



2016 REPORTS & OPINIONS

CUSTER COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
PO Box 94818 • Lincoln, Nebraska 68509-4818
Phone: 402-471-5729 • revenue.nebraska.gov

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Custer 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 Custer 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: Connie Braithwaite, Custer 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.

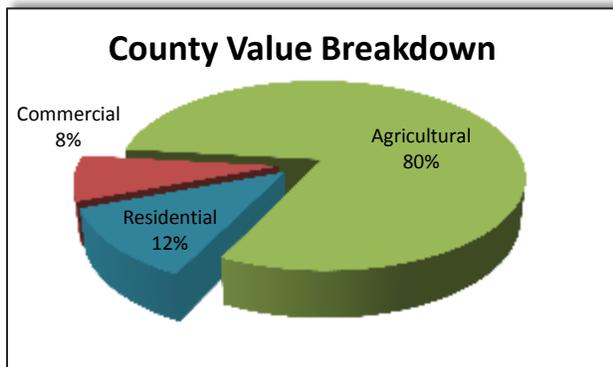
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 2,576 square miles, Custer had 10,728 residents, per the Census Bureau Quick Facts for 2014, a 2% population decline from the 2010 US Census. In a review of the past fifty years, Custer has seen a steady drop in population of 35% (Nebraska Department of Economic Development). Reports indicated that 73% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Custer convene in and around Broken Bow, the county seat. Per the latest information available from the U.S. Census Bureau, there were 382 employer establishments in Custer. County-wide employment was at 6,044 people, a 5% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Custer that has fortified the local rural area economies. Custer is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD). Grass land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Custer ranks first in corn for grain. In value of sales by commodity group, Custer ranks third in grains, oilseeds, dry beans, and dry peas and fourth in cattle and calves (USDA AgCensus).

Custer County Quick Facts		
Founded	1877	
Namesake	General George A. Custer	
Region	Central	
County Seat	Broken Bow	
Other Communities	Anselmo	Mema
	Ansley	Oconto
	Arnold	Sargent
	Berwyn	
	Callaway	
	Comstock	
	Mason	
Most Populated	Broken Bow (3,491)	
	-2% from 2010 US Census	

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Custer County

Assessment Actions

Physical reviews were completed in the Villages of Anselmo and Merna, as well as the rural townships of Victoria, Milburn, West Union, Corner, Lillian, Ryno, and Triumph. The review process includes a physical inspection and exterior review of all parcels. The lister takes new pictures, verifies measurements, and notes any physical changes. The county assessor will review the picture and data and will update the condition and effective age of the property when warranted. The effective age of all reviewed properties is calculated using a table available in the Marshall & Swift manual that is based on known improvements to the property.

After the review is complete, the costing tables are updated (except in the rural area, which was all re-costed for 2014) and new depreciation was applied to the reviewed properties. A sales study was completed for the rural residential properties and site values were adjusted to bring all rural properties to an acceptable market value. Additionally, the cost tables were updated in Broken Bow. Only routine maintenance was completed within the rest of the class.

Description of Analysis

The county assessor has stratified the residential class into six valuation groupings based on local economic influence.

Valuation Grouping	Assessor Location
1	Broken Bow
2	Callaway
3	Ansley, Arnold, Merna
4	Anselmo, Mason City, Oconto, Sargent
5	Berwyn, Comstock
6	Rural

The reported assessment actions increased the median of the residential class by five percentage points, which corresponds well with the change to the class at four percent as shown in the 2016 County Abstract of Assessment, Form 45 Compared to the 2015 Certificate of Taxes Levied. Review of the statistical profile by study period displays a general trend of decreasing ratios as time progresses, suggesting that residential property in the county is gradually increasing and supporting the action taken by the county assessor.

The statistics do support a level of value within the acceptable range, the mean and the qualitative statistics are somewhat high, but are significantly impacted by 12 extreme low dollar sales; the qualitative statistics are improved in valuation groups one, two, and six where the market is more predictable.

Valuation groups five and six have measures of central tendency above the acceptable range; however, valuation group five contains an unreliable number of sales and the coefficient of

2016 Residential Correlation for Custer County

dispersion suggest that there is no correlation among the ratios; these are the smallest villages in Custer County where the market is the least predictable.

Valuation group four does contain a large number of sales with a median well above the range. A substat and scatter gram of this valuation grouping is included in the addendum of this report. Nothing in the statistical analysis suggests that an adjustment to this valuation group would improve assessment uniformity; the coefficient of dispersion indicates that ratios are widely scattered around the median. This grouping contained the same number of qualified sales last year, but displayed a median of 100%. The study period substratum does not show any organized market trends, supporting that the economics of the area declined significantly in one year. The sales price substratum shows that half of these properties are low dollar transactions, which consistently demonstrate high ratios, while the majority of transactions over \$15,000 demonstrate ratios below the range. This valuation group is made up of four small villages; Anselmo was reviewed this year, but only has three sales within the grouping. The Village of Sargent represents 65% of the sample; it will be reviewed next year. Because the statistics of the sample are not reliable, but the county assessor has consistent, documented practices, this valuation grouping is determined to be assessed in the acceptable range.

Assessment Practice Review

Annually, a 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 whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. The county utilizes sales questionnaires to discover sale terms. Review of the sales rosters shows that reasons for non-qualifying sales are well documented, and determinations appear to be made without a bias. The frequency and completeness of the review cycle was also examined. In Custer County, the review work has been completed timely and sufficiently inventories characteristics influencing value. The county has improved documentation of the review and valuation processes in recent years. The effective age process and valuation models have been transparently explained.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Custer County, valuation changes were systematic, well documented, and affected sold and unsold properties similarly both when examining the frequency and dollar amount of valuation changes.

During the review, the valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. Broken Bow is the county seat and is a hub for goods and services in the Central Sandhill region; there are a number

2016 Residential Correlation for Custer County

of jobs available locally including manufacturing companies and jobs in agriculture, healthcare, and education. The market in the smaller communities is strongly impacted by their distance to employment opportunities, and the availability of schools and amenities. Valuation groupings have been adequately structured based on these market drivers.

The final section of the assessment practices review that pertains to the residential class included a review of the vacant land valuation methodologies. Each year, the county conducts vacant land studies for the area(s) that are scheduled for physical inspection, land values are updated as warranted. Vacant land sales are also reviewed in the intervening years to determine whether adjustments to the tables are warranted.

Equalization and Quality of Assessment

The substrata supports that most valuation groups have been assessed at uniform portions of market value, although, valuation groups four and five display medians above the range, the statistics are not reliable. Based on the assessment practices utilized by the county, all values are believed to be uniformly and proportionately established. The quality of assessment of residential property complies with professionally accepted standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	151	96.53	103.80	96.95	15.92	107.07
02	34	94.51	99.18	90.30	27.61	109.83
03	64	96.21	116.74	90.32	37.99	129.25
04	43	111.22	138.79	89.50	51.13	155.07
05	7	101.60	176.57	88.08	106.05	200.47
06	20	94.57	95.07	87.43	18.83	108.74
____ALL____	319	97.07	111.67	93.56	29.71	119.36

Level of Value

Based on the review of all available information, the level of value of residential property in Custer County is 97%.

2016 Commercial Correlation for Custer County

Assessment Actions

All commercial properties in Broken Bow were inspected and revalued this year. A lot study was conducted which indicated that land values were significantly low, particularly along the highway strips. New lot models were developed and implemented. All three approaches of value were developed and correlated for the improvement values.

Within the Villages, the listings were reviewed and corrected, no changes to the valuation models were made, as the villages were revalued using the cost approach for 2015.

Description of Analysis

Although there are five valuation groups within the commercial class of property, only Broken Bow has an active and predictable market for commercial property. Although the smaller villages have been grouped by economic similarities, none of those valuation groupings contains an adequate number of sales.

Valuation Grouping	Description
1	Broken Bow
2	Arnold, Merna
3	Ansley, Callaway
4	Mason City, Sargent
5	Anselmo, Berwyn, Comstock, Oconto

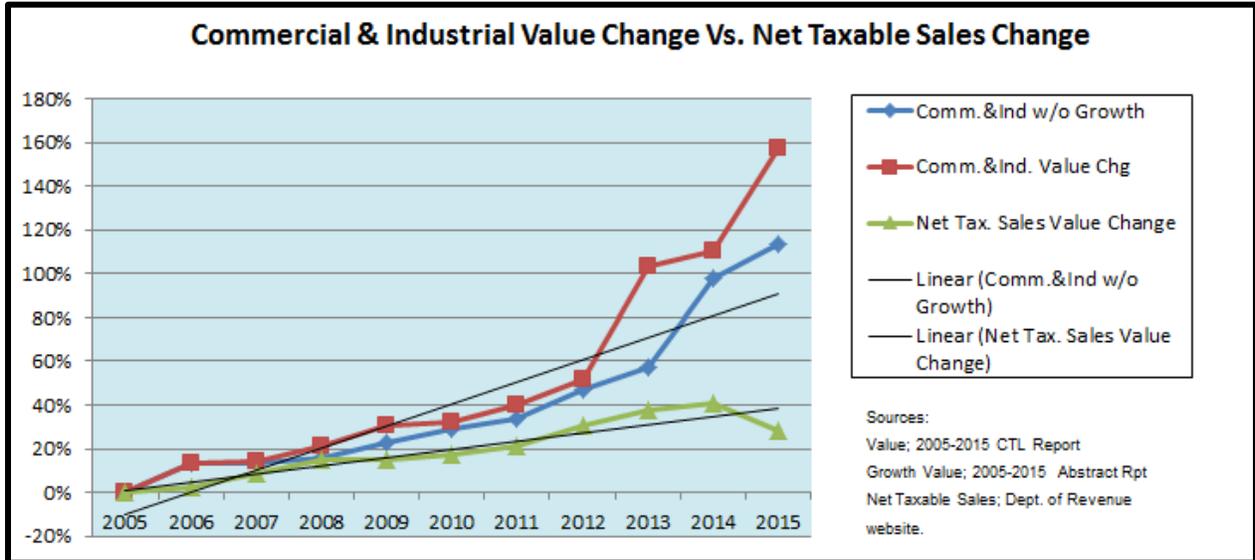
Review of the statistical profile shows only the median is within the acceptable range; however, the statistics are clearly impacted by the small villages, which collectively have more sales than Broken Bow. The market in Broken Bow is much more predictable and these statistics are likely the better indicator of the level of value within the class. All three measures of central tendency correlate closely and suggest a level of value within the range.

Comparison of the sales file and the abstract reports suggests that assessment actions affected both the sales file and the overall class similarly. Assessments in Broken Bow increased nearly 20% while the change in the smaller villages was minimal. When these changes are weighted based on the value contribution of each area to the overall class, the weighted change is approximately 7%. This change correlates very closely to the change of the overall class as demonstrated in the 2016 Abstract of Assessment, Form 45 compared to the 2015 Certificate of Taxes Levied.

Review of the change in the assessed value of commercial property over time as compared to the change in net taxable sales seems to indicate that commercial property has increased at a faster pace than the taxable sales have. For Custer County, this chart is misleading. The large valuation spikes in 2013 and 2015 are attributable to value added for a wind farm within the county. If this

2016 Commercial Correlation for Custer County

value were not included, the trends would likely look much different. Examining the detail of actual value changes over time, from information in the addendum of this report, net taxable sales actually increased 13 percentage points more than assessed value excluding growth. These numbers were arrived at by excluding the 2015 values, which showed flat assessed value increases, but a significant decrease in taxable sales. The decline in taxable sales is believed to be attributable to a change in the taxable status of agricultural repair and replacement parts and does not represent a single year decline in economic conditions.



The Division has been documenting concerns with the commercial class of property in Custer County since 2012. Specific concerns related to the under-assessment of the commercial property, especially in Broken Bow. This analysis supports that commercial properties were likely under assessed prior to this year and demonstrates that the county's increase in values was warranted. The County Assessor and her staff have worked diligently in 2015 to bring the class of commercial property into compliance.

Assessment Practice Review

Annually a 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 whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification process. Within the class, commercial sales are reviewed onsite by the contract appraisal service. The review includes an interview with the property owner to discover terms of the sale and determine if any personal property or business interest was included. Review of the sales rosters supported that reasons for excluding properties were well documented and were made without bias. The review

2016 Commercial Correlation for Custer County

of sales data also included processes to ensure that sales information and assessed values were accurately and timely filed with the Division. Custer County consistently complies with the Division's Regulations and Directives regarding data submission timelines; sales and value information was accurately reported.

The frequency and completeness of the review cycle was also examined. All commercial properties within the class have been inspected in accordance with the six-year review requirement. Commercial listings were reviewed again this year to ensure they were updated and accurate prior to establishing new values.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Custer County, the review again demonstrated concern with assessment uniformity. The county has taken steps in each of the past two years to improve the accuracy of listings and to improve documentation valuation methods. The Division has reviewed the valuation models used to establish values for 2016 and believes that uniformity within the class has improved.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. The valuation groupings have been stratified to mirror the valuation models used by the county; they are appropriately constructed.

The final section of the assessment practices review that pertains to the commercial class included a review of the vacant land valuation methodologies. Within Broken Bow, commercial lots were revalued this year. The lot analysis was well documented and increased commercial lot values to market value. Within the villages, there are few sales of vacant lots, but land values are reviewed in accordance with the reappraisal cycle.

Equalization and Quality of Assessment

The statistical profile displays measures of central tendency within the acceptable range for valuation groups one through three. The COD of group four at 93% demonstrates that the statistic of that group is not meaningful; group five has too few sales to be statistically reliable.

Groups two through five represent the small villages in the county; groups two and three do have active business districts while groups four and five have fewer businesses and less stability in the local economy. The villages have been valued using the cost approach with depreciation models that are well documented; the only difference is that the economic depreciation varies by valuation group. Since the villages have been recently revalued using a consistent approach, they are believed to be uniformly assessed.

2016 Commercial Correlation for Custer County

The quality of assessment of commercial property in Custer County complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	19	95.60	98.82	99.76	08.66	99.06
02	7	98.12	99.19	99.13	11.01	100.06
03	10	95.86	101.68	88.07	21.18	115.45
04	10	121.10	193.24	261.67	95.36	73.85
05	5	88.59	88.45	75.77	23.67	116.73
____ALL____	51	96.21	116.93	102.60	35.32	113.97

Level of Value

Based on a review of all available information, the level of value of commercial property in Custer County is 96%.

2016 Agricultural Correlation for Custer County

Assessment Actions

A physical inspections of agricultural parcels in seven rural townships was completed, these include Victoria, Milburn, West Union, Corner, Lillian, Ryno, and Triumph Townships. The physical inspection of the improved agricultural parcels mirrors the process utilized within the residential class, for the agricultural homes an effective age is calculated, and if warranted the physical depreciation is adjusted. The farm home site value was increased this year.

A sales study was conducted for agricultural land in the county. Throughout the county, irrigated and dry land increased 7-12%, except in market area two. Grass land increased 12-15% in all areas, except market area two where a 32% increase was made to equalize values with adjoining counties.

Description of Analysis

Custer County is divided into five market area; however, market areas four and five have been valued the same for a number of years and have been combined in the statistical profile. The market areas are primarily drawn around soil and topographical difference. The majority of the county is grassland, although, quality farmland exists in some areas. The characteristics of the individual market areas were analyzed and compared to the characteristics in the adjoining counties; all counties are comparable to Custer except for Lincoln County. The political boundary between the counties clearly divides the Sandhills from the rolling hills and loamier soils found in Custer County. While parts of Dawson County are comparable to Custer, the comparable area is defined using a soil map and not by an absolute extension of the county line. Assessed values typically vary more between Dawson and Custer County due to the limited area that is truly comparable.

Analysis of sales within the county showed that there were no sales within market area two, and the remaining areas were disproportionately distributed. All samples were expanded using sales from the comparable counties to achieve proportionate, representative samples while maximizing sample sizes.

The statistical profile supports a level of value within the acceptable range; the measures of central tendency correlate well. The adjustments made by the county assessor for the year were slightly higher than was typical for cropland across the area, but the resulting values are comparable to adjoining counties; the grassland adjustments were typical and also were comparable to the adjoining counties.

Market area two does have a median below the range, this sample is small and is heavily weighted with new sales; the county increased value 32% which resulted in values that were comparable to the adjoining counties. Additionally, market area three has a grass median which is slightly high; the county only increased grassland 12% in this area and has an average value of \$787, which compares well with Loup County at \$716 and Garfield County at \$800. The market for grassland is increasing in the study period, a decrease based on the median would not be

2016 Agricultural Correlation for Custer County

logical given the current market trends. All values are believed to be assessed within the acceptable range.

