



2016 REPORTS & OPINIONS

FILLMORE COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Fillmore 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 Fillmore 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: Lynn Mussman, Fillmore 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.

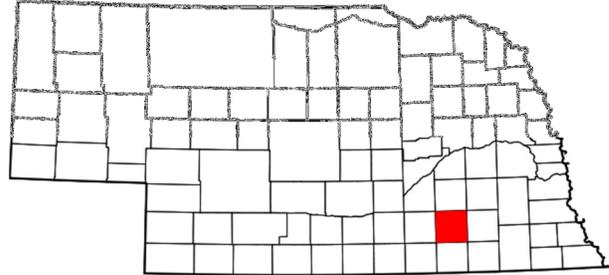
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

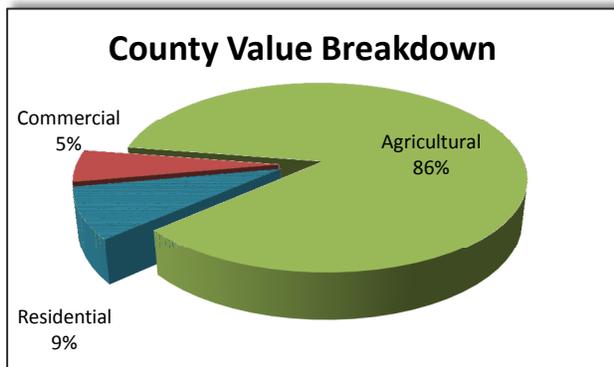
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 575 square miles, Fillmore had 5,661 residents, per the Census Bureau Quick Facts for 2014, a 4% population decline from the 2010 US Census. In a review of the past fifty years, Fillmore has seen a steady drop in population of 40% (Nebraska Department of Economic Development). Reports indicated that 76% 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 Fillmore convene in and around Geneva, the county seat. Per the latest information available from the U.S. Census Bureau, there were 222 employer establishments in Fillmore. County-wide employment was at 3,212 people, a 3% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Fillmore that has fortified the local rural area economies. Fillmore is included in both the Little Blue and Upper Big Blue Natural Resources Districts (NRD). Irrigated land makes up a majority of the land in the county. When compared against the value of sales by commodity group of the other counties in Nebraska, Fillmore ranks seventh in grains, oilseeds, dry beans, and dry peas. In top livestock inventory items, Fillmore ranks first in alpacas (USDA AgCensus).

Fillmore County Quick Facts	
Founded	1871
Namesake	Former President Millard Fillmore
Region	Southeast
County Seat	Geneva
Other Communities	Exeter Fairmont Grafton Milligan Ohiowa Shickley Strang
Most Populated	Geneva (2,152) -3% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Fillmore County

Assessment Actions

For 2016, Fillmore County completed all residential pickup work. They verified, reviewed and analyzed the residential sales throughout the county. The verification is done over the phone, followed by a drive-by inspection. When the analysis was completed the county did not need to adjust any residential values by percentage.

For 2016, all of the residences and buildings in the villages, except Geneva, were inspected. Also, all of the rural residential parcels, and residences and buildings on agricultural parcels throughout the county were inspected. The inspections were conducted at the site or on the site if needed. The county compared the existing records to the improvements that they observed. Their review was designed to discover any errors or omissions in the records. They also added unreported construction and removed the listings of buildings that had been torn down. They reviewed quality and condition of all of the houses and buildings and took new date stamped digital photos of all houses and relevant buildings. All lot and site values were affirmed and were not changed for 2016. New costs were calculated, new depreciation was developed from the market and all of the inspected parcels were revalued for 2016. The costs for the rural residences and buildings were from 2012 cost manuals and represented the end of the second inspection and review cycle. The costs used for the villages were developed from the 2015 cost manuals and represented the beginning of the third inspection and review cycle. All inspections and revaluations were documented with the photo dates as well as an entry in each electronic file.

Description of Analysis

Residential parcels are analyzed utilizing 6 valuation groupings that are based on the assessor locations throughout the county.

