalization of properties (adding buildings that may not be reported, removing buildings that have been removed or are falling over) and providing evidence in eliminating disagreements with property owners. The oblique pictures are also used to help comply with 6 year inspection requirement and are used as site plan. (Buildings are numbered according to rural building excel program)

The office continues the process of updating the cadastral maps to a Geographic Information System (GIS). For the 2010 assessment year we implemented the GIS land use in 6 townships and for the 2011 assessment year we implemented the GIS land use in Logan, Grant, Cleveland and Blaine Townships and finished the remaining townships for the 2012 tax year. After reviewing the properties with the GIS, a copy of the results were mailed to the property owner for review (at the same time we mailed out property/building review sheets). GIS was used to determine intensive use areas

(feedlots/lagoon areas) during their revaluation. We have found the GIS to be especially helpful in parcel splits (especially metes & bounds), new subdivisions, replats, etc. for correctly valuing properties. Our dependence on the program has grown to the point where the public is a custom to coming in and being able to see their property lines with the area flight and parcel layer... The GIS has cleared up quite a few difficult situations for a number of people. We continue to notice that improvements have been assessed on the incorrect parcels. Recreational land/river properties (trees, river, bluffs, waste, swamp, etc.) will be the most difficult area to revalue (most landowners feel it should not be valued since it doesn't generate revenue). We were able to review the land along the flooded Elkhorn River with the use of the GIS and information from the property owners for the 2011 tax year. We will need to continue to monitor this area and those values. We developed a soil code for the damaged crop ground; it is similar to our sandy soil values. As it comes back into production (removing river sand, trees, etc.) we will need to revalue it. The flooded parcels are being reviewed with the 2014 FSA flight for tax year 2015 and 2016. In 2012 removed the flood discount on tree areas. We had planned to review the Elkhorn River crop land with new FSA 2013 flight for the 2014 tax year. (Sept. 2013 – was notified that there will not be an FSA 2013 flight and maybe not until 2015) This may affect our 6 year plan of reviewing intensive use, recreation, site and farm ground. Review of Land Use: Range 4- 2017, Range 5-2016, Range 6-2015 and Range 7-2014. This may change depending on time available.

We completed the land use data entry for the 2012 assessment year. We believe the GIS will be very beneficial for not only our office, but other county offices as well (i.e. zoning, roads dept, E911, civil defense, and the sheriff's dept). We are very appreciative for the funding of this project. Our GIS and parcel information is on the WEB in 2015.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e. irrigated, dryland, pasture, etc) using FSA aerial photography layer, inspections, and property owner provided information. We have developed sales files on agricultural land, feedlots, confinement hog buildings, and recreation land. This data & research often provides significant insight into these properties. The knowledge received in reviewing the properties is quite useful in our continued monitoring of the valuations. One example of this insight is depreciation tables being developed for the rural buildings. Another example of this monitoring is the need to review older hog confinement buildings (especially the < 500 head finishing units, and <2500 sow confinement units). We have completed a reappraisal of all farm buildings for assessment year 2013 in all townships except Sherman and St. Charles which will be done for the assessment year 2014. This reappraisal included 2012 Marshal & Swift pricing on outbuildings. We will use the 2013-2014 Marshal & Swift pricing for the outbuildings in Range 4 thru 7 for assessment year 2015, – the review sheets will updated in 2016-2018).

In 2010 we implemented the new Soil Conversion and symbols. With the high land values and the new soil codes, we believe it is more important than ever to be very detail oriented with our sales file. The unique property characteristics that we are monitoring include: sand spots, alkali spots, wetlands, areas prone to flooding, river/recreational properties, Wetlands Reserve Program, and properties with inaccessible areas. These characteristics are being monitored to determine if any market adjustment is necessary. This will slow up the valuation process of agricultural land, but we want to be as fair and equitable as possible.

Each year we have a significant amount of pickup work (nearly 600 parcels / year). As we inspect a property for new improvements or removal of any improvements, we make a complete inspection of the entire property for any changes. We would rather revalue the property at the same time, rather than returning to the property and irritating the property owner again. (We have enough

problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to maintain accurate records.

Cuming County is a very progressive and prosperous agricultural county. The cost of the improvements in the county has increased quite a bit with inflation. Along with those improvements, we have seen the sale of properties, within the county, continue to be very strong and agricultural values have increased significantly over the past few years. This indicates a continual need to monitor the assessed values on an annual basis, as they will also be increasing dramatically. There has not been as much irrigated acres added the last couple of years due to the NRD restrictions. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

Assessment Software 2014-2015

Our office is being forced to change or update our MIPS software by January 1, 2014. MIPS are in the process of developing their own mass appraisal software. We feel at this time their software is lacking in some of the valuable tools and features that the previous CAMA 2000 system allowed us to use. We are also exploring Van Guard Appraisal Systems out of Iowa. They are also a respected appraisal company. Their appraisers would also be able to help us with unique properties, if need be. The process of checking that all records transfer from our current system to the new system will require the whole office to be involved and this may cause some of the planned assessment projects to be adjusted. The MIPS software will have an update to 2.5 version in late summer of 2014, which we have upgraded to. They are still working on the comparable sale program. We still do not feel the MIPS version 2.5 is user friendly and does not allow us to be as precise as we would like to be. It appears that our computers are running slower and sometimes we have problems getting into our programs. We feel this may be a technical issue and may need to update our computer system, will look into that this next summer.

Overview

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. We would like to also stress that **this is a plan and may need to be changed at any time to address priority issues.**

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies needed to keep current in our assessment process. We are quite appreciative of their support and hope to live up to their expectations and ours. Our office realizes how important our job is to correctly value properties for both the property owners and the taxing entities. We work very hard to implement any process that might improve our ability to value all properties fairly and equitably.

Valuing properties is a very important, difficult, and time consuming task, for these reasons it is important to retain good quality employees. Employees of the Assessor's office often need to be knowledgeable about many topics that may impact the assessment process. Since there is **not** a lot of time to spare it is important to avoid employee turnover and retain knowledgeable employees.

Because of the importance of the employees to the assessment process, employee salaries account for a majority of the Assessor's budget.

We continue to try and cross train employees to be able to complete co-workers duties in case of emergencies. The staff is doing a very good job and we feel we are moving forward in every aspect of the office. We hope someday to be caught up, but with the requirements of the office, the technology changes, and the real estate market continually changing, we know that this is nearly impossible.

Respectfully submitted,

Cherie Kreikemeier
Cuming County Assessor's Office

Date: June 24th, 2015
Updated: October 2, 2015

CUMING COUNTY ASSESSOR'S OFFICE

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March 1, 2016

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

Cherie J. Kreikemeier
Cuming County Assessor