Assessment Practice Review

Annually, a 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 whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. The county utilizes sales questionnaires to discover sale terms. Review of the sales rosters shows that reasons for non-qualifying sales are well documented, and determinations appear to be made without a bias. The review of sales data also included processes that ensured that sales information and assessed values were accurately and timely filed with the Division. Custer County consistently complies with the Division's regulations and directives regarding data submission timelines; sales and value information were accurately reported.

The frequency and completeness of the review cycle was also examined. The inspection of agricultural improvements mirrors the timeline and process used for the residential improvements. Land use is biennially reviewed using aerial imagery, when necessary the taxpayer is contacted to verify land use. The Division's review supported that the inspection process was timely completed as supported, and it is well documented.

The annual review also includes an analysis of assessed value changes to ensure that values are evenly distributed to sold and unsold property. Within Custer County, all sold and unsold agricultural properties were valued using the same tables.

During the review, the agricultural market areas were discussed to ensure that the areas adequately identify differences in the agricultural land market. There are two distinctly different geographic areas in the county, the Sandhills, and the rolling hills with loamier soils. These characteristics are represented in market areas 1 and 2. Area three is used to transition between these two areas and market areas four and five are used to isolate areas where more canyons exists. Sales analysis is completed annually to monitor the market areas; the analysis has consistently confirmed their use.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel and where applicable special valuation of agricultural land. The county does monitor for non-agricultural influences through sales analysis and verification but none have been identified. The primary use of the parcel is reviewed in accordance with statute, parcels that are smaller than 40 acres will be reviewed particularly closely for agricultural use; when necessary a physical inspection or interview with the taxpayer will be conducted to verify use.

2016 Agricultural Correlation for Custer County

Equalization

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages have; since the rural residential acreages have been determined to be assessed within the acceptable range, agricultural improvements are believed to be equalized at the statutorily required assessment level.

The statistics support that where a reliable number of sales exist, the county has uniformly extended value to all agricultural property types. The county does use subclasses for irrigated parcels without wells, canyon adjustments, and a sand adjustment that may not be adequately supported by the market place. The Division will continue to work with the county to identify market data regarding these subclasses; because the subclasses represent minor portions of the county and there is not conclusive evidence regarding the value of these uses, agricultural values are believed to be equitably assessed. The quality of assessment of the agricultural class complies with professionally accepted standards.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	81	69.44	75.97	71.12	29.42	106.82
2	11	64.32	91.04	60.02	62.87	151.68
3	20	69.56	72.62	67.12	28.85	108.19
5	35	70.89	73.83	68.87	27.62	107.20
____ALL____	147	69.44	76.13	68.42	31.28	111.27

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	40	68.68	72.02	69.42	20.37	103.75
1	23	69.44	72.93	70.23	20.07	103.84
3	5	66.44	65.21	62.70	18.33	104.00
5	12	69.83	73.09	69.54	20.88	105.10
____Dry____						
County	9	68.42	75.88	68.30	27.11	111.10
1	7	62.68	65.74	65.34	17.17	100.61
5	2	111.38	111.38	106.95	38.57	104.14
____Grass____						
County	83	68.80	75.72	66.27	34.04	114.26
1	43	68.80	74.72	69.34	30.84	107.76
2	11	64.32	91.04	60.02	62.87	151.68
3	13	75.96	74.11	70.42	26.20	105.24
5	16	69.14	69.16	66.20	28.57	104.47
____ALL____	147	69.44	76.13	68.42	31.28	111.27

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Custer County is 69%.

2016 Opinions of the Property Tax Administrator for Custer 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	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Custer County

Residential Real Property - Current

Number of Sales	319	Median	97.07
Total Sales Price	\$25,268,137	Mean	111.67
Total Adj. Sales Price	\$25,268,137	Wgt. Mean	93.56
Total Assessed Value	\$23,641,571	Average Assessed Value of the Base	\$58,182
Avg. Adj. Sales Price	\$79,210	Avg. Assessed Value	\$74,112

Confidence Interval - Current

95% Median C.I	95.42 to 99.49
95% Wgt. Mean C.I	91.13 to 96.00
95% Mean C.I	105.61 to 117.73
% of Value of the Class of all Real Property Value in the	8.35
% of Records Sold in the Study Period	6.79
% of Value Sold in the Study Period	8.65

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	289	94	93.58
2014	273	95	94.50
2013	197	98	97.64
2012	242	97	97.23

2016 Commission Summary for Custer County

Commercial Real Property - Current

Number of Sales	51	Median	96.21
Total Sales Price	\$6,493,467	Mean	116.93
Total Adj. Sales Price	\$6,513,467	Wgt. Mean	102.60
Total Assessed Value	\$6,682,817	Average Assessed Value of the Base	\$159,975
Avg. Adj. Sales Price	\$127,715	Avg. Assessed Value	\$131,036

Confidence Interval - Current

95% Median C.I	93.86 to 101.27
95% Wgt. Mean C.I	94.57 to 110.63
95% Mean C.I	94.87 to 138.99
% of Value of the Class of all Real Property Value in the County	4.01
% of Records Sold in the Study Period	6.22
% of Value Sold in the Study Period	5.09

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	52		94.29
2014	50	0	95.10
2013	47		95.58
2012	37		96.25

**21 Custer
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 : 319
 Total Sales Price : 25,268,137
 Total Adj. Sales Price : 25,268,137
 Total Assessed Value : 23,641,571
 Avg. Adj. Sales Price : 79,210
 Avg. Assessed Value : 74,112

MEDIAN : 97
 WGT. MEAN : 94
 MEAN : 112
 COD : 29.71
 PRD : 119.36

COV : 49.44
 STD : 55.21
 Avg. Abs. Dev : 28.84
 MAX Sales Ratio : 439.75
 MIN Sales Ratio : 37.01

95% Median C.I. : 95.42 to 99.49
 95% Wgt. Mean C.I. : 91.13 to 96.00
 95% Mean C.I. : 105.61 to 117.73

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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-13 To 31-DEC-13	25	104.52	130.61	102.42	35.64	127.52	71.48	439.75	97.07 to 116.17	46,431	47,555
01-JAN-14 To 31-MAR-14	27	101.75	131.42	100.42	35.77	130.87	74.35	397.70	96.44 to 111.55	56,722	56,961
01-APR-14 To 30-JUN-14	47	99.43	107.21	92.88	22.88	115.43	56.82	213.38	94.70 to 101.53	83,601	77,644
01-JUL-14 To 30-SEP-14	46	98.99	121.62	100.13	36.26	121.46	37.01	388.00	93.94 to 113.94	69,742	69,833
01-OCT-14 To 31-DEC-14	42	95.00	106.30	92.98	24.64	114.33	61.00	384.14	91.29 to 99.38	82,635	76,833
01-JAN-15 To 31-MAR-15	46	99.85	122.07	95.97	36.11	127.20	57.04	380.60	96.46 to 106.88	90,371	86,731
01-APR-15 To 30-JUN-15	36	91.08	95.31	89.98	18.14	105.92	40.25	201.70	86.81 to 94.22	89,617	80,635
01-JUL-15 To 30-SEP-15	50	91.46	93.31	85.80	24.42	108.75	43.81	189.25	82.12 to 101.50	91,691	78,673
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	145	100.47	120.32	97.55	31.90	123.34	37.01	439.75	97.71 to 104.52	67,791	66,127
01-OCT-14 To 30-SEP-15	174	94.37	104.46	91.03	27.15	114.75	40.25	384.14	91.49 to 96.83	88,727	80,765
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	162	98.53	115.10	95.77	29.65	120.18	37.01	397.70	95.62 to 100.57	74,935	71,769
<u>ALL</u>	319	97.07	111.67	93.56	29.71	119.36	37.01	439.75	95.42 to 99.49	79,210	74,112

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	151	96.53	103.80	96.95	15.92	107.07	58.67	208.23	95.11 to 98.82	95,337	92,428
02	34	94.51	99.18	90.30	27.61	109.83	43.81	213.38	77.90 to 108.01	68,607	61,952
03	64	96.21	116.74	90.32	37.99	129.25	45.15	348.63	91.55 to 101.93	46,660	42,141
04	43	111.22	138.79	89.50	51.13	155.07	37.01	439.75	96.00 to 139.57	28,186	25,226
05	7	101.60	176.57	88.08	106.05	200.47	59.18	397.70	59.18 to 397.70	26,786	23,593
06	20	94.57	95.07	87.43	18.83	108.74	65.64	177.01	81.08 to 101.44	207,695	181,584
<u>ALL</u>	319	97.07	111.67	93.56	29.71	119.36	37.01	439.75	95.42 to 99.49	79,210	74,112

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	304	96.86	110.77	93.18	29.05	118.88	37.01	439.75	95.11 to 99.43	80,443	74,960
06											
07	15	101.55	129.91	104.95	41.84	123.78	62.66	380.60	93.52 to 125.53	54,233	56,919
<u>ALL</u>	319	97.07	111.67	93.56	29.71	119.36	37.01	439.75	95.42 to 99.49	79,210	74,112

**21 Custer
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 : 319
 Total Sales Price : 25,268,137
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 Total Assessed Value : 23,641,571
 Avg. Adj. Sales Price : 79,210
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MEDIAN : 97
 WGT. MEAN : 94
 MEAN : 112
 COD : 29.71
 PRD : 119.36

COV : 49.44
 STD : 55.21
 Avg. Abs. Dev : 28.84
 MAX Sales Ratio : 439.75
 MIN Sales Ratio : 37.01

95% Median C.I. : 95.42 to 99.49
 95% Wgt. Mean C.I. : 91.13 to 96.00
 95% Mean C.I. : 105.61 to 117.73

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	12	304.13	277.80	259.64	33.92	106.99	93.58	439.75	148.57 to 388.00	3,117	8,092
Less Than 15,000	43	163.34	194.56	164.94	45.08	117.96	40.25	439.75	140.76 to 194.47	8,154	13,449
Less Than 30,000	88	135.99	159.13	135.82	40.58	117.16	40.25	439.75	122.69 to 152.18	14,546	19,756
Ranges Excl. Low \$											
Greater Than 4,999	307	96.46	105.18	93.32	23.71	112.71	37.01	384.14	95.07 to 98.81	82,185	76,692
Greater Than 14,999	276	95.36	98.76	92.56	18.39	106.70	37.01	213.38	93.52 to 96.83	90,281	83,562
Greater Than 29,999	231	93.94	93.59	91.31	14.65	102.50	37.01	203.80	91.81 to 95.50	103,844	94,818
Incremental Ranges											
0 TO 4,999	12	304.13	277.80	259.64	33.92	106.99	93.58	439.75	148.57 to 388.00	3,117	8,092
5,000 TO 14,999	31	153.54	162.34	153.64	30.55	105.66	40.25	384.14	132.04 to 185.70	10,104	15,523
15,000 TO 29,999	45	117.61	125.27	124.83	25.11	100.35	43.81	213.38	107.78 to 134.17	20,654	25,782
30,000 TO 59,999	71	95.20	99.68	98.49	19.20	101.21	45.15	203.80	91.55 to 99.75	43,249	42,596
60,000 TO 99,999	62	93.49	91.90	92.05	13.28	99.84	37.01	145.41	91.06 to 96.04	79,227	72,931
100,000 TO 149,999	49	93.16	89.82	89.76	11.67	100.07	59.95	121.06	88.17 to 96.46	124,174	111,459
150,000 TO 249,999	42	94.74	92.59	92.66	11.40	99.92	57.04	120.11	87.47 to 99.38	185,757	172,121
250,000 TO 499,999	7	76.13	79.19	78.64	14.16	100.70	65.64	101.44	65.64 to 101.44	302,714	238,063
500,000 TO 999,999											
1,000,000 +											
ALL	319	97.07	111.67	93.56	29.71	119.36	37.01	439.75	95.42 to 99.49	79,210	74,112

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	43	Median :	111	COV :	65.67	95% Median C.I. :	96.00 to 139.57
Total Sales Price :	1,212,000	Wgt. Mean :	90	STD :	91.15	95% Wgt. Mean C.I. :	74.56 to 104.44
Total Adj. Sales Price :	1,212,000	Mean :	139	Avg. Abs. Dev :	56.87	95% Mean C.I. :	111.55 to 166.03
Total Assessed Value :	1,084,713						
Avg. Adj. Sales Price :	28,186	COD :	51.13	MAX Sales Ratio :	439.75		
Avg. Assessed Value :	25,226	PRD :	155.07	MIN Sales Ratio :	37.01		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	7	116.14	160.76	106.12	55.65	151.49	71.48	439.75	71.48 to 439.75	22,071	23,423
01/01/2014 To 03/31/2014	2	133.16	133.16	124.09	24.95	107.31	99.93	166.38	N/A	13,750	17,063
04/01/2014 To 06/30/2014	9	101.36	105.70	88.99	24.17	118.78	56.82	152.18	75.12 to 139.57	23,056	20,518
07/01/2014 To 09/30/2014	6	107.12	112.84	75.89	44.85	148.69	37.01	187.62	37.01 to 187.62	31,983	24,273
10/01/2014 To 12/31/2014	5	140.76	176.04	117.72	56.86	149.54	78.07	384.14	N/A	17,400	20,484
01/01/2015 To 03/31/2015	7	156.11	198.20	81.77	64.94	242.39	57.04	380.60	57.04 to 380.60	38,857	31,775
04/01/2015 To 06/30/2015	2	77.07	77.07	88.02	47.77	87.56	40.25	113.89	N/A	18,500	16,284
07/01/2015 To 09/30/2015	5	93.27	105.23	84.79	27.30	124.11	62.05	168.88	N/A	46,920	39,783
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	24	108.90	125.83	90.88	39.88	138.46	37.01	439.75	82.53 to 139.57	24,225	22,016
10/01/2014 To 09/30/2015	19	111.22	155.15	88.22	66.40	175.87	40.25	384.14	90.73 to 185.70	33,189	29,280
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	22	106.36	126.13	90.84	43.37	138.85	37.01	384.14	82.45 to 152.18	23,359	21,220

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
04	43	111.22	138.79	89.50	51.13	155.07	37.01	439.75	96.00 to 139.57	28,186	25,226

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	43	Median :	111	COV :	65.67	95% Median C.I. :	96.00 to 139.57
Total Sales Price :	1,212,000	Wgt. Mean :	90	STD :	91.15	95% Wgt. Mean C.I. :	74.56 to 104.44
Total Adj. Sales Price :	1,212,000	Mean :	139	Avg. Abs.Dev :	56.87	95% Mean C.I. :	111.55 to 166.03
Total Assessed Value :	1,084,713						
Avg. Adj. Sales Price :	28,186	COD :	51.13	MAX Sales Ratio :	439.75		
Avg. Assessed Value :	25,226	PRD :	155.07	MIN Sales Ratio :	37.01		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	40	109.50	132.59	87.93	47.60	150.79	37.01	439.75	93.27 to 132.10	29,000	25,499
06											
07	3	187.62	221.41	124.56	50.56	177.75	96.00	380.60	N/A	17,333	21,591

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	4	328.89	312.43	294.69	29.72	106.02	152.18	439.75	N/A	2,688	7,920
Less Than 15,000	20	159.73	193.36	158.69	46.25	121.85	40.25	439.75	132.10 to 187.62	8,178	12,977
Less Than 30,000	28	140.17	170.88	137.08	45.76	124.66	40.25	439.75	111.22 to 168.88	11,413	15,645
___Ranges Excl. Low \$___											
Greater Than 4,999	39	106.45	120.98	87.66	39.24	138.01	37.01	384.14	91.55 to 131.70	30,801	27,001
Greater Than 15,000	23	91.55	91.34	78.70	22.46	116.06	37.01	168.88	75.12 to 107.78	45,585	35,877
Greater Than 30,000	15	78.07	78.88	72.46	20.19	108.86	37.01	116.17	62.05 to 91.55	59,497	43,111
___Incremental Ranges___											
0 TO 4,999	4	328.89	312.43	294.69	29.72	106.02	152.18	439.75	N/A	2,688	7,920
5,000 TO 14,999	16	148.44	163.59	149.12	35.55	109.70	40.25	384.14	101.36 to 185.70	9,550	14,241
15,000 TO 29,999	8	109.50	114.70	114.43	11.73	100.24	93.27	168.88	93.27 to 168.88	19,500	22,315
30,000 TO 59,999	12	82.49	85.59	85.70	15.10	99.87	56.82	116.17	74.86 to 96.00	42,704	36,598
60,000 TO 99,999	1	37.01	37.01	37.01		100.00	37.01	37.01	N/A	75,000	27,761
100,000 TO 149,999	1	62.05	62.05	62.05		100.00	62.05	62.05	N/A	115,000	71,357
150,000 TO 249,999	1	57.04	57.04	57.04		100.00	57.04	57.04	N/A	190,000	108,373
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