Valuation Grouping	Assessor Location
01	Geneva
02	Exeter
03	Fairmont
04	Shickley
05	Small Villages; (incl. Grafton, Milligan, Ohioa, and Strang)
06	Rural

There are several aspects of the data that are examined to develop an opinion of the level of valuation of property. No single analysis carries all of the weight, but the calculated statistics for the study period, the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are all important factors in the level of value decision. The following paragraphs outline the information considered as well as the statistics when analyzing the level of value of real property.

2016 Residential Correlation for Fillmore County

The statistical analysis of all of the qualified sales within the defined study period offers an initial indication of the level of value. The median ratio calculated from the sample offers a strong starting point in determining the level of value of the class of property. In cases where data is plentiful, there may also be valid indicators of the level of value for some of the subclasses demonstrated by the statistical analysis.

The residential statistics are as follows:

Number of Sales :	103	Median :	99	COV :	32.79
Total Sales Price :	8,380,786	Wgt. Mean :	96	STD :	34.13
Total Adj. Sales Price :	8,380,786	Mean :	104	Avg.Abs.Dev :	13.79
Total Assessed Value :	8,048,405				
Avg. Adj. Sales Price :	81,367	COD :	13.93	MAX Sales Ratio :	322.33
Avg. Assessed Value :	78,140	PRD :	108.40	MIN Sales Ratio :	59.59

There are 103 qualified residential sales used to calculate the 2016 county statistics. The median ratio for this sample is 99 with a COD of 13.93 and a PRD of 108.40. The median is well within the acceptable range. The COD is also within the range. The PRD is above the range suggesting a regressive valuation. It is likely that this is mostly due to the presence of low dollar sales. When the 20 sales with selling prices lower than \$30,000 are excluded, both the COD and the PRD improve. The median is still 99 but the COD becomes 8.51 and the PRD is 102.57. These are statistics that are more realistic to measure the uniformity and regressivity for the residential class as a whole. Regressivity occurs when higher-valued properties have a lower assessment to sales ratio than low-dollar properties.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately impact the uniform and proportionate valuation of all three property classes.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The Division reviews the verification the sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed.

2016 Residential Correlation for Fillmore County

The county's inspection and review cycle for all real property is annually discussed with the assessor. The progress is documented in the assessment actions portion of this R&O. The past assessment actions may be reviewed to follow the progress of subclasses that require multiple years for inspection. Each individual parcel inspection should be documented, so a sample of the property record files are reviewed for documentation of completed inspections. The combination of these reviews usually reveals the progress of the county inspection and review process.

The review of Fillmore County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property. The county has successfully completed the first six-year inspection and review cycle of the residential property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

Equalization and Quality of Assessment

Valuation groups are the primary subclasses that are regularly examined as candidates for adjustment. They are prepared to stratify the sales into groups that have similar locations or economic conditions. They do not however stratify any of the other conditions that may impact the value of property. There may be additional county assessor locations or valuation groups that have no sales and are not displayed.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	50	97.01	104.17	93.06	22.48	111.94
02	12	99.29	114.95	102.99	16.67	111.61
03	18	99.36	100.33	100.16	02.23	100.17
04	9	99.11	98.97	98.89	00.83	100.08
05	9	99.06	105.65	99.04	07.54	106.67
06	5	98.50	97.41	97.12	01.74	100.30
ALL						
10/01/2013 To 09/30/2015	103	99.00	104.10	96.03	13.93	108.40

The chart reports that the median ratios for the county and the significant valuation groupings are all between the statutory required level of 92 to 100%. A review of both the statistics and the assessment practices suggest that assessments in the county are valued within the acceptable parameters, and therefore considered equalized.

2016 Residential Correlation for Fillmore County

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Fillmore County is represented by the median ratio of 99%. There are no strong indications of any major subclass outside the range. There are no recommended adjustments to the class or to any subclass of residential property.

2016 Commercial Correlation for Fillmore County

Assessment Actions

For 2016, Fillmore County completed all commercial pickup work. They have verified, reviewed and analyzed the commercial sales throughout the county.

For 2016, the county conducted no inspection, review and update of commercial parcels. During 2013, all of the commercial parcels were inspected, reviewed and updated for use in 2014. That action completed the second cycle of commercial inspection and review.