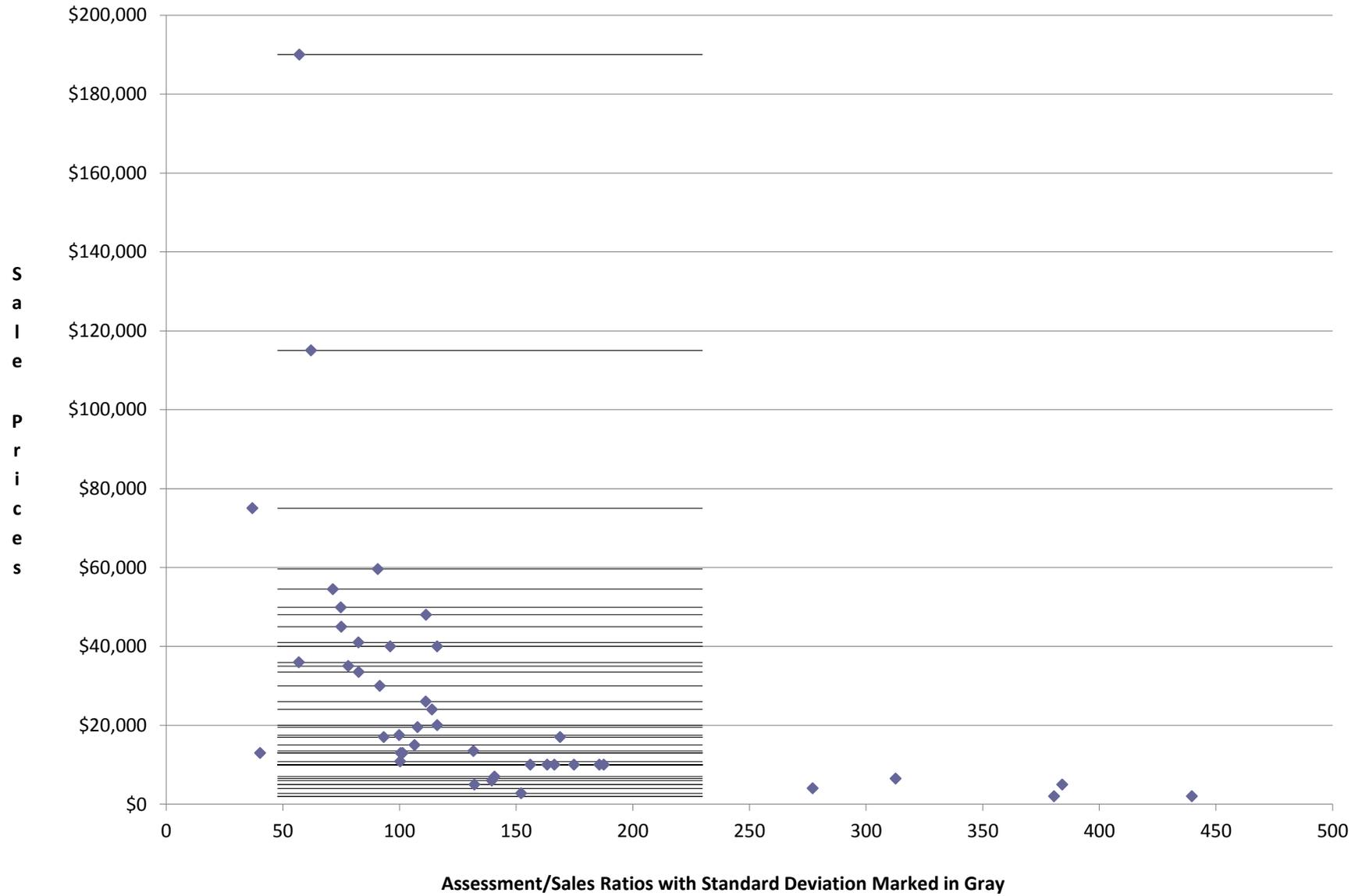
RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	04	Total	Increase	0%

What IF

2016 Custer County Residential Valuation Group 4



**21 Custer
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 : 51
 Total Sales Price : 6,493,467
 Total Adj. Sales Price : 6,513,467
 Total Assessed Value : 6,682,817
 Avg. Adj. Sales Price : 127,715
 Avg. Assessed Value : 131,036

MEDIAN : 96
 WGT. MEAN : 103
 MEAN : 117
 COD : 35.32
 PRD : 113.97

COV : 68.73
 STD : 80.37
 Avg. Abs. Dev : 33.98
 MAX Sales Ratio : 507.10
 MIN Sales Ratio : 47.68

95% Median C.I. : 93.86 to 101.27
 95% Wgt. Mean C.I. : 94.57 to 110.63
 95% Mean C.I. : 94.87 to 138.99

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-12 To 31-DEC-12	6	89.37	86.23	88.21	07.08	97.76	73.92	96.21	73.92 to 96.21	98,500	86,885	
01-JAN-13 To 31-MAR-13												
01-APR-13 To 30-JUN-13	3	112.28	100.66	113.72	15.69	88.52	68.42	121.29	N/A	89,833	102,157	
01-JUL-13 To 30-SEP-13	6	101.37	125.23	105.15	34.83	119.10	76.73	270.56	76.73 to 270.56	14,417	15,160	
01-OCT-13 To 31-DEC-13	3	71.07	71.11	77.38	21.99	91.90	47.68	94.58	N/A	58,833	45,523	
01-JAN-14 To 31-MAR-14	3	115.82	115.51	116.34	09.92	99.29	98.12	132.59	N/A	264,863	308,146	
01-APR-14 To 30-JUN-14	5	112.55	131.15	99.81	25.80	131.40	99.07	200.40	N/A	452,200	451,335	
01-JUL-14 To 30-SEP-14	2	288.94	288.94	272.82	75.50	105.91	70.78	507.10	N/A	50,750	138,455	
01-OCT-14 To 31-DEC-14	4	87.78	84.73	85.30	08.33	99.33	67.49	95.85	N/A	150,250	128,162	
01-JAN-15 To 31-MAR-15	6	95.86	101.12	95.88	16.08	105.47	79.83	133.54	79.83 to 133.54	96,917	92,922	
01-APR-15 To 30-JUN-15	8	101.48	109.71	98.57	14.68	111.30	93.86	163.42	93.86 to 163.42	78,197	77,080	
01-JUL-15 To 30-SEP-15	5	95.60	155.18	113.62	79.09	136.58	55.69	432.95	N/A	84,960	96,532	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	15	91.77	104.72	97.02	25.16	107.94	68.42	270.56	77.20 to 109.60	63,133	61,249	
01-OCT-13 To 30-SEP-14	13	99.95	137.96	107.83	56.26	127.94	47.68	507.10	71.07 to 143.80	256,430	276,507	
01-OCT-14 To 30-SEP-15	23	95.60	113.01	97.16	28.96	116.31	55.69	432.95	93.26 to 105.76	97,082	94,325	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	12	97.93	105.56	100.28	31.17	105.27	47.68	270.56	71.07 to 112.28	44,375	44,500	
01-JAN-14 To 31-DEC-14	14	99.51	137.08	105.66	50.63	129.74	67.49	507.10	87.35 to 143.80	268,435	283,619	
<u>ALL</u>	51	96.21	116.93	102.60	35.32	113.97	47.68	507.10	93.86 to 101.27	127,715	131,036	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	19	95.60	98.82	99.76	08.66	99.06	67.49	133.54	93.86 to 99.07	284,636	283,955	
02	7	98.12	99.19	99.13	11.01	100.06	73.92	117.57	73.92 to 117.57	32,857	32,572	
03	10	95.86	101.68	88.07	21.18	115.45	70.78	163.42	77.20 to 143.80	51,279	45,162	
04	10	121.10	193.24	261.67	95.36	73.85	55.69	507.10	68.42 to 432.95	17,930	46,917	
05	5	88.59	88.45	75.77	23.67	116.73	47.68	116.42	N/A	36,658	27,774	
<u>ALL</u>	51	96.21	116.93	102.60	35.32	113.97	47.68	507.10	93.86 to 101.27	127,715	131,036	

**21 Custer
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 : 51
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 Avg. Adj. Sales Price : 127,715
 Avg. Assessed Value : 131,036

MEDIAN : 96
 WGT. MEAN : 103
 MEAN : 117
 COD : 35.32
 PRD : 113.97

COV : 68.73
 STD : 80.37
 Avg. Abs. Dev : 33.98
 MAX Sales Ratio : 507.10
 MIN Sales Ratio : 47.68

95% Median C.I. : 93.86 to 101.27
 95% Wgt. Mean C.I. : 94.57 to 110.63
 95% Mean C.I. : 94.87 to 138.99

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	90.61	90.61	79.40	47.38	114.12	47.68	133.54	N/A	50,750	40,297
03	49	96.21	118.00	102.97	34.94	114.60	55.69	507.10	93.86 to 101.27	130,856	134,739
04											
<u>ALL</u>	<u>51</u>	<u>96.21</u>	<u>116.93</u>	<u>102.60</u>	<u>35.32</u>	<u>113.97</u>	<u>47.68</u>	<u>507.10</u>	<u>93.86 to 101.27</u>	<u>127,715</u>	<u>131,036</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	4	93.75	114.08	113.45	47.29	100.56	68.42	200.40	N/A	2,698	3,060
Less Than 15,000	8	105.53	128.71	121.75	43.14	105.72	68.42	270.56	68.42 to 270.56	6,224	7,577
Less Than 30,000	20	103.61	130.46	134.38	45.24	97.08	55.69	432.95	87.35 to 117.57	15,694	21,090
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	47	96.21	117.17	102.58	34.40	114.22	47.68	507.10	93.86 to 101.27	138,355	141,927
Greater Than 14,999	43	95.85	114.74	102.45	32.95	112.00	47.68	507.10	93.26 to 99.95	150,318	154,005
Greater Than 29,999	31	95.44	108.20	100.99	25.98	107.14	47.68	507.10	91.33 to 98.46	199,987	201,968
<u>Incremental Ranges</u>											
0 TO 4,999	4	93.75	114.08	113.45	47.29	100.56	68.42	200.40	N/A	2,698	3,060
5,000 TO 14,999	4	105.53	143.35	124.04	44.28	115.57	91.77	270.56	N/A	9,750	12,094
15,000 TO 29,999	12	103.52	131.63	136.76	46.14	96.25	55.69	432.95	84.03 to 143.80	22,007	30,098
30,000 TO 59,999	12	96.72	133.22	136.55	48.87	97.56	70.78	507.10	90.15 to 132.59	42,917	58,602
60,000 TO 99,999	4	91.36	87.92	88.47	21.66	99.38	47.68	121.29	N/A	71,750	63,481
100,000 TO 149,999	2	95.01	95.01	95.01	00.45	100.00	94.58	95.44	N/A	110,500	104,987
150,000 TO 249,999	8	93.96	89.52	91.00	10.57	98.37	67.49	112.28	67.49 to 112.28	185,625	168,920
250,000 TO 499,999	3	96.21	94.29	94.57	03.55	99.70	88.21	98.46	N/A	269,000	254,397
500,000 TO 999,999	1	115.82	115.82	115.82	00.00	100.00	115.82	115.82	N/A	726,589	841,517
1,000,000 +	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	2,158,000	2,137,837
<u>ALL</u>	<u>51</u>	<u>96.21</u>	<u>116.93</u>	<u>102.60</u>	<u>35.32</u>	<u>113.97</u>	<u>47.68</u>	<u>507.10</u>	<u>93.86 to 101.27</u>	<u>127,715</u>	<u>131,036</u>

**21 Custer
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

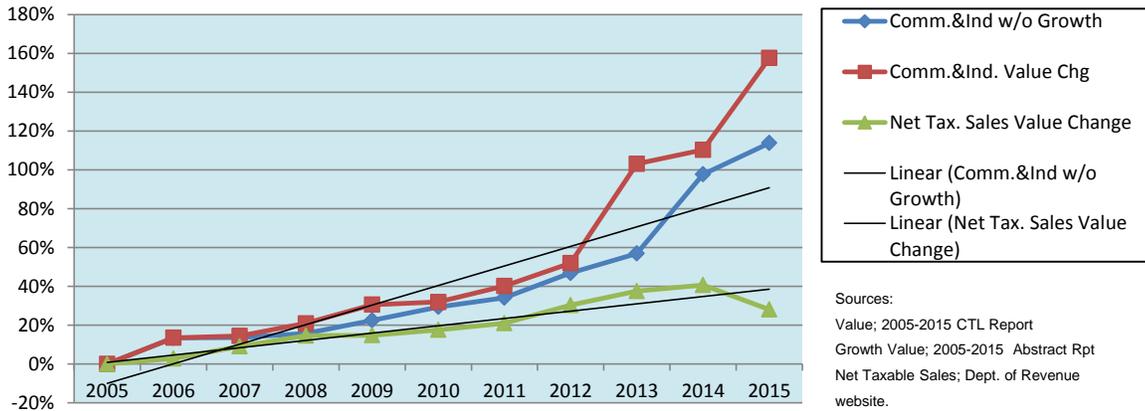
Number of Sales : 51	MEDIAN : 96	COV : 68.73	95% Median C.I. : 93.86 to 101.27
Total Sales Price : 6,493,467	WGT. MEAN : 103	STD : 80.37	95% Wgt. Mean C.I. : 94.57 to 110.63
Total Adj. Sales Price : 6,513,467	MEAN : 117	Avg. Abs. Dev : 33.98	95% Mean C.I. : 94.87 to 138.99
Total Assessed Value : 6,682,817			
Avg. Adj. Sales Price : 127,715	COD : 35.32	MAX Sales Ratio : 507.10	
Avg. Assessed Value : 131,036	PRD : 113.97	MIN Sales Ratio : 47.68	

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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
309	1	109.60	109.60	109.60	00.00	100.00	109.60	109.60	N/A	10,000	10,960
319	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	2,158,000	2,137,837
326	4	114.49	132.33	110.65	22.78	119.59	99.95	200.40	N/A	22,448	24,838
341	1	91.77	91.77	91.77	00.00	100.00	91.77	91.77	N/A	13,500	12,389
343	1	98.46	98.46	98.46	00.00	100.00	98.46	98.46	N/A	300,000	295,393
344	4	89.96	85.32	84.64	08.09	100.80	67.49	93.86	N/A	120,000	101,564
350	1	121.29	121.29	121.29	00.00	100.00	121.29	121.29	N/A	65,000	78,838
352	4	94.74	92.67	91.68	23.43	101.08	47.68	133.54	N/A	102,125	93,623
353	7	101.27	105.97	113.44	16.07	93.42	71.07	143.80	71.07 to 143.80	128,298	145,538
386	2	88.03	88.03	83.28	09.32	105.70	79.83	96.23	N/A	95,000	79,116
387	2	94.95	94.95	94.93	00.95	100.02	94.05	95.85	N/A	184,000	174,672
406	8	103.61	168.22	152.72	78.02	110.15	68.42	507.10	68.42 to 507.10	45,125	68,913
442	4	120.08	182.20	193.12	96.59	94.35	55.69	432.95	N/A	23,522	45,426
470	1	88.21	88.21	88.21	00.00	100.00	88.21	88.21	N/A	250,000	220,527
471	2	114.90	114.90	113.50	15.40	101.23	97.20	132.59	N/A	51,000	57,888
476	2	79.07	79.07	75.39	10.48	104.88	70.78	87.35	N/A	37,750	28,459
528	5	90.15	86.26	86.71	08.63	99.48	73.92	95.44	N/A	90,000	78,035
883	1	112.28	112.28	112.28	00.00	100.00	112.28	112.28	N/A	200,000	224,553
<u> ALL </u>	51	96.21	116.93	102.60	35.32	113.97	47.68	507.10	93.86 to 101.27	127,715	131,036

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	\$ 47,024,716	\$ 626,703	1.33%	\$ 46,398,013	-	\$ 77,229,964	-
2006	\$ 53,364,822	\$ 24,233	0.05%	\$ 53,340,589	13.43%	\$ 79,315,840	2.70%
2007	\$ 53,807,703	\$ 390,998	0.73%	\$ 53,416,705	0.10%	\$ 84,183,995	6.14%
2008	\$ 56,850,813	\$ 2,417,717	4.25%	\$ 54,433,096	1.16%	\$ 88,512,923	5.14%
2009	\$ 61,362,153	\$ 3,798,058	6.19%	\$ 57,564,095	1.25%	\$ 88,661,972	0.17%
2010	\$ 62,016,021	\$ 1,164,811	1.88%	\$ 60,851,210	-0.83%	\$ 90,807,944	2.42%
2011	\$ 65,894,597	\$ 2,817,027	4.28%	\$ 63,077,570	1.71%	\$ 93,422,072	2.88%
2012	\$ 71,455,590	\$ 2,392,367	3.35%	\$ 69,063,223	4.81%	\$ 100,655,831	7.74%
2013	\$ 95,472,318	\$ 21,698,853	22.73%	\$ 73,773,465	3.24%	\$ 106,188,797	5.50%
2014	\$ 98,892,429	\$ 5,917,537	5.98%	\$ 92,974,892	-2.62%	\$ 108,634,566	2.30%
2015	\$ 121,121,620	\$ 20,596,128	17.00%	\$ 100,525,492	1.65%	\$ 98,875,022	-8.98%
Ann %chg	9.92%			Average	2.39%	3.86%	2.60%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	13.43%	13.48%	2.70%
2007	13.59%	14.42%	9.00%
2008	15.75%	20.90%	14.61%
2009	22.41%	30.49%	14.80%
2010	29.40%	31.88%	17.58%
2011	34.14%	40.13%	20.97%
2012	46.87%	51.95%	30.33%
2013	56.88%	103.03%	37.50%
2014	97.71%	110.30%	40.66%
2015	113.77%	157.57%	28.03%

County Number: 21
 County Name: Custer

21 Custer
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 : 147
Total Sales Price : 104,554,160
Total Adj. Sales Price : 104,453,810
Total Assessed Value : 71,463,533
Avg. Adj. Sales Price : 710,570
Avg. Assessed Value : 486,146

MEDIAN : 69
WGT. MEAN : 68
MEAN : 76
COD : 31.28
PRD : 111.27

COV : 45.37
STD : 34.54
Avg. Abs. Dev : 21.72
MAX Sales Ratio : 318.89
MIN Sales Ratio : 21.44

95% Median C.I. : 65.30 to 73.36
95% Wgt. Mean C.I. : 64.13 to 72.70
95% Mean C.I. : 70.55 to 81.71

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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>Qtrrs</u>											
01-OCT-12 To 31-DEC-12	28	86.97	83.54	76.14	22.63	109.72	21.44	143.42	69.50 to 94.90	628,716	478,736
01-JAN-13 To 31-MAR-13	6	70.28	84.09	92.17	33.38	91.23	52.25	151.59	52.25 to 151.59	333,428	307,309
01-APR-13 To 30-JUN-13	13	77.83	108.45	89.19	54.61	121.59	53.75	318.89	65.96 to 108.48	391,233	348,954
01-JUL-13 To 30-SEP-13	6	71.59	78.03	68.50	22.08	113.91	55.57	109.97	55.57 to 109.97	739,125	506,325
01-OCT-13 To 31-DEC-13	14	71.52	76.97	70.60	19.59	109.02	55.82	141.65	60.57 to 84.19	671,178	473,825
01-JAN-14 To 31-MAR-14	18	67.48	69.22	66.77	26.01	103.67	38.15	113.24	52.49 to 85.71	917,907	612,841
01-APR-14 To 30-JUN-14	9	64.96	64.42	66.03	20.46	97.56	40.20	92.15	44.17 to 79.45	715,160	472,218
01-JUL-14 To 30-SEP-14	5	71.75	74.17	73.08	20.38	101.49	47.14	100.00	N/A	597,700	436,828
01-OCT-14 To 31-DEC-14	12	65.03	76.82	59.09	35.45	130.01	42.13	154.33	54.07 to 106.82	857,701	506,813
01-JAN-15 To 31-MAR-15	18	57.13	62.12	61.15	24.37	101.59	32.82	92.65	52.02 to 72.91	851,642	520,739
01-APR-15 To 30-JUN-15	14	55.07	62.77	65.34	29.47	96.07	37.04	111.45	43.13 to 93.88	893,689	583,900
01-JUL-15 To 30-SEP-15	4	42.62	69.19	49.28	83.86	140.40	32.82	158.68	N/A	462,760	228,067
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	53	77.83	89.09	78.36	33.42	113.69	21.44	318.89	69.50 to 94.57	549,536	430,619
01-OCT-13 To 30-SEP-14	46	69.92	71.18	68.18	22.24	104.40	38.15	141.65	62.99 to 78.61	768,342	523,887
01-OCT-14 To 30-SEP-15	48	57.22	66.57	61.38	33.94	108.46	32.82	158.68	52.73 to 67.39	833,014	511,290
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	39	73.58	88.72	76.74	34.75	115.61	52.25	318.89	66.97 to 84.19	536,355	411,584
01-JAN-14 To 31-DEC-14	44	66.64	70.88	64.98	27.01	109.08	38.15	154.33	58.57 to 78.61	823,629	535,159
<u>ALL</u>	147	69.44	76.13	68.42	31.28	111.27	21.44	318.89	65.30 to 73.36	710,570	486,146

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	81	69.44	75.97	71.12	29.42	106.82	37.04	318.89	63.56 to 73.36	610,853	434,415
2	11	64.32	91.04	60.02	62.87	151.68	42.13	218.79	42.26 to 151.59	1,358,966	815,713
3	20	69.56	72.62	67.12	28.85	108.19	34.08	128.57	56.33 to 88.11	751,545	504,414
5	35	70.89	73.83	68.87	27.62	107.20	21.44	154.33	58.57 to 78.68	714,148	491,850
<u>ALL</u>	147	69.44	76.13	68.42	31.28	111.27	21.44	318.89	65.30 to 73.36	710,570	486,146

21 Custer
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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MEDIAN : 69
WGT. MEAN : 68
MEAN : 76
COD : 31.28
PRD : 111.27

COV : 45.37
STD : 34.54
Avg. Abs. Dev : 21.72
MAX Sales Ratio : 318.89
MIN Sales Ratio : 21.44

95% Median C.I. : 65.30 to 73.36
95% Wgt. Mean C.I. : 64.13 to 72.70
95% Mean C.I. : 70.55 to 81.71

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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	10	76.41	80.27	74.35	19.74	107.96	53.75	113.24	56.33 to 98.45	773,412	575,046
1	7	73.36	80.11	74.57	18.47	107.43	53.75	113.24	53.75 to 113.24	808,268	602,740
3	2	72.22	72.22	62.07	22.00	116.35	56.33	88.11	N/A	695,624	431,785
5	1	97.48	97.48	97.48	00.00	100.00	97.48	97.48	N/A	685,000	667,717
_____Dry_____											
County	5	73.58	90.68	80.19	31.69	113.08	62.68	154.33	N/A	214,663	172,131
1	4	71.27	74.77	75.40	12.57	99.16	62.68	93.88	N/A	252,065	190,063
5	1	154.33	154.33	154.33	00.00	100.00	154.33	154.33	N/A	65,057	100,402
_____Grass_____											
County	68	68.10	72.79	65.42	28.44	111.27	34.08	218.79	62.99 to 75.27	638,816	417,923
1	39	67.17	66.75	65.94	20.74	101.23	37.07	98.41	54.18 to 73.97	407,783	268,901
2	11	64.32	91.04	60.02	62.87	151.68	42.13	218.79	42.26 to 151.59	1,358,966	815,713
3	8	76.95	74.35	68.41	34.02	108.68	34.08	128.57	34.08 to 128.57	647,215	442,758
5	10	73.08	75.04	73.10	14.94	102.65	55.85	103.21	60.57 to 88.23	740,961	541,669
_____ALL_____	147	69.44	76.13	68.42	31.28	111.27	21.44	318.89	65.30 to 73.36	710,570	486,146

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	40	68.68	72.02	69.42	20.37	103.75	43.04	113.24	63.43 to 73.36	993,181	689,457
1	23	69.44	72.93	70.23	20.07	103.84	51.16	113.24	63.43 to 74.58	1,131,063	794,326
3	5	66.44	65.21	62.70	18.33	104.00	43.04	88.11	N/A	663,518	416,038
5	12	69.83	73.09	69.54	20.88	105.10	52.02	106.82	57.82 to 92.07	866,267	602,381
_____Dry_____											
County	9	68.42	75.88	68.30	27.11	111.10	52.25	154.33	54.07 to 93.88	227,097	155,097
1	7	62.68	65.74	65.34	17.17	100.61	52.25	93.88	52.25 to 93.88	271,260	177,249
5	2	111.38	111.38	106.95	38.57	104.14	68.42	154.33	N/A	72,529	77,568
_____Grass_____											
County	83	68.80	75.72	66.27	34.04	114.26	21.44	318.89	63.17 to 75.96	660,152	437,514
1	43	68.80	74.72	69.34	30.84	107.76	37.07	318.89	56.62 to 76.48	401,692	278,537
2	11	64.32	91.04	60.02	62.87	151.68	42.13	218.79	42.26 to 151.59	1,358,966	815,713
3	13	75.96	74.11	70.42	26.20	105.24	34.08	128.57	45.91 to 94.90	769,175	541,650
5	16	69.14	69.16	66.20	28.57	104.47	21.44	109.97	55.85 to 88.23	785,746	520,143
_____ALL_____	147	69.44	76.13	68.42	31.28	111.27	21.44	318.89	65.30 to 73.36	710,570	486,146

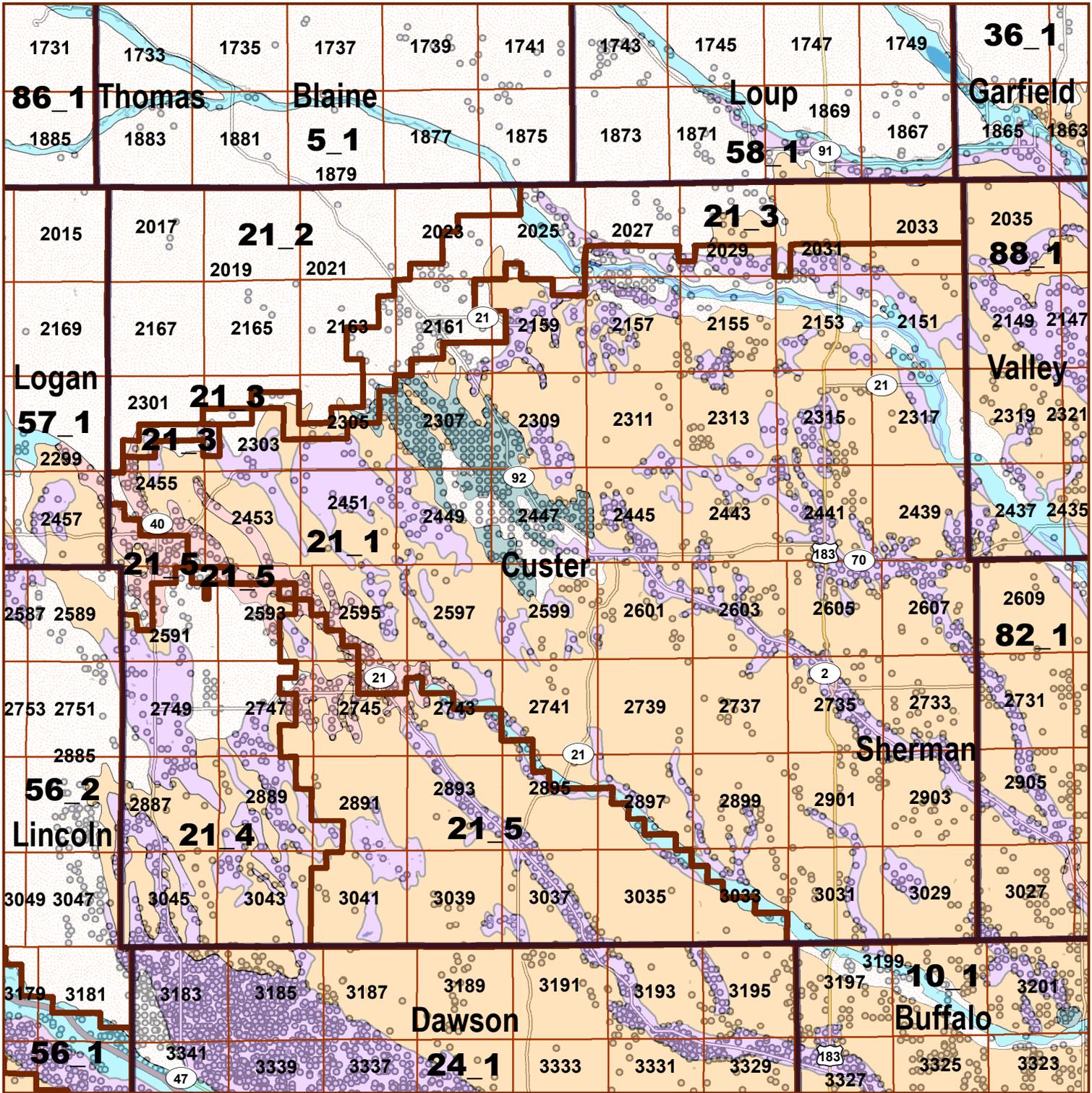
Custer County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Custer	1	n/a	5,555	5,238	4,713	4,447	4,069	4,053	4,045	4,856
Valley	1	n/a	5,060	5,060	4,350	4,110	4,110	3,360	3,360	4,411
Sherman	1	n/a	4,680	4,510	4,510	4,355	4,355	4,250	4,246	4,406
Buffalo	1	5,850	5,837	5,600	5,447	4,922	5,145	4,722	4,721	5,264
Custer	2	n/a	2,070	1,975	2,009	n/a	2,064	2,087	2,088	2,078
Logan	1	n/a	3,740	3,600	3,460	2,955	2,955	2,600	2,485	3,100
Thomas	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	2,100
Loup	1	n/a	4,000	n/a	3,500	3,500	3,100	3,100	2,000	3,389
Custer	3	n/a	4,171	3,775	3,553	3,290	3,188	2,366	2,358	3,144
Loup	1	n/a	4,000	n/a	3,500	3,500	3,100	3,100	2,000	3,389
Garfield	1	n/a	4,265	4,265	3,640	3,640	3,225	3,225	2,760	3,492
Custer	4	n/a	4,855	4,456	3,762	3,482	3,365	3,156	2,962	3,993
Custer	5	n/a	4,839	4,445	3,749	3,467	3,355	3,145	2,952	4,115
Dawson	1	n/a	5,365	4,975	4,497	4,055	3,774	3,546	3,300	4,953
Lincoln	2	2,500	2,500	2,471	2,500	2,500	2,462	2,490	2,489	2,489

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Custer	1	n/a	2,589	2,290	2,165	2,045	1,865	1,860	1,855	2,150
Valley	1	n/a	2,150	2,150	2,150	2,115	2,115	2,115	1,980	2,096
Sherman	1	n/a	2,180	2,070	2,070	1,960	1,960	1,850	1,850	1,946
Buffalo	1	2,750	2,750	2,550	2,550	2,375	2,275	2,225	2,225	2,423
Custer	2	n/a	540	530	530	530	530	530	530	532
Logan	1	n/a	1,625	1,560	1,560	1,440	1,440	1,210	1,210	1,441
Thomas	1	n/a	n/a							
Loup	1	n/a	925	n/a	925	865	780	780	780	856
Thomas	3	n/a	1,335	1,325	1,325	1,315	1,315	1,310	1,310	1,319
Loup	1	n/a	925	n/a	925	865	780	780	780	856
Custer	3	n/a	1,335	1,325	1,325	1,315	1,315	1,310	1,310	1,319
Custer	4	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	1,666
Custer	5	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	1,688
Dawson	1	n/a	2,450	2,205	2,010	1,995	1,799	1,555	1,540	1,998
Lincoln	2	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Custer	1	n/a	1,071	1,065	1,065	1,060	1,060	1,011	983	994
Valley	1	n/a	1,331	1,332	1,304	1,330	1,274	1,115	1,093	1,122
Sherman	1	n/a	1,350	1,300	1,300	1,235	1,235	1,220	1,219	1,226
Buffalo	1	1,700	1,700	1,675	1,650	1,625	1,600	1,550	1,525	1,559
Custer	2	n/a	520	520	520	520	524	526	521	522
Logan	1	n/a	525	525	525	525	526	527	525	525
Thomas	3	n/a	n/a	417	417	n/a	417	417	417	417
Loup	1	n/a	900	n/a	900	715	715	715	715	716
Custer	3	n/a	905	908	900	906	900	881	752	787
Custer	4	n/a	900	n/a	900	715	715	715	715	716
Custer	5	n/a	1,165	1,165	1,165	1,080	1,025	900	741	800
Custer	1									
Custer	2	n/a	1,040	1,035	1,035	1,030	1,030	960	821	870
Custer	5	n/a	1,050	1,036	1,038	1,036	1,030	1,022	963	975
Dawson	1	n/a	1,665	1,430	1,295	1,240	1,140	1,110	1,100	1,142
Lincoln	2	525	525	525	525	525	465	465	464	465