Description of Analysis

Commercial parcels are analyzed utilizing 6 valuation groupings.

Valuation Grouping	Assessor Location
01	Geneva
02	Exeter
03	Fairmont
04	Shickley
05	Small Villages; (incl. Grafton, Milligan, Ohioa, and Strang)
06	Rural

There are several aspects of the data that are examined to develop an opinion of the valuation of the commercial and industrial property. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision. Frequently there are too few sales to rely on the median for the level of value of the commercial class. There are usually too few sales to identify a level of value for any subclass of the commercial and industrial class of property. The following paragraphs outline the information considered beyond the statistics when analyzing the level of value of the commercial and industrial property.

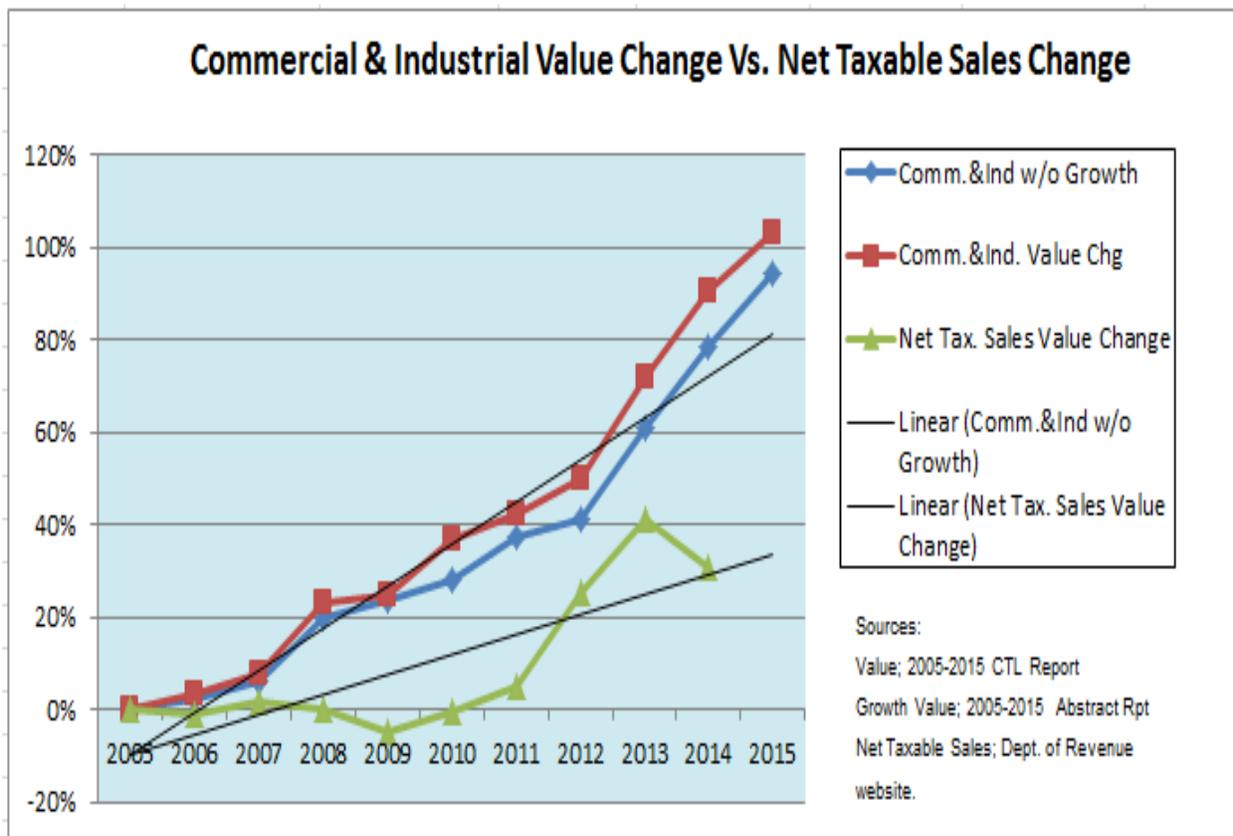
Another element of data that is reviewed is the trend or the lack of a trend of the study years. If the median ratios array from older to newer with a lower ratio each year, it tends to indicate that there is an upward trend in value. The following is an extract from the 2016 statistical pages.

Study Yrs						
10/01/2012 To 09/30/2013	10	99.27	96.18	94.02	04.66	102.30
10/01/2013 To 09/30/2014	3	97.89	96.95	100.20	07.88	96.76
10/01/2014 To 09/30/2015	5	69.42	73.68	66.89	18.28	110.15

In this case, the medians do not form a clear pattern indicating that either there is not an upward trend or that there is insufficient data for a conclusion. The first study year makes up over half of the sales. The sales in the final study year have a dramatically lower median, causing concern about the data, not about the economic conditions of the county.

2016 Commercial Correlation for Fillmore County

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property is examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If local sales are in an upward trend, or if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The following chart demonstrates a similar trend of valuation and sales tax receipts. In this case both trends are upward but the valuation is trending more rapidly than the net taxable sales.



Another stratification that is done in the commercial and industrial sales file is the review of occupancy codes and the more general review of series codes that exist in the sales file. This is done to see if like uses of property have demonstrated any valuation trends in the county. In Fillmore County, the 8 different occupancy codes that were represented in the 18 qualified sales are compressed into 5 occupancy series. Analysis shows that no occupancy code exceeds 4 sales and 5 of the 8 occupancy series have 2 or less sales. This would cause the statistics from any individual occupancy series to be unreliable.

Assessment Practice Review

2016 Commercial Correlation for Fillmore County

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately impact the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor. The assessment practice review is more thoroughly described in the previous section-2016 Residential Correlation.

The review of Fillmore County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files.

Valuation groups are the primary subclasses that are regularly examined as candidates for adjustment. These are prepared to stratify the sales into groups that have similar locations or economic conditions. They do not however stratify all of the many individual uses of commercial and industrial property.

Equalization and Quality of Assessment

The 18 sales in the 2016 statistical data have been stratified into 6 assessor locations and then into 6 valuation groupings. Valuation Group #1, with 10 sales, has a median within the range and the other 5 valuation groups have 2 or less sales, making them unreliable for statistical analysis. There are additional assessor locations and other occupancy codes that have no sales and are not represented. The median of only one valuation group is acceptable, so the question of location is not answered and the sample does not address the diversity of the commercial uses encompassed in the occupancy codes.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	10	99.02	92.50	94.87	08.77	97.50
02	2	80.85	80.85	80.34	05.19	100.63
03	1	101.04	101.04	101.04		100.00
04	2	82.62	82.62	74.18	15.98	111.38
05	2	85.06	85.06	73.51	22.62	115.71
06	1	98.05	98.05	98.05		100.00
----- ALL -----						
10/01/2012 To 09/30/2015	18	97.97	90.06	90.84	11.07	99.14

2016 Commercial Correlation for Fillmore County

Based on all relevant information, the assessment practices are good. The trend of the study years and the trend of sales tax receipts versus valuation growth do not establish a clear direction of the values. The statistical tests demonstrate that the overall valuations of the parcels that have been sold have good median ratio but the overall sample is too small to be representative of the entire commercial class and is not reliable to measure the level of value of the commercial class. Based on their assessment practices, the county has valued the commercial property on a regular basis, consistently and uniformly.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Fillmore County is not statistically determinable. The level of value is expected to be within the acceptable range and is called at 100%. There is no data available that suggests a need to adjust the class or any subclass of commercial property.

2016 Agricultural Correlation Section for Fillmore County

Assessment Actions

For 2016, Fillmore County has completed all pickup work of new improvements on agricultural parcels. They also update the land use on all parcels where changes have been reported or observed. They have verified, reviewed and analyzed the agricultural sales throughout the county. The verification is done over the phone and frequently is followed by a drive-by inspection. Fillmore also analyzed all agricultural land sales and updated all parcels with new land values. They expect the agricultural land valuations to increase for 2016 but not as much as in the past few years.

For 2016, the county inspected, reviewed and revalued all of the residences and the buildings on all of the agricultural parcels throughout the county. This process has been thoroughly described in the Residential Assessment Actions.