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



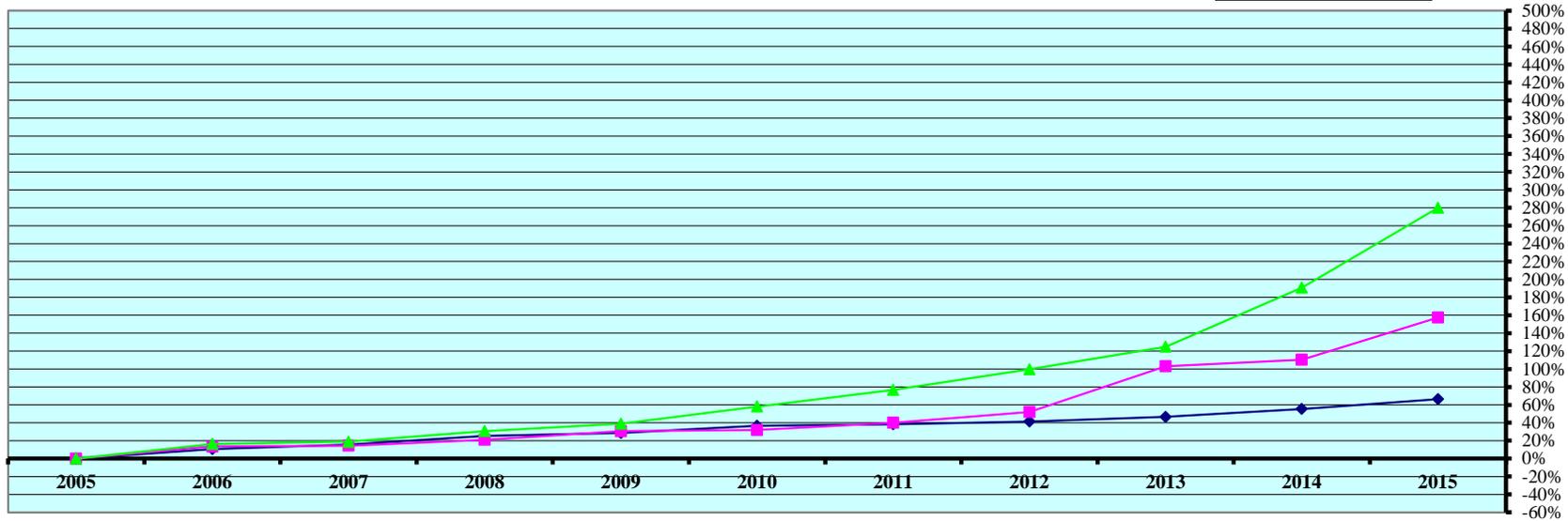
Legend

- 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

Custer 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	155,757,677	--	--	--	47,024,716	--	--	--	631,569,541	--	--	--
2006	172,338,208	16,580,531	10.65%	10.65%	53,364,822	6,340,106	13.48%	13.48%	734,688,457	103,118,916	16.33%	16.33%
2007	180,097,090	7,758,882	4.50%	15.63%	53,807,703	442,881	0.83%	14.42%	750,587,423	15,898,966	2.16%	18.84%
2008	195,114,153	15,017,063	8.34%	25.27%	56,850,813	3,043,110	5.66%	20.90%	825,542,058	74,954,635	9.99%	30.71%
2009	200,316,275	5,202,122	2.67%	28.61%	61,362,153	4,511,340	7.94%	30.49%	877,231,579	51,689,521	6.26%	38.90%
2010	212,676,530	12,360,255	6.17%	36.54%	62,016,021	653,868	1.07%	31.88%	998,770,078	121,538,499	13.85%	58.14%
2011	215,564,008	2,887,478	1.36%	38.40%	65,894,597	3,878,576	6.25%	40.13%	1,115,974,878	117,204,800	11.73%	76.70%
2012	220,037,146	4,473,138	2.08%	41.27%	71,455,590	5,560,993	8.44%	51.95%	1,261,712,318	145,737,440	13.06%	99.77%
2013	228,243,419	8,206,273	3.73%	46.54%	95,472,318	24,016,728	33.61%	103.03%	1,420,070,927	158,358,609	12.55%	124.85%
2014	242,100,352	13,856,933	6.07%	55.43%	98,892,429	3,420,111	3.58%	110.30%	1,836,742,818	416,671,891	29.34%	190.82%
2015	259,107,974	17,007,622	7.03%	66.35%	121,121,620	22,229,191	22.48%	157.57%	2,398,726,828	561,984,010	30.60%	279.80%

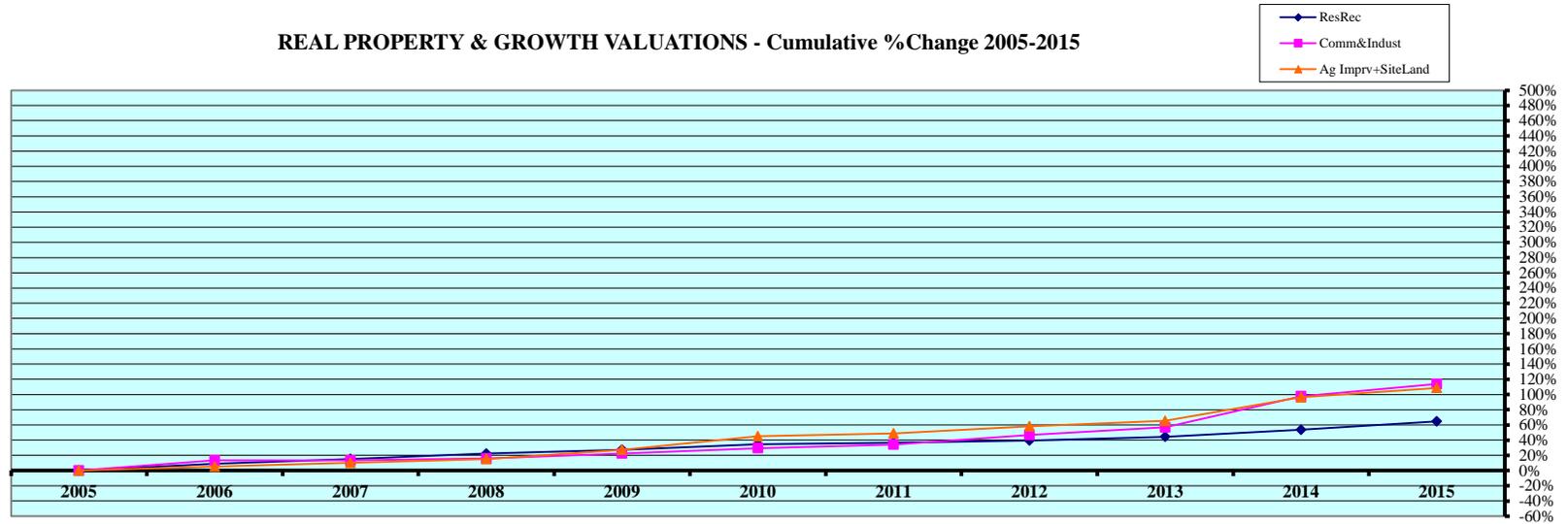
Rate Annual %chg: Residential & Recreational 5.22% Commercial & Industrial 9.92% Agricultural Land 14.28%

Cnty# 21
County CUSTER

CHART 1 EXHIBIT 21B 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	155,757,677	4,222,773	2.71%	151,534,904	--	--	47,024,716	626,703	1.33%	46,398,013	--	--	
2006	172,338,208	2,533,673	1.47%	169,804,535	9.02%	9.02%	53,364,822	24,233	0.05%	53,340,589	13.43%	13.43%	
2007	180,097,090	848,068	0.47%	179,249,022	4.01%	15.08%	53,807,703	390,998	0.73%	53,416,705	0.10%	13.59%	
2008	195,114,153	4,601,509	2.36%	190,512,644	5.78%	22.31%	56,850,813	2,417,717	4.25%	54,433,096	1.16%	15.75%	
2009	200,316,275	1,794,526	0.90%	198,521,749	1.75%	27.46%	61,362,153	3,798,058	6.19%	57,564,095	1.25%	22.41%	
2010	212,676,530	2,974,889	1.40%	209,701,641	4.69%	34.63%	62,016,021	1,164,811	1.88%	60,851,210	-0.83%	29.40%	
2011	215,564,008	2,419,110	1.12%	213,144,898	0.22%	36.84%	65,894,597	2,817,027	4.28%	63,077,570	1.71%	34.14%	
2012	220,037,146	2,782,231	1.26%	217,254,915	0.78%	39.48%	71,455,590	2,392,367	3.35%	69,063,223	4.81%	46.87%	
2013	228,243,419	3,420,351	1.50%	224,823,068	2.18%	44.34%	95,472,318	21,698,853	22.73%	73,773,465	3.24%	56.88%	
2014	242,100,352	2,790,879	1.15%	239,309,473	4.85%	53.64%	98,892,429	5,917,537	5.98%	92,974,892	-2.62%	97.71%	
2015	259,107,974	2,564,572	0.99%	256,543,402	5.97%	64.71%	121,121,620	20,596,128	17.00%	100,525,492	1.65%	113.77%	
Rate Ann%chg	5.22%			Resid & Rec. w/o growth			9.92%			C & I w/o growth			2.39%

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	% growth of value	Value Exclud. Growth			
2005	63,723,497	29,243,345	92,966,842	3,345,088	3.60%	89,621,754	--	--	
2006	67,112,216	33,756,444	100,868,660	2,888,484	2.86%	97,980,176	5.39%	5.39%	
2007	69,350,546	34,180,449	103,530,995	1,043,857	1.01%	102,487,138	1.60%	10.24%	
2008	73,840,363	37,219,388	111,059,751	3,981,635	3.59%	107,078,116	3.43%	15.18%	
2009	79,857,399	44,722,819	124,580,218	6,139,103	4.93%	118,441,115	6.65%	27.40%	
2010	90,085,744	48,821,299	138,907,043	4,101,500	2.95%	134,805,543	8.21%	45.00%	
2011	91,006,289	50,401,672	141,407,961	2,958,714	2.09%	138,449,247	-0.33%	48.92%	
2012	96,093,917	56,735,986	152,829,903	5,838,701	3.82%	146,991,202	3.95%	58.11%	
2013	98,188,616	63,180,045	161,368,661	7,658,684	4.75%	153,709,977	0.58%	65.34%	
2014	107,937,571	83,812,907	191,750,478	9,366,814	4.88%	182,383,664	13.02%	96.18%	
2015	111,013,136	93,617,793	204,630,929	10,573,126	5.17%	194,057,803	1.20%	108.74%	
Rate Ann%chg	5.71%		12.34%		8.21%		Ag Imprv+Site w/o growth		4.37%

(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

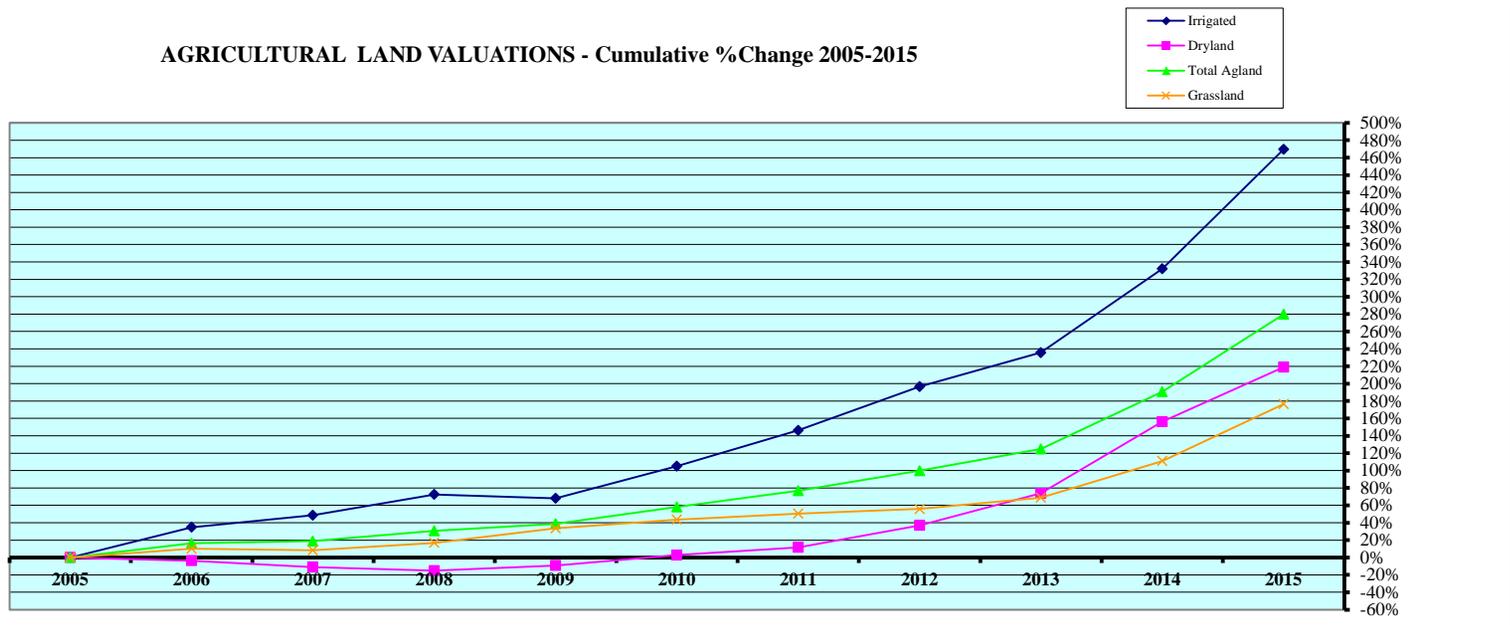
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 21
County CUSTER

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	209,645,880	--	--	--	90,295,876	--	--	--	331,314,921	--	--	--
2006	282,661,315	73,015,435	34.83%	34.83%	86,968,049	-3,327,827	-3.69%	-3.69%	364,728,290	33,413,369	10.09%	10.09%
2007	311,623,934	28,962,619	10.25%	48.64%	80,361,248	-6,606,801	-7.60%	-11.00%	358,279,599	-6,448,691	-1.77%	8.14%
2008	361,614,077	49,990,143	16.04%	72.49%	76,616,848	-3,744,400	-4.66%	-15.15%	387,059,355	28,779,756	8.03%	16.83%
2009	352,632,893	-8,981,184	-2.48%	68.20%	82,069,364	5,452,516	7.12%	-9.11%	442,412,251	55,352,896	14.30%	33.53%
2010	430,052,040	77,419,147	21.95%	105.13%	92,753,865	10,684,501	13.02%	2.72%	475,855,612	33,443,361	7.56%	43.63%
2011	516,330,331	86,278,291	20.06%	146.29%	100,823,823	8,069,958	8.70%	11.66%	498,687,513	22,831,901	4.80%	50.52%
2012	621,591,602	105,261,271	20.39%	196.50%	123,727,480	22,903,657	22.72%	37.02%	516,251,196	17,563,683	3.52%	55.82%
2013	703,820,011	82,228,409	13.23%	235.72%	156,892,448	33,164,968	26.80%	73.75%	559,208,381	42,957,185	8.32%	68.78%
2014	906,219,601	202,399,590	28.76%	332.26%	231,343,898	74,451,450	47.45%	156.21%	699,014,392	139,806,011	25.00%	110.98%
2015	1,194,149,215	287,929,614	31.77%	469.60%	288,090,133	56,746,235	24.53%	219.05%	916,335,375	217,320,983	31.09%	176.58%