Description of Analysis

There are two market areas within Fillmore County; Market Area 1 is predominantly irrigated crop land as there is ground water available throughout that part of the county. Market Area 2 differs mostly in that ground water is not generally available so the crops are either dryland or grass land. The irrigation that does exist in Market Area 2 is scattered along the edge of the area and is often from lower capacity wells.

The analysis was done using a supplemented sample of 37 qualified sales. After supplementation, the sample was both proportional among the 3 study years and representative by majority land use. With that accomplished, the values that the county developed were tested using the supplemented sample. It should be noted that there was only limited analysis that could be done in Market Area 2 since the lack of water is not common in the immediate area and comparable sales are scarce. The supplemented file only contained 10 sales. The results of the overall analysis were satisfactory, yielding a median ratio of 70% for the county.

Another analysis was done where only sales with 80% or more acres of a major land use are included. This test often does not have sufficient sales to indicate the level of value for all major land uses. In this case, only one of the three major uses in one market area had a reasonable test of their level of value. The 80% irrigated land in Market Area 1 with 20 sales had a median ratio that rounded to 71%; among the other major uses of land, none had more than 6 sales so they were all inconclusive.

Beyond the statistical analysis, the review included; an overview of the general assessment practices, a comparison of the schedule of values to the surrounding counties, the dollar amount of change of each major land use. In this county, the number of sales in the study was sufficient to rely on most of the statistical calculations. The review of the county's assessment actions

2016 Agricultural Correlation Section for Fillmore County

produced confidence in the valuations that were produced. Together, the actions and statistics were adequate to determine the level of value for agricultural land.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately impact the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The utilization of agricultural sales in 2015 was about 25% which is below the typical level for the region, but many sales are substantially changed adding irrigation after the date of the sale causing those sales to be unusable. All of this caused the sample to be unusually small and is likely an anomaly and not a trend. The county's inspection and review cycle for all real property is annually reviewed with the county assessor. The assessment practice review is more thoroughly described in the residential correlation.

The review of Fillmore County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the review of sales. The county has successfully completed the first six-year inspection and review cycle of the improvements on agricultural property and appears to be on schedule to comply with the ongoing inspection and review requirements. They also keep the agricultural land use current. The inspections are documented in the property record files.

Equalization

The analysis supports that the county has achieved equalization; a comparison of Fillmore County values to the adjoining counties shows that all values are reasonably comparable. The statistics show that the values are within the desired range. The Division's review of county's 3 Year Plan, a sample of their assessment records and their current and past assessment actions indicated that agricultural improvements and site acres are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level. All of the agricultural land acres are analyzed and valued within the required classification structure and values are applied uniformly throughout each market area. The assessment actions are well documented in the property record files. The level of value and the quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

2016 Agricultural Correlation Section for Fillmore County

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	27	69.89	72.15	69.82	13.29	103.34
2	10	69.92	73.66	70.52	13.43	104.45

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
Irrigated						
County	21	69.89	72.18	70.39	11.36	102.54
1	20	71.47	72.56	70.81	11.28	102.47
2	1	64.44	64.44	64.44		100.00
Dry						
County	8	82.15	76.87	74.30	14.73	103.46
1	2	71.60	71.60	68.95	27.68	103.84
2	6	82.15	78.63	76.19	11.60	103.20
Grass						
County	1	60.57	60.57	60.57		100.00
2	1	60.57	60.57	60.57		100.00
ALL						
10/01/2012 To 09/30/2015	37	69.89	72.56	69.93	13.34	103.76

Level of Value

Based on analysis of all available information, the level of value of agricultural land for the county is 70%. There are no strong indications of any major subclass outside the range. There are no recommended adjustments to the class or to any subclass of agricultural land.