Rate Ann.%chg: Irrigated **19.00%** Dryland **12.30%** Grassland **10.71%**

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	299,882	--	--	--	12,982	--	--	--	631,569,541	--	--	--
2006	319,202	19,320	6.44%	6.44%	11,601	-1,381	-10.64%	-10.64%	734,688,457	103,118,916	16.33%	16.33%
2007	311,042	-8,160	-2.56%	3.72%	11,600	-1	-0.01%	-10.65%	750,587,423	15,898,966	2.16%	18.84%
2008	245,858	-65,184	-20.96%	-18.02%	5,920	-5,680	-48.97%	-54.40%	825,542,058	74,954,635	9.99%	30.71%
2009	111,151	-134,707	-54.79%	-62.94%	5,920	0	0.00%	-54.40%	877,231,579	51,689,521	6.26%	38.90%
2010	83,755	-27,396	-24.65%	-72.07%	24,806	18,886	319.02%	91.08%	998,770,078	121,538,499	13.85%	58.14%
2011	83,531	-224	-0.27%	-72.15%	49,680	24,874	100.27%	282.68%	1,115,974,878	117,204,800	11.73%	76.70%
2012	97,360	13,829	16.56%	-67.53%	44,680	-5,000	-10.06%	244.17%	1,261,712,318	145,737,440	13.06%	99.77%
2013	111,523	14,163	14.55%	-62.81%	38,564	-6,116	-13.69%	197.06%	1,420,070,927	158,358,609	12.55%	124.85%
2014	113,809	2,286	2.05%	-62.05%	51,118	12,554	32.55%	293.76%	1,836,742,818	416,671,891	29.34%	190.82%
2015	104,737	-9,072	-7.97%	-65.07%	47,368	-3,750	-7.34%	264.87%	2,398,726,828	561,984,010	30.60%	279.80%

Cnty# **21**
County **CUSTER**

Rate Ann.%chg: Total Agric Land **14.28%**

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	209,672,492	215,427	973			91,585,941	185,077	495			265,437,202	856,186	310		
2006	299,607,708	218,501	1,371	40.88%	40.88%	87,140,670	183,507	475	-4.04%	-4.04%	364,594,276	1,197,623	304	-1.80%	-1.80%
2007	306,708,355	243,390	1,260	-8.10%	29.47%	81,583,878	169,836	480	1.16%	-2.93%	358,920,850	1,187,559	302	-0.72%	-2.51%
2008	361,896,640	276,253	1,310	3.96%	34.60%	76,635,465	154,553	496	3.22%	0.20%	387,078,363	1,172,349	330	9.24%	6.50%
2009	352,679,603	277,696	1,270	-3.05%	30.49%	82,133,190	162,440	506	1.97%	2.18%	442,329,287	1,167,463	379	14.75%	22.21%
2010	430,085,562	278,456	1,545	21.62%	58.69%	92,902,824	161,040	577	14.10%	16.58%	479,577,174	1,166,550	411	8.51%	32.61%
2011	515,934,505	279,399	1,847	19.56%	89.73%	101,034,812	160,133	631	9.37%	27.50%	498,665,660	1,169,050	427	3.76%	37.59%
2012	620,646,764	280,346	2,214	19.89%	127.46%	124,283,233	158,675	783	24.14%	58.28%	516,246,313	1,169,684	441	3.47%	42.36%
2013	702,434,562	281,276	2,497	12.80%	156.58%	156,894,743	157,118	999	27.49%	101.79%	559,507,329	1,170,530	478	8.30%	54.18%
2014	905,781,541	282,018	3,212	28.61%	229.99%	231,795,040	157,284	1,474	47.58%	197.81%	698,973,742	1,169,162	598	25.07%	92.84%
2015	1,194,956,767	282,214	4,234	31.83%	335.04%	288,647,752	156,313	1,847	25.30%	273.16%	916,076,186	1,170,050	783	30.96%	152.54%

Rate Annual %chg Average Value/Acre: 15.84%

14.07%

9.71%

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	303,486	10,225	30			69,233,074	341,205	203			636,232,195	1,608,118	396		
2006	316,305	10,274	31	3.72%	3.72%	11,600	15	773	281.13%	281.13%	751,670,559	1,609,920	467	18.01%	18.01%
2007	313,463	10,186	31	-0.05%	3.68%	11,600	15	773	0.00%	281.13%	747,538,146	1,610,987	464	-0.62%	17.29%
2008	247,214	7,858	31	2.23%	5.99%	5,920	19	308	-60.13%	51.96%	825,863,602	1,611,032	513	10.47%	29.57%
2009	109,846	3,181	35	9.78%	16.36%	5,920	19	308	0.00%	51.96%	877,257,846	1,610,800	545	6.24%	37.65%
2010	83,310	2,394	35	0.77%	17.25%	678,031	2,571	264	-14.46%	29.99%	1,003,326,901	1,611,010	623	14.36%	57.42%
2011	83,863	2,410	35	0.00%	17.25%	27,770	139	200	-24.17%	-1.43%	1,115,746,610	1,611,130	693	11.20%	75.04%
2012	97,143	2,210	44	26.27%	48.06%	44,680	223	200	0.00%	-1.43%	1,261,318,133	1,611,139	783	13.05%	97.88%
2013	111,284	2,280	49	11.04%	64.40%	38,638	193	200	0.00%	-1.43%	1,418,986,556	1,611,398	881	12.48%	122.58%
2014	114,396	2,341	49	0.14%	64.64%	51,118	197	260	30.00%	28.14%	1,836,715,837	1,611,002	1,140	29.47%	188.17%
2015	104,723	2,134	49	0.41%	65.31%	47,368	182	260	0.00%	28.13%	2,399,832,796	1,610,894	1,490	30.67%	276.54%

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CUSTER

Rate Annual %chg Average Value/Acre: 14.18%

(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
10,939	CUSTER	167,288,682	28,973,643	82,051,320	259,107,974	112,276,451	8,845,169	0	2,398,726,828	111,013,136	93,617,793	0	3,261,900,996
cnty.sectorvalue % of total value:		5.13%	0.89%	2.52%	7.94%	3.44%	0.27%		73.54%	3.40%	2.87%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
145	ANSELMO	2,670,029	311,970	1,186,491	2,045,126	1,111,080	0	0	3,450	0	0	0	7,328,146
1.33%	%sector of county sector	1.60%	1.08%	1.45%	0.79%	0.99%			0.00%				0.22%
	%sector of municipality	36.44%	4.26%	16.19%	27.91%	15.16%			0.05%				100.00%
441	ANSLEY	998,338	779,948	1,741,144	8,359,046	1,768,891	0	0	9,143	0	7,482	0	13,663,892
4.03%	%sector of county sector	0.60%	2.69%	2.12%	3.23%	1.58%			0.00%		0.01%		0.42%
	%sector of municipality	7.31%	5.71%	12.74%	61.18%	12.95%			0.07%		0.05%		100.00%
597	ARNOLD	629,000	574,788	76,049	17,462,863	2,139,666	0	0	48,527	0	0	0	20,930,893
5.46%	%sector of county sector	0.38%	1.98%	0.09%	6.74%	1.91%			0.00%				0.64%
	%sector of municipality	3.01%	2.75%	0.36%	83.43%	10.22%			0.23%				100.00%
83	BERWYN	34,070	273,115	895,124	1,627,956	139,036	0	0	69,122	30,513	1,888	0	3,070,824
0.76%	%sector of county sector	0.02%	0.94%	1.09%	0.63%	0.12%			0.00%	0.03%	0.00%		0.09%
	%sector of municipality	1.11%	8.89%	29.15%	53.01%	4.53%			2.25%	0.99%	0.06%		100.00%
3,559	BROKEN BOW	7,715,767	2,263,409	2,607,461	100,904,449	41,977,603	332,031	0	54,022	0	0	0	155,854,742
32.53%	%sector of county sector	4.61%	7.81%	3.18%	38.94%	37.39%	3.75%		0.00%				4.78%
	%sector of municipality	4.95%	1.45%	1.67%	64.74%	26.93%	0.21%		0.03%				100.00%
574	CALLAWAY	1,949,725	329,161	45,524	18,153,125	5,454,508	0	0	117,751	25,378	28,169	0	26,103,341
5.25%	%sector of county sector	1.17%	1.14%	0.06%	7.01%	4.86%			0.00%	0.02%	0.03%		0.80%
	%sector of municipality	7.47%	1.26%	0.17%	69.54%	20.90%			0.45%	0.10%	0.11%		100.00%
93	COMSTOCK	25,675	89,090	5,699	1,808,500	169,818	0	0	6,954	0	0	0	2,105,736
0.85%	%sector of county sector	0.02%	0.31%	0.01%	0.70%	0.15%			0.00%				0.06%
	%sector of municipality	1.22%	4.23%	0.27%	85.88%	8.06%			0.33%				100.00%
171	MASON CITY	375,182	417,030	1,261,882	2,580,192	240,190	0	0	56,752	52,102	39,065	0	5,022,395
1.56%	%sector of county sector	0.22%	1.44%	1.54%	1.00%	0.21%			0.00%	0.05%	0.04%		0.15%
	%sector of municipality	7.47%	8.30%	25.13%	51.37%	4.78%			1.13%	1.04%	0.78%		100.00%
363	MERNA	712,281	515,967	1,001,999	7,930,686	2,378,357	0	0	327,466	0	0	0	12,866,756
3.32%	%sector of county sector	0.43%	1.78%	1.22%	3.06%	2.12%			0.01%				0.39%
	%sector of municipality	5.54%	4.01%	7.79%	61.64%	18.48%			2.55%				100.00%
151	OCONTO	41,915	125,673	7,414	2,536,844	161,101	0	0	11,672	0	57,958	0	2,942,577
1.38%	%sector of county sector	0.03%	0.43%	0.01%	0.98%	0.14%			0.00%		0.06%		0.09%
	%sector of municipality	1.42%	4.27%	0.25%	86.21%	5.47%			0.40%		1.97%		100.00%
525	SARGENT	571,360	369,936	24,878	9,421,264	4,241,862	0	0	478,891	0	0	0	15,108,191
4.80%	%sector of county sector	0.34%	1.28%	0.03%	3.64%	3.78%			0.02%				0.46%
	%sector of municipality	3.78%	2.45%	0.16%	62.36%	28.08%			3.17%				100.00%
6,702	Total Municipalities	15,723,342	6,050,087	8,853,665	172,830,051	59,782,112	332,031	0	1,183,750	107,993	134,562	0	264,997,593
61.27%	%all municip.sect of cnty	9.40%	20.88%	10.79%	66.70%	53.25%	3.75%		0.05%	0.10%	0.14%		8.12%

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
21	CUSTER

CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 14,474	Value : 3,273,898,020	Growth 15,473,580	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	600	1,585,958	155	1,804,860	68	965,308	823	4,356,126	
02. Res Improve Land	3,224	14,602,131	304	11,677,764	282	12,693,956	3,810	38,973,851	
03. Res Improvements	3,260	163,311,881	305	33,051,207	310	33,647,767	3,875	230,010,855	
04. Res Total	3,860	179,499,970	460	46,533,831	378	47,307,031	4,698	273,340,832	3,342,769
% of Res Total	82.16	65.67	9.79	17.02	8.05	17.31	32.46	8.35	21.60
05. Com UnImp Land	145	1,769,811	19	158,885	8	35,619,674	172	37,548,370	
06. Com Improve Land	552	12,990,782	48	1,915,402	14	672,789	614	15,578,973	
07. Com Improvements	572	53,828,907	51	8,196,863	21	7,327,704	644	69,353,474	
08. Com Total	717	68,589,500	70	10,271,150	29	43,620,167	816	122,480,817	2,567,352
% of Com Total	87.87	56.00	8.58	8.39	3.55	35.61	5.64	3.74	16.59
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	176,701	2	367,706	0	0	4	544,407	
11. Ind Improvements	2	244,968	2	7,909,371	0	0	4	8,154,339	
12. Ind Total	2	421,669	2	8,277,077	0	0	4	8,698,746	0
% of Ind Total	50.00	4.85	50.00	95.15	0.00	0.00	0.03	0.27	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,860	179,499,970	460	46,533,831	378	47,307,031	4,698	273,340,832	3,342,769
% of Res & Rec Total	82.16	65.67	9.79	17.02	8.05	17.31	32.46	8.35	21.60
Com & Ind Total	719	69,011,169	72	18,548,227	29	43,620,167	820	131,179,563	2,567,352
% of Com & Ind Total	87.68	52.61	8.78	14.14	3.54	33.25	5.67	4.01	16.59
17. Taxable Total	4,579	248,511,139	532	65,082,058	407	90,927,198	5,518	404,520,395	5,910,121
% of Taxable Total	82.98	61.43	9.64	16.09	7.38	22.48	38.12	12.36	38.19

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	13	122,771	2,128,158	0	0	0
19. Commercial	38	2,769,256	23,861,592	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	13	122,771	2,128,158
19. Commercial	0	0	0	38	2,769,256	23,861,592
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				51	2,892,027	25,989,750

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	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	510	52	537	1,099

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	47	1,162,283	20	1,569,709	6,697	1,796,463,804	6,764	1,799,195,796
28. Ag-Improved Land	6	151,611	18	1,256,974	2,107	885,823,683	2,131	887,232,268
29. Ag Improvements	9	254,478	18	1,566,022	2,165	181,129,061	2,192	182,949,561
30. Ag Total							8,956	2,869,377,625

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	4	4.00	53,960	13	14.00	245,730	
33. HomeSite Improvements	4	4.00	142,346	14	14.00	1,292,008	
34. HomeSite Total							
35. FarmSite UnImp Land	11	14.86	23,334	8	66.87	181,124	
36. FarmSite Improv Land	2	2.06	12,772	17	46.04	244,713	
37. FarmSite Improvements	9	0.00	112,132	17	0.00	274,014	
38. FarmSite Total							
39. Road & Ditches	0	1.96	0	0	10.75	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	15	15.00	219,550	15	15.00	219,550	
32. HomeSite Improv Land	1,344	1,450.61	21,488,774	1,361	1,468.61	21,788,464	
33. HomeSite Improvements	1,339	1,419.24	95,987,184	1,357	1,437.24	97,421,538	9,563,459
34. HomeSite Total				1,372	1,483.61	119,429,552	
35. FarmSite UnImp Land	49	236.37	801,177	68	318.10	1,005,635	
36. FarmSite Improv Land	1,843	3,119.21	30,614,524	1,862	3,167.31	30,872,009	
37. FarmSite Improvements	2,079	0.00	85,141,877	2,105	0.00	85,528,023	0
38. FarmSite Total				2,173	3,485.41	117,405,667	
39. Road & Ditches	0	15,381.28	0	0	15,393.99	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				3,545	20,363.01	236,835,219	9,563,459

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	14	2,512.94	740,990	14	2,512.94	740,990

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	0	0.00	0	0	0.00	0
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	0.00	0.00%	0	0.00%	0.00
46. 1A	79,677.81	40.41%	442,623,978	46.22%	5,555.17
47. 2A1	14,414.08	7.31%	75,507,379	7.89%	5,238.45
48. 2A	24,009.77	12.18%	113,147,867	11.82%	4,712.58
49. 3A1	14,984.34	7.60%	66,635,198	6.96%	4,446.99
50. 3A	6,209.22	3.15%	25,265,080	2.64%	4,068.96
51. 4A1	26,211.87	13.29%	106,243,836	11.10%	4,053.27
52. 4A	31,681.04	16.07%	128,143,984	13.38%	4,044.82
53. Total	197,188.13	100.00%	957,567,322	100.00%	4,856.11
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	26,347.15	26.69%	68,214,588	32.15%	2,589.07
56. 2D1	8,601.87	8.71%	19,698,359	9.28%	2,290.01
57. 2D	9,368.02	9.49%	20,281,777	9.56%	2,165.00
58. 3D1	15,705.59	15.91%	32,117,960	15.14%	2,045.00
59. 3D	1,283.91	1.30%	2,394,497	1.13%	1,865.00
60. 4D1	20,319.60	20.58%	37,789,488	17.81%	1,859.76
61. 4D	17,096.04	17.32%	31,711,546	14.94%	1,854.91
62. Total	98,722.18	100.00%	212,208,215	100.00%	2,149.55
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	18,641.19	3.01%	19,960,153	3.25%	1,070.76
65. 2G1	15,868.78	2.57%	16,900,298	2.75%	1,065.00
66. 2G	14,656.24	2.37%	15,614,693	2.54%	1,065.40
67. 3G1	8,268.61	1.34%	8,764,733	1.43%	1,060.00
68. 3G	9,709.13	1.57%	10,291,679	1.67%	1,060.00
69. 4G1	51,513.86	8.33%	52,100,507	8.47%	1,011.39
70. 4G	499,974.26	80.82%	491,230,422	79.89%	982.51
71. Total	618,632.07	100.00%	614,862,485	100.00%	993.91
Irrigated Total					
	197,188.13	21.53%	957,567,322	53.65%	4,856.11
Dry Total					
	98,722.18	10.78%	212,208,215	11.89%	2,149.55
Grass Total					
	618,632.07	67.54%	614,862,485	34.45%	993.91
72. Waste	1,278.30	0.14%	63,989	0.00%	50.06
73. Other	66.64	0.01%	17,326	0.00%	259.99
74. Exempt	5,271.20	0.58%	0	0.00%	0.00
75. Market Area Total	915,887.32	100.00%	1,784,719,337	100.00%	1,948.62

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	16.36	0.93%	33,860	0.93%	2,069.68
47. 2A1	45.74	2.61%	90,334	2.48%	1,974.95
48. 2A	42.62	2.44%	85,608	2.35%	2,008.63
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	356.60	20.38%	736,150	20.25%	2,064.36
51. 4A1	657.86	37.59%	1,372,926	37.76%	2,086.96
52. 4A	630.75	36.04%	1,316,794	36.22%	2,087.66
53. Total	1,749.93	100.00%	3,635,672	100.00%	2,077.61
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	70.96	16.11%	38,318	16.36%	539.99
56. 2D1	41.71	9.47%	22,107	9.44%	530.02
57. 2D	38.92	8.83%	20,629	8.81%	530.04
58. 3D1	1.35	0.31%	716	0.31%	530.37
59. 3D	73.62	16.71%	39,019	16.66%	530.01
60. 4D1	104.04	23.61%	55,142	23.54%	530.01
61. 4D	109.97	24.96%	58,284	24.88%	530.00
62. Total	440.57	100.00%	234,215	100.00%	531.62
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	139.05	0.08%	72,306	0.08%	520.00
65. 2G1	193.29	0.11%	100,512	0.11%	520.01
66. 2G	1,397.51	0.82%	726,704	0.82%	520.00
67. 3G1	338.34	0.20%	175,937	0.20%	520.00
68. 3G	3,427.73	2.01%	1,797,747	2.02%	524.47
69. 4G1	13,948.22	8.17%	7,333,970	8.24%	525.80
70. 4G	151,201.70	88.61%	78,797,613	88.53%	521.14
71. Total	170,645.84	100.00%	89,004,789	100.00%	521.58
Irrigated Total					
Irrigated Total	1,749.93	1.01%	3,635,672	3.91%	2,077.61
Dry Total					
Dry Total	440.57	0.25%	234,215	0.25%	531.62
Grass Total					
Grass Total	170,645.84	98.70%	89,004,789	95.83%	521.58
72. Waste	56.68	0.03%	1,420	0.00%	25.05
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	161.89	0.09%	0	0.00%	0.00
75. Market Area Total	172,893.02	100.00%	92,876,096	100.00%	537.19

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,195.82	18.17%	13,330,841	24.11%	4,171.34
47. 2A1	700.68	3.98%	2,645,270	4.79%	3,775.29
48. 2A	4,143.66	23.56%	14,724,124	26.63%	3,553.41
49. 3A1	745.57	4.24%	2,452,786	4.44%	3,289.81
50. 3A	1,625.99	9.25%	5,184,093	9.38%	3,188.27
51. 4A1	3,661.92	20.82%	8,664,962	15.67%	2,366.23
52. 4A	3,511.18	19.97%	8,280,368	14.98%	2,358.29
53. Total	17,584.82	100.00%	55,282,444	100.00%	3,143.76
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,695.87	15.48%	2,263,999	15.67%	1,335.01
56. 2D1	186.29	1.70%	246,843	1.71%	1,325.05
57. 2D	2,774.77	25.32%	3,676,608	25.44%	1,325.01
58. 3D1	1,213.78	11.08%	1,596,121	11.04%	1,315.00
59. 3D	641.73	5.86%	843,875	5.84%	1,315.00
60. 4D1	2,584.91	23.59%	3,386,252	23.43%	1,310.01
61. 4D	1,860.68	16.98%	2,437,511	16.87%	1,310.01
62. Total	10,958.03	100.00%	14,451,209	100.00%	1,318.78
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,868.23	1.87%	1,691,142	2.15%	905.21
65. 2G1	828.35	0.83%	751,888	0.96%	907.69
66. 2G	5,430.80	5.44%	4,889,947	6.23%	900.41
67. 3G1	2,330.82	2.34%	2,111,839	2.69%	906.05
68. 3G	2,245.94	2.25%	2,021,346	2.57%	900.00
69. 4G1	12,076.49	12.11%	10,642,367	13.56%	881.25
70. 4G	74,965.52	75.16%	56,391,270	71.84%	752.23
71. Total	99,746.15	100.00%	78,499,799	100.00%	787.00
Irrigated Total					
	17,584.82	13.70%	55,282,444	37.29%	3,143.76
Dry Total					
	10,958.03	8.54%	14,451,209	9.75%	1,318.78
Grass Total					
	99,746.15	77.70%	78,499,799	52.96%	787.00
72. Waste	76.36	0.06%	3,051	0.00%	39.96
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	314.65	0.25%	0	0.00%	0.00
75. Market Area Total	128,365.36	100.00%	148,236,503	100.00%	1,154.80

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	11,914.02	37.37%	57,843,940	45.44%	4,855.12
47. 2A1	2,425.32	7.61%	10,807,994	8.49%	4,456.32
48. 2A	3,360.82	10.54%	12,642,787	9.93%	3,761.82
49. 3A1	4,833.35	15.16%	16,830,170	13.22%	3,482.09
50. 3A	409.69	1.29%	1,378,605	1.08%	3,365.00
51. 4A1	6,754.30	21.19%	21,315,356	16.75%	3,155.82
52. 4A	2,183.69	6.85%	6,469,050	5.08%	2,962.44
53. Total	31,881.19	100.00%	127,287,902	100.00%	3,992.57
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,190.11	29.46%	17,158,303	37.06%	2,095.00
56. 2D1	1,843.34	6.63%	3,520,779	7.60%	1,910.00
57. 2D	2,607.13	9.38%	4,197,489	9.07%	1,610.00
58. 3D1	7,110.14	25.58%	10,629,670	22.96%	1,495.00
59. 3D	138.53	0.50%	200,174	0.43%	1,444.99
60. 4D1	6,386.16	22.97%	8,653,266	18.69%	1,355.00
61. 4D	1,522.98	5.48%	1,941,879	4.19%	1,275.05
62. Total	27,798.39	100.00%	46,301,560	100.00%	1,665.62
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,542.39	5.44%	5,764,085	6.51%	1,040.00
65. 2G1	2,640.44	2.59%	2,732,864	3.09%	1,035.00
66. 2G	3,732.91	3.67%	3,863,577	4.36%	1,035.00
67. 3G1	3,236.16	3.18%	3,333,264	3.76%	1,030.01
68. 3G	700.95	0.69%	721,979	0.82%	1,030.00
69. 4G1	11,073.86	10.87%	10,631,745	12.00%	960.08
70. 4G	74,907.85	73.56%	61,528,168	69.46%	821.38
71. Total	101,834.56	100.00%	88,575,682	100.00%	869.80
Irrigated Total					
	31,881.19	19.72%	127,287,902	48.55%	3,992.57
Dry Total					
	27,798.39	17.19%	46,301,560	17.66%	1,665.62
Grass Total					
	101,834.56	62.99%	88,575,682	33.78%	869.80
72. Waste	106.62	0.07%	5,335	0.00%	50.04
73. Other	52.05	0.03%	13,533	0.01%	260.00
74. Exempt	644.05	0.40%	0	0.00%	0.00
75. Market Area Total	161,672.81	100.00%	262,184,012	100.00%	1,621.70

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	14,441.79	42.67%	69,881,206	50.17%	4,838.82
47. 2A1	3,851.83	11.38%	17,119,853	12.29%	4,444.60
48. 2A	4,747.24	14.03%	17,795,076	12.78%	3,748.51
49. 3A1	2,417.83	7.14%	8,381,491	6.02%	3,466.53
50. 3A	1,389.97	4.11%	4,663,470	3.35%	3,355.09
51. 4A1	4,020.40	11.88%	12,645,909	9.08%	3,145.44
52. 4A	2,976.62	8.79%	8,788,133	6.31%	2,952.39
53. Total	33,845.68	100.00%	139,275,138	100.00%	4,115.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,662.23	31.29%	11,862,400	38.84%	2,095.00
56. 2D1	2,010.54	11.11%	3,840,146	12.57%	1,910.01
57. 2D	1,872.26	10.35%	3,014,357	9.87%	1,610.01
58. 3D1	2,737.73	15.13%	4,092,912	13.40%	1,495.00
59. 3D	446.58	2.47%	645,310	2.11%	1,445.00
60. 4D1	3,073.44	16.98%	4,164,540	13.63%	1,355.01
61. 4D	2,294.12	12.68%	2,925,074	9.58%	1,275.03
62. Total	18,096.90	100.00%	30,544,739	100.00%	1,687.84
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,452.71	3.04%	5,725,937	3.28%	1,050.11
65. 2G1	5,511.96	3.08%	5,707,908	3.27%	1,035.55
66. 2G	3,796.30	2.12%	3,939,628	2.26%	1,037.75
67. 3G1	2,827.08	1.58%	2,928,955	1.68%	1,036.04
68. 3G	1,569.54	0.88%	1,616,637	0.93%	1,030.01
69. 4G1	12,146.23	6.78%	12,411,520	7.11%	1,021.84
70. 4G	147,880.49	82.53%	142,337,983	81.49%	962.52
71. Total	179,184.31	100.00%	174,668,568	100.00%	974.80
Irrigated Total					
Irrigated Total	33,845.68	14.60%	139,275,138	40.43%	4,115.00
Dry Total					
Dry Total	18,096.90	7.81%	30,544,739	8.87%	1,687.84
Grass Total					
Grass Total	179,184.31	77.29%	174,668,568	50.70%	974.80
72. Waste	687.78	0.30%	34,426	0.01%	50.05
73. Other	13.80	0.01%	3,587	0.00%	259.93
74. Exempt	674.90	0.29%	0	0.00%	0.00
75. Market Area Total	231,828.47	100.00%	344,526,458	100.00%	1,486.13

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	213.60	1,036,008	232.77	1,198,721	281,803.38	1,280,813,749	282,249.75	1,283,048,478
77. Dry Land	26.79	64,118	245.05	566,081	155,744.23	303,109,739	156,016.07	303,739,938
78. Grass	123.02	123,702	377.63	389,623	1,169,542.28	1,045,097,998	1,170,042.93	1,045,611,323
79. Waste	0.00	0	13.80	691	2,191.94	107,530	2,205.74	108,221
80. Other	0.00	0	0.00	0	132.49	34,446	132.49	34,446
81. Exempt	79.58	0	271.75	0	6,715.36	0	7,066.69	0
82. Total	363.41	1,223,828	869.25	2,155,116	1,609,414.32	2,629,163,462	1,610,646.98	2,632,542,406

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	282,249.75	17.52%	1,283,048,478	48.74%	4,545.79
Dry Land	156,016.07	9.69%	303,739,938	11.54%	1,946.85
Grass	1,170,042.93	72.64%	1,045,611,323	39.72%	893.65
Waste	2,205.74	0.14%	108,221	0.00%	49.06
Other	132.49	0.01%	34,446	0.00%	259.99
Exempt	7,066.69	0.44%	0	0.00%	0.00
Total	1,610,646.98	100.00%	2,632,542,406	100.00%	1,634.46

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 Anselmo	40	32,974	94	208,176	95	1,765,982	135	2,007,132	0
83.2 Ansley	55	142,085	258	1,077,250	259	7,258,532	314	8,477,867	98,844
83.3 Area 1	197	2,357,607	518	20,901,529	538	57,237,399	735	80,496,535	1,434,612
83.4 Area 2	0	0	0	0	3	293,593	3	293,593	0
83.5 Area 3	23	47,968	14	386,325	15	550,091	38	984,384	0
83.6 Area 4	2	40,460	25	1,067,921	27	2,267,266	29	3,375,647	17,184
83.7 Area 5	10	212,235	51	2,092,008	55	5,142,767	65	7,447,010	136,308
83.8 Arnold	50	132,871	347	1,595,627	348	15,804,684	398	17,533,182	109,322
83.9 Berwyn	27	32,657	57	197,448	57	1,396,840	84	1,626,945	0
83.10 Broken Bow	125	833,583	1,346	7,538,008	1,375	99,857,131	1,500	108,228,722	1,207,701
83.11 Callaway	69	218,866	286	1,249,507	286	15,749,046	355	17,217,419	31,718
83.12 Comstock	66	38,219	90	227,487	90	1,531,749	156	1,797,455	0
83.13 Mason City	43	59,677	115	373,568	115	2,155,957	158	2,589,202	0
83.14 Merna	22	78,077	193	743,159	195	8,340,806	217	9,162,042	283,616
83.15 Oconto	21	24,994	97	241,943	97	2,277,928	118	2,544,865	11,202
83.16 Sargent	73	103,853	319	1,073,895	320	8,381,084	393	9,558,832	12,262
84 Residential Total	823	4,356,126	3,810	38,973,851	3,875	230,010,855	4,698	273,340,832	3,342,769

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	Anselmo	7	8,500	14	36,005	17	856,906	24	901,411	0
85.2	Ansley	5	13,641	38	162,248	40	1,669,375	45	1,845,264	41,820
85.3	Area 1	27	35,887,573	62	2,813,417	71	24,056,361	98	62,757,351	1,986,698
85.4	Area 3	1	228,649	0	0	0	0	1	228,649	0
85.5	Area 5	2	13,791	7	72,952	7	1,061,287	9	1,148,030	0
85.6	Arnold	16	66,674	57	323,595	57	1,791,811	73	2,182,080	0
85.7	Berwyn	1	2,091	9	20,179	10	157,134	11	179,404	28,950
85.8	Broken Bow	54	1,169,682	268	11,972,845	274	37,560,215	328	50,702,742	30,153
85.9	Callaway	3	9,732	37	173,886	39	3,267,916	42	3,451,534	0
85.10	Comstock	9	2,597	18	26,016	19	146,350	28	174,963	0
85.11	Mason City	5	2,897	17	32,593	18	278,790	23	314,280	74,942
85.12	Merna	11	24,535	21	80,343	24	2,549,776	35	2,654,654	285,688
85.13	Oconto	10	4,937	8	18,343	8	241,800	18	265,080	85,632
85.14	Sargent	21	113,071	62	390,958	64	3,870,092	85	4,374,121	33,469
86	Commercial Total	172	37,548,370	618	16,123,380	648	77,507,813	820	131,179,563	2,567,352

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	0.00	0.00%	0	0.00%	0.00
88. 1G	18,641.19	3.01%	19,960,153	3.25%	1,070.76
89. 2G1	15,868.78	2.57%	16,900,298	2.75%	1,065.00
90. 2G	14,656.24	2.37%	15,614,693	2.54%	1,065.40
91. 3G1	8,268.61	1.34%	8,764,733	1.43%	1,060.00
92. 3G	9,709.13	1.57%	10,291,679	1.67%	1,060.00
93. 4G1	51,513.86	8.33%	52,100,507	8.47%	1,011.39
94. 4G	499,974.26	80.82%	491,230,422	79.89%	982.51
95. Total	618,632.07	100.00%	614,862,485	100.00%	993.91
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	618,632.07	100.00%	614,862,485	100.00%	993.91
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	618,632.07	100.00%	614,862,485	100.00%	993.91

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	0.00	0.00%	0	0.00%	0.00
88. 1G	139.05	0.08%	72,306	0.08%	520.00
89. 2G1	193.29	0.11%	100,512	0.11%	520.01
90. 2G	1,397.51	0.82%	726,704	0.82%	520.00
91. 3G1	338.34	0.20%	175,937	0.20%	520.00
92. 3G	3,427.73	2.01%	1,797,747	2.02%	524.47
93. 4G1	13,948.22	8.17%	7,333,970	8.24%	525.80
94. 4G	151,201.70	88.61%	78,797,613	88.53%	521.14
95. Total	170,645.84	100.00%	89,004,789	100.00%	521.58
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	170,645.84	100.00%	89,004,789	100.00%	521.58
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	170,645.84	100.00%	89,004,789	100.00%	521.58

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	0.00	0.00%	0	0.00%	0.00
88. 1G	1,868.23	1.87%	1,691,142	2.15%	905.21
89. 2G1	828.35	0.83%	751,888	0.96%	907.69
90. 2G	5,430.80	5.44%	4,889,947	6.23%	900.41
91. 3G1	2,330.82	2.34%	2,111,839	2.69%	906.05
92. 3G	2,245.94	2.25%	2,021,346	2.57%	900.00
93. 4G1	12,076.49	12.11%	10,642,367	13.56%	881.25
94. 4G	74,965.52	75.16%	56,391,270	71.84%	752.23
95. Total	99,746.15	100.00%	78,499,799	100.00%	787.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	99,746.15	100.00%	78,499,799	100.00%	787.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	99,746.15	100.00%	78,499,799	100.00%	787.00