2016 Opinions of the Property Tax Administrator for Fillmore 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	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Fillmore County

Residential Real Property - Current

Number of Sales	103	Median	99.00
Total Sales Price	\$8,380,786	Mean	104.10
Total Adj. Sales Price	\$8,380,786	Wgt. Mean	96.03
Total Assessed Value	\$8,048,405	Average Assessed Value of the Base	\$61,050
Avg. Adj. Sales Price	\$81,367	Avg. Assessed Value	\$78,140

Confidence Interval - Current

95% Median C.I	98.36 to 99.40
95% Wgt. Mean C.I	92.70 to 99.37
95% Mean C.I	97.51 to 110.69
% of Value of the Class of all Real Property Value in the	7.38
% of Records Sold in the Study Period	3.59
% of Value Sold in the Study Period	4.60

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	114	98	97.83
2014	126	99	99.25
2013	113	98	98.07
2012	130	98	98.15

2016 Commission Summary for Fillmore County

Commercial Real Property - Current

Number of Sales	18	Median	97.97
Total Sales Price	\$1,666,500	Mean	90.06
Total Adj. Sales Price	\$1,666,500	Wgt. Mean	90.84
Total Assessed Value	\$1,513,895	Average Assessed Value of the Base	\$138,677
Avg. Adj. Sales Price	\$92,583	Avg. Assessed Value	\$84,105

Confidence Interval - Current

95% Median C.I	84.92 to 99.58
95% Wgt. Mean C.I	83.36 to 98.32
95% Mean C.I	82.47 to 97.65
% of Value of the Class of all Real Property Value in the County	3.22
% of Records Sold in the Study Period	3.27
% of Value Sold in the Study Period	1.98

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	24	100	99.01
2014	29	99	99.13
2013	29		92.79
2012	22		98.05

**30 Fillmore
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 : 103
 Total Sales Price : 8,380,786
 Total Adj. Sales Price : 8,380,786
 Total Assessed Value : 8,048,405
 Avg. Adj. Sales Price : 81,367
 Avg. Assessed Value : 78,140

MEDIAN : 99
 WGT. MEAN : 96
 MEAN : 104
 COD : 13.93
 PRD : 108.40

COV : 32.79
 STD : 34.13
 Avg. Abs. Dev : 13.79
 MAX Sales Ratio : 322.33
 MIN Sales Ratio : 59.59

95% Median C.I. : 98.36 to 99.40
 95% Wgt. Mean C.I. : 92.70 to 99.37
 95% Mean C.I. : 97.51 to 110.69

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	17	99.10	100.70	98.32	03.43	102.42	93.17	122.98	97.50 to 100.42	97,882	96,236
01-JAN-14 To 31-MAR-14	8	98.24	96.01	94.15	03.62	101.98	78.31	101.62	78.31 to 101.62	73,908	69,585
01-APR-14 To 30-JUN-14	14	99.10	101.29	103.05	10.15	98.29	68.74	126.86	92.47 to 120.55	67,243	69,297
01-JUL-14 To 30-SEP-14	6	90.49	84.91	79.42	14.51	106.91	59.59	101.56	59.59 to 101.56	119,333	94,778
01-OCT-14 To 31-DEC-14	11	98.85	94.15	91.18	06.39	103.26	77.75	104.54	78.91 to 100.33	88,173	80,398
01-JAN-15 To 31-MAR-15	13	98.36	101.27	95.19	14.13	106.39	68.97	167.76	83.53 to 111.75	75,538	71,902
01-APR-15 To 30-JUN-15	19	98.91	109.02	97.68	19.96	111.61	71.86	286.48	97.20 to 106.16	89,242	87,171
01-JUL-15 To 30-SEP-15	15	99.84	126.11	102.55	31.51	122.97	74.25	322.33	98.50 to 128.38	54,708	56,102
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	45	99.00	97.95	95.37	07.17	102.71	59.59	126.86	97.50 to 99.29	86,948	82,923
01-OCT-14 To 30-SEP-15	58	99.00	108.88	96.62	19.16	112.69	68.97	322.33	98.36 to 99.96	77,037	74,429
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	39	98.37	95.67	92.58	08.61	103.34	59.59	126.86	95.28 to 99.40	82,527	76,407
<u>ALL</u>	103	99.00	104.10	96.03	13.93	108.40	59.59	322.33	98.36 to 99.40	81,367	78,140

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	50	97.01	104.17	93.06	22.48	111.94	59.59	322.33	91.80 to 101.62	89,626	83,409
02	12	99.29	114.95	102.99	16.67	111.61	97.69	286.48	98.28 to 100.37	54,000	55,614
03	18	99.36	100.33	100.16	02.23	100.17	95.69	110.38	98.73 to 101.56	58,922	59,018
04	9	99.11	98.97	98.89	00.83	100.08	97.50	101.03	98.08 to 99.82	89,767	88,769
05	9	99.06	105.65	99.04	07.54	106.67	97.20	160.50	97.81 to 99.84	35,778	35,434
06	5	98.50	97.41	97.12	01.74	100.30	93.17	99.63	N/A	212,200	206,089
<u>ALL</u>	103	99.00	104.10	96.03	13.93	108.40	59.59	322.33	98.36 to 99.40	81,367	78,140

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	103	99.00	104.10	96.03	13.93	108.40	59.59	322.33	98.36 to 99.40	81,367	78,140
06											
07											
<u>ALL</u>	103	99.00	104.10	96.03	13.93	108.40	59.59	322.33	98.36 to 99.40	81,367	78,140

**30 Fillmore
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 : 103
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 Total Adj. Sales Price : 8,380,786
 Total Assessed Value : 8,048,405
 Avg. Adj. Sales Price : 81,367
 Avg. Assessed Value : 78,140

MEDIAN : 99
 WGT. MEAN : 96
 MEAN : 104
 COD : 13.93
 PRD : 108.40

COV : 32.79
 STD : 34.13
 Avg. Abs. Dev : 13.79
 MAX Sales Ratio : 322.33
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 95% Wgt. Mean C.I. : 92.70 to 99.37
 95% Mean C.I. : 97.51 to 110.69

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	241.42	241.42	257.60	33.52	93.72	160.50	322.33	N/A	2,500	6,440	
Less Than 15,000	4	223.49	217.08	207.98	39.08	104.38	99.00	322.33	N/A	7,625	15,859	
Less Than 30,000	20	100.17	131.40	116.17	35.83	113.11	74.25	322.33	98.28 to 122.98	18,725	21,753	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	101	98.94	101.39	95.94	11.36	105.68	59.59	286.48	98.28 to 99.29	82,929	79,560	
Greater Than 14,999	99	98.91	99.54	95.63	09.68	104.09	59.59	204.03	98.28 to 99.29	84,346	80,656	
Greater Than 29,999	83	98.79	97.53	95.09	08.51	102.57	59.59	143.57	98.08 to 99.14	96,461	91,727	
<u>Incremental Ranges</u>												
0 TO 4,999	2	241.42	241.42	257.60	33.52	93.72	160.50	322.33	N/A	2,500	6,440	
5,000 TO 14,999	2	192.74	192.74	198.25	48.64	97.22	99.00	286.48	N/A	12,750	25,278	
15,000 TO 29,999	16	99.78	109.99	108.03	15.49	101.81	74.25	204.03	97.50 to 103.80	21,500	23,227	
30,000 TO 59,999	29	99.06	99.40	99.19	06.56	100.21	73.46	128.38	97.28 to 101.03	44,341	43,981	
60,000 TO 99,999	27	99.27	100.70	100.76	08.93	99.94	68.74	143.57	98.08 to 100.70	76,963	77,550	
100,000 TO 149,999	12	98.74	95.54	94.38	10.95	101.23	59.59	120.55	83.53 to 99.82	122,708	115,817	
150,000 TO 249,999	11	95.95	90.02	89.74	09.10	100.31	67.70	100.42	68.97 to 99.10	177,173	158,989	
250,000 TO 499,999	4	89.37	89.14	90.53	07.72	98.46	78.91	98.91	N/A	305,250	276,338	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	103	99.00	104.10	96.03	13.93	108.40	59.59	322.33	98.36 to 99.40	81,367	78,140	

**30 Fillmore
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 : 18
 Total Sales Price : 1,666,500
 Total Adj. Sales Price : 1,666,500
 Total Assessed Value : 1,513,895
 Avg. Adj. Sales Price : 92,583
 Avg. Assessed Value : 84,105