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	0.00	0.00%	0	0.00%	0.00
88. 1G	5,542.39	5.44%	5,764,085	6.51%	1,040.00
89. 2G1	2,640.44	2.59%	2,732,864	3.09%	1,035.00
90. 2G	3,732.91	3.67%	3,863,577	4.36%	1,035.00
91. 3G1	3,236.16	3.18%	3,333,264	3.76%	1,030.01
92. 3G	700.95	0.69%	721,979	0.82%	1,030.00
93. 4G1	11,073.86	10.87%	10,631,745	12.00%	960.08
94. 4G	74,907.85	73.56%	61,528,168	69.46%	821.38
95. Total	101,834.56	100.00%	88,575,682	100.00%	869.80
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	101,834.56	100.00%	88,575,682	100.00%	869.80
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	101,834.56	100.00%	88,575,682	100.00%	869.80

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	5,452.71	3.04%	5,725,937	3.28%	1,050.11
89. 2G1	5,511.96	3.08%	5,707,908	3.27%	1,035.55
90. 2G	3,796.30	2.12%	3,939,628	2.26%	1,037.75
91. 3G1	2,827.08	1.58%	2,928,955	1.68%	1,036.04
92. 3G	1,569.54	0.88%	1,616,637	0.93%	1,030.01
93. 4G1	12,146.23	6.78%	12,411,520	7.11%	1,021.84
94. 4G	147,880.49	82.53%	142,337,983	81.49%	962.52
95. Total	179,184.31	100.00%	174,668,568	100.00%	974.80
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	179,184.31	100.00%	174,668,568	100.00%	974.80
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	179,184.31	100.00%	174,668,568	100.00%	974.80

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

21 Custer

	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	259,107,974	273,340,832	14,232,858	5.49%	3,342,769	4.20%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	111,013,136	119,429,552	8,416,416	7.58%	9,563,459	-1.03%
04. Total Residential (sum lines 1-3)	370,121,110	392,770,384	22,649,274	6.12%	12,906,228	2.63%
05. Commercial	112,276,451	122,480,817	10,204,366	9.09%	2,567,352	6.80%
06. Industrial	8,845,169	8,698,746	-146,423	-1.66%	0	-1.66%
07. Ag-Farmsite Land, Outbuildings	93,617,793	117,405,667	23,787,874	25.41%	0	25.41%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	214,739,413	248,585,230	33,845,817	15.76%	2,567,352	14.57%
10. Total Non-Agland Real Property	584,860,523	641,355,614	56,495,091	9.66%	15,473,580	7.01%
11. Irrigated	1,194,149,215	1,283,048,478	88,899,263	7.44%		
12. Dryland	288,090,133	303,739,938	15,649,805	5.43%		
13. Grassland	916,335,375	1,045,611,323	129,275,948	14.11%		
14. Wasteland	104,737	108,221	3,484	3.33%		
15. Other Agland	47,368	34,446	-12,922	-27.28%		
16. Total Agricultural Land	2,398,726,828	2,632,542,406	233,815,578	9.75%		
17. Total Value of all Real Property (Locally Assessed)	2,983,587,351	3,273,898,020	290,310,669	9.73%	15,473,580	9.21%

2016 Assessment Survey for Custer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1 part-time lister
5.	Number of shared employees:
	1
6.	Assessor's requested budget for current fiscal year:
	\$181,267
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	n/a
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$45,100
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,800 for the GIS System; the clerk controls a budget for the computer system for the entire courthouse that includes the CAMA system and any computer equipment needs.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500
12.	Other miscellaneous funds:
	n/a
13.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The maintenance of the cadastral maps is shared between the Assessor's office and the Register of Deeds office. The maps that are currently in use are not digitized and were flown in the 1970's.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, custer.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The office staff has all be trained to maintain the GIS system, the vendor will also assist with maintenance.
8.	Personal Property software:
	TerraScan

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?
	Ansley, Arnold and Broken Bow
4.	When was zoning implemented?
	2005

D. Contracted Services

1.	Appraisal Services:
	The county contracts with Stanard Appraisal Services for the commercial class of property only.
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	none

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, only for the commercial class
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The contract does not specify certifications or qualifications; however, the appriaisal service does employ both a Certified General and a Licensed appraiser who will both work within the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Generally, the appraiser will establish valuation models, with final valuation determinations being made by the assessor.

2016 Residential Assessment Survey for Custer County

1.	Valuation data collection done by:																
	The part-time lister																
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="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Broken Bow - the largest community in the county and is a hub for business, jobs, and shopping in both the county and the surrounding Sandhills communities. Both growth and demand for existing housing has been stable within the community.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Callaway - a unique small town in that it contains a hospital, nursing home, and assisted living complex as well as its own school system. These services provide jobs and a demand for housing that is not found in similar sized communities.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Ansley, Arnold & Merna - these communities are all located within easy commuting distance of jobs and services in larger communities. Each town has its own school system and has local organizations working to keep the towns viable. Growth has been minimal in these areas, and the market is softer than groups one and two but still relatively stable.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Anselmo, Mason City, Oconto & Sargent - these are small communities, not within easy commuting distance to jobs. The towns have some sales activity annually, but the market is less organized. Values have been flat to slightly decreasing in recent years.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Berwyn & Comstock - very small communities with few sales annually. Demand for housing is sporadic with no market organization.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Rural - all properties not within the political boundaries of a town or subdivision. Growth and demand for rural housing continues to be strong throughout the county.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Broken Bow - the largest community in the county and is a hub for business, jobs, and shopping in both the county and the surrounding Sandhills communities. Both growth and demand for existing housing has been stable within the community.	02	Callaway - a unique small town in that it contains a hospital, nursing home, and assisted living complex as well as its own school system. These services provide jobs and a demand for housing that is not found in similar sized communities.	03	Ansley, Arnold & Merna - these communities are all located within easy commuting distance of jobs and services in larger communities. Each town has its own school system and has local organizations working to keep the towns viable. Growth has been minimal in these areas, and the market is softer than groups one and two but still relatively stable.	04	Anselmo, Mason City, Oconto & Sargent - these are small communities, not within easy commuting distance to jobs. The towns have some sales activity annually, but the market is less organized. Values have been flat to slightly decreasing in recent years.	05	Berwyn & Comstock - very small communities with few sales annually. Demand for housing is sporadic with no market organization.	06	Rural - all properties not within the political boundaries of a town or subdivision. Growth and demand for rural housing continues to be strong throughout the county.	Ag	Agricultural homes and outbuildings
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used.																
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?																
	The physical depreciation table is Marshall and Swift depreciation; economic depreciation is developed using local market information.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	The physical depreciation table is the same; however, economic depreciation is developed by area.																
6.	Describe the methodology used to determine the residential lot values?																
	Lot values are established using a price per square foot analysis.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																

Vacant lots being held for sale or resale are valued the same as any other lot within the same neighborhood.

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	2013	2013	2013	2012-2013
02	2013	2013	2013	2014
03	2009-2011	2008-2013	2011-2016	2011-2015
04	2009-2013	2008-2013	2011-2016	2011-2015
05	2011-2012	2008	2011-2012	2011-2012
06	2009-2013	2013	2016	2010-2015
Ag	2009-2013	2013	2016	2010-2015

In Custer County, all appraisal tables are updated at least once during the six year inspection cycle; this includes updated costing, updated depreciation, and a land study. Due to the size of the county, the review work is divided by location rather than by valuation grouping. Therefore, a portion of the rural is reviewed and revalued each year as are some of the towns/villages. In 2013, because the rural properties seemed to be under assessed new land and cost tables were implemented for all rural properties. As the remainder of the cycle is completed the rest of the valuation groupings will be updated to the 2013 costing. In order to equalize changes made to the reviewed area with areas not reviewed, a sales study is conducted annually and economic depreciation and land tables are updated in the unreviewed areas as warranted to ensure all areas are consistently at uniform portions of market value.

2016 Commercial Assessment Survey for Custer County

1.	Valuation data collection done by:												
	Stanard Appraisal Services												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	All three approaches were developed by the contract appraisal service this year for Broken Bow; within the Villages, the cost approach is primarily relied upon.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	Unique commercial properties are valued by the contract appraisal service using sales data from outside the county when appropriate and available.												
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?												
	Depreciation is developed using Marshall and Swift physical depreciation with additional forms of depreciation arrived from the market.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	A depreciation study was used for all properties in the county with economic depreciation applied by location. The valuation groupings have been structured to reflect differences in economic depreciation.												
6.	Describe the methodology used to determine the commercial lot values.												
	A sales price per square foot analysis is used to determine commercial lot values.												

7.	<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	2016	2011	2016	2016
	02	2015	2011	2011	2012
	03	2015	2011	2011	2012
	04	2015	2011	2011	2012
	05	2015	2011	2011	2012

2016 Agricultural Assessment Survey for Custer County

1.	Valuation data collection done by:																
	The part-time lister																
2.	List each market area, and describe the location and the specific characteristics that make each unique.																
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3.	Describe the process used to determine and monitor market areas.																
	When the market areas were established factors such as soil type, irrigation potential, land use, and topography were considered. Each year the assessor plots sales on a county map to monitor market differences in the established areas.																
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
	All parcels under 40 acres that do not have common ownership with adjoining agricultural parcels are reviewed to determine land use.																
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?																
	Farm home sites and rural residential home sites are valued using the same tables; however, there are two home site values used. One value exists for the majority of the county, but a lower value is used in the more remote areas of the Sandhills.																
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																
	Lands enrolled in the Wetland Reserve Program are assessed at 100% of the market value of grass land in the county.																

**CUSTER COUNTY PLAN OF ASSESSMENT
ASSESSMENT YEARS 2016, 2017 AND 2017**

Introduction

Pursuant to LB 263, Section 9 the assessor shall submit a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter to the county board of equalization on or before July 31, 2016. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. After the budget is approved by the county board a copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31 each year.

Real Property Assessment Requirements

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade” NE Rev. Stat. 77-112. (Reissue 2003).

Assessment levels required for real property are as follows:

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

General Description of Real Property in Custer County

Per the 2015 county abstract, Custer County consists of the following real property types;

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u>
Residential	4699	32.52%	8.69%
Commercial	815	5.64%	3.79%
Industrial	4	.03%	.30%
Recreational	0	.00%	.00%
Agricultural	8930	61.81%	87.22%
Special Value	0	.00%	.00%

Agricultural land-taxable acres were 1,610,893.97 Acres.

Other pertinent facts: Custer County is predominately agricultural and 72% is grassland.

For more information see 2014 Reports and Opinions, Abstract, and Assessor Survey.

Current Resources

A. Staff/Budget/Training:

Assessor/\$51,038/I hold the assessor's certificate when I passed the test in the early 1980's. I have attended many of the IAAO courses and classes of the PA&T. I have all the hours needed at this time to keep the certificate current.

Deputy Assessor/\$38,279/She also holds the assessor's certificate, passing the test in 2015.

3 full time clerks-One clerk has over 10 years experience in the assessor's office and one was hired in January 2015 and one was hired in June 2015. 1 part-time listers. The lister was hired in August 2007.

- B.** The Cadastral Maps were flown in the 1970's but are in good condition. They are kept current with monthly land sales. The county board agreed to hire GIS Workshop to measure acres within soil types and land use.
- C.** The Property Record cards list all information required by statute with current photos and sketches.
- D.** The county uses the TERASCAN software package. There are 5 terminals and 1 public-use terminal.
- E.** The county has a Web-site with all parcels listed.

Current Assessment Procedures for Real Property

- A. Discovery:** The County now has zoning and has a zoning administrator. Before any construction is allowed, the property owner must file a permit with the zoning administrator and in turn the assessor is notified. At the beginning of the year each property is reviewed for % of completion and valued accordingly. In Real Estate Transfers the name is changed within the month the deed is filed, cadastral maps updated, and a sales review is mailed to the new owner.
- B. Data Collection:** The part-time lister travels throughout the different areas each year, measuring each home, and outbuilding, taking new pictures, and interviewing each property owner as to the interior work. In new construction & remodeling the property is inspected inside and out. As sales occur, the sale is used for 3 years to set property values.

C. Review assessment sales ratio studies before assessment actions: The area Field Liaison works very hard with the assessor and staff and with the help of an excel program we enter sales data to be able to adjust the problem areas.

D. Approaches to Value:

1. Market Approach; sales comparison: Using the sales of the various styles, conditions, and ages, I use the information to adjust the depreciation.
2. Cost Approach: The RCN (replacement cost new) is figured with the July 2007 Marshall and Swift values from the TerraScan software system.
3. Income Approach: income and expense data collection/analysis from the market is done by the Commercial Appraiser that is hired to value commercial and industrial properties.
4. Sales of agricultural land are mapped out and when a trend in sales indicate a market area change is required will be the only time areas will change. One market area is set with soil type boundaries and one with natural boundaries such as rivers.

After assessment action, a review of the sales ratio is a top priority.

Notices of valuation changes are mailed to all property owners that have a change of value on June 1 and notices are also published in the local newspaper.

Level of Value, Quality and Uniformity of Assessment Year 2015

<u>Property Class</u>	<u>Median</u>
Residential	96%
Commercial	94%
Agricultural Land	72%
Special Value Ag-land	00%

For more information regarding statistical measures see 2015 Reports and Opinions.

2014 ACTION TAKEN

Began the 6 year cycle of review of the different areas in the county. Reviewed with new pictures and revalued using the Marshall & Swift 2013 cost to build update in the Terra Scan system the townships Custer, Wood River, Loup, Grant, Delight, Wayne, Elim. And the villages of Oconto and Callaway.

2015 ACTION TAKEN

Reviewed with new pictures and revalued using the Marshall & Swift 2013 cost to build update in the Terra Scan system the townships of Arnold, Hayes, Cliff, Kilfoil and the village of Arnold.

RESIDENTIAL PLAN:

2016 Review of the villages of Anselmo, and Merna and improvements in the townships of Victory, Triumph, Ryno, Milburn, West Union and maintain the level of assessment as required by statute. Adjust the city of Broken Bow because the sales assessment ration indicate a problem.

2017 Review villages of Comstock and Sargent and the improvements in the townships of Garfield, Lillian, Sargent, Corner, Comstock, Spring Creek and Myrtle and maintain the level assessment as required by statute.

2018 Review villages of Ansley and Mason City and the improvements in the townships of Douglas Grove, Westerville, Ansley, and Algernon and maintain the level assessment as required by statute.

COMMERCIAL:

2016 Value new construction and with the help of Stanard Appraisal Service, review to adjust depreciation because of the growth and sales.

2017 Only new construction and change of use on commercial properties will need to be revalued by Stanard Appraisal Service unless sales indicate a need for further action.

2018 Only new construction and change of use on commercial properties will need to be revalued by Stanard appraisal Service unless sales indicate a need for further action

AGRICULTURAL LAND:

2016 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2017 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2018 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

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

I will continue to maintain the parcel records on each property owner making changes monthly of ownership and maintain accurate cadastral maps with ownership changes.

I will continually perform the duties required of me by law to serve the property owners of Custer County and to maintain equality in assessment for all. I will file all the administrative reports required by law/regulations such as abstracts, both real and personal property, the assessor's survey, the sales information to PA&T rosters & annual assessed value updates, school district taxable value report, homestead exemption tax loss report, and certificate of taxes levied report. I will certify the value to political subdivisions, and report the current values to the Board of Education Lands & Funds of prop3rties they own and report the exempt property and taxable property owned by

governmental subdivisions. I will also report to the county board the annual plan of assessment.

I will continually administer the annual filing of all personal property schedules and notify the taxpayer of incomplete filings, failure to file and penalties applied.

I will send the applications for annual filings for permissive exemptions, review and make recommendations to the county board.

I will administer approximately 650 annual filings of applications for homestead exemptions and assist where necessary and continue to monitor approval/denial process and send out denial notification.

I will continue to review the centrally assessed valuation certified by PA&T for railroads and public service entities, and establish assessment records and tax billing for tax list.

I will continue to manage the record/valuation information for properties in community redevelopment project (TIFF) and administer the reports and allocate the ad valorem tax.

I will continue to manage the tax entity boundaries making changes only when legal changes dictate and review the tax rates used for the tax billing process.

I will continue to prepare tax lists and certify these to the county treasurer for real estate, personal, and centrally assessed.

I will continue to attend the county board of equalization meetings for valuation protests and assemble and provide necessary information.

I will prepare information and attend taxpayer appeal hearings before TERC (tax equalization and review commission) to defend county valuations.

I will continue to attend hearing if applicable to the county, defend values and/or implement orders of the TERC.

I will continue to attend meetings, workshops, and educational classes to obtain required hours of continuing education for maintaining my assessor's certificate.

CONCLUSION:

The assessor maintains three budgets; the assessor's functions budget, the reappraisal budget and the GIS budget. The assessor's office budget will be \$181,267. The reappraisal budget will be \$45,100 and the GIS budget will be \$12,800.

Respectfully submitted:


Custer County Assessor