MEDIAN : 98
 WGT. MEAN : 91
 MEAN : 90
 COD : 11.07
 PRD : 99.14

COV : 16.94
 STD : 15.26
 Avg. Abs. Dev : 10.85
 MAX Sales Ratio : 108.04
 MIN Sales Ratio : 51.94

95% Median C.I. : 84.92 to 99.58
 95% Wgt. Mean C.I. : 83.36 to 98.32
 95% Mean C.I. : 82.47 to 97.65

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	7	99.41	94.80	92.06	06.18	102.98	76.65	104.30	76.65 to 104.30	119,643	110,141
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	2	99.55	99.55	98.32	01.51	101.25	98.05	101.04	N/A	137,500	135,195
01-JUL-13 To 30-SEP-13	1	99.13	99.13	99.13	00.00	100.00	99.13	99.13	N/A	91,000	90,210
01-OCT-13 To 31-DEC-13	1	97.89	97.89	97.89	00.00	100.00	97.89	97.89	N/A	100,000	97,885
01-JAN-14 To 31-MAR-14	1	108.04	108.04	108.04	00.00	100.00	108.04	108.04	N/A	88,000	95,075
01-APR-14 To 30-JUN-14	1	84.92	84.92	84.92	00.00	100.00	84.92	84.92	N/A	30,000	25,475
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	2	80.82	80.82	70.46	18.56	114.70	65.82	95.82	N/A	35,500	25,015
01-JAN-15 To 31-MAR-15	1	85.41	85.41	85.41	00.00	100.00	85.41	85.41	N/A	44,000	37,580
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	2	60.68	60.68	58.66	14.40	103.44	51.94	69.42	N/A	65,000	38,130
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	10	99.27	96.18	94.02	04.66	102.30	76.65	104.30	85.04 to 101.04	120,350	113,159
01-OCT-13 To 30-SEP-14	3	97.89	96.95	100.20	07.88	96.76	84.92	108.04	N/A	72,667	72,812
01-OCT-14 To 30-SEP-15	5	69.42	73.68	66.89	18.28	110.15	51.94	95.82	N/A	49,000	32,774
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	4	98.59	99.03	98.39	01.08	100.65	97.89	101.04	N/A	116,500	114,621
01-JAN-14 To 31-DEC-14	4	90.37	88.65	90.25	14.70	98.23	65.82	108.04	N/A	47,250	42,645
<u>ALL</u>	18	97.97	90.06	90.84	11.07	99.14	51.94	108.04	84.92 to 99.58	92,583	84,105

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	99.02	92.50	94.87	08.77	97.50	51.94	108.04	84.92 to 99.73	92,550	87,800
02	2	80.85	80.85	80.34	05.19	100.63	76.65	85.04	N/A	165,000	132,560
03	1	101.04	101.04	101.04	00.00	100.00	101.04	101.04	N/A	25,000	25,260
04	2	82.62	82.62	74.18	15.98	111.38	69.42	95.82	N/A	30,500	22,625
05	2	85.06	85.06	73.51	22.62	115.71	65.82	104.30	N/A	37,500	27,568
06	1	98.05	98.05	98.05	00.00	100.00	98.05	98.05	N/A	250,000	245,130
<u>ALL</u>	18	97.97	90.06	90.84	11.07	99.14	51.94	108.04	84.92 to 99.58	92,583	84,105

**30 Fillmore
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 : 18
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 Avg. Adj. Sales Price : 92,583
 Avg. Assessed Value : 84,105

MEDIAN : 98
 WGT. MEAN : 91
 MEAN : 90
 COD : 11.07
 PRD : 99.14

COV : 16.94
 STD : 15.26
 Avg. Abs. Dev : 10.85
 MAX Sales Ratio : 108.04
 MIN Sales Ratio : 51.94

95% Median C.I. : 84.92 to 99.58
 95% Wgt. Mean C.I. : 83.36 to 98.32
 95% Mean C.I. : 82.47 to 97.65

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	18	97.97	90.06	90.84	11.07	99.14	51.94	108.04	84.92 to 99.58	92,583	84,105
04											
<u>ALL</u>	18	97.97	90.06	90.84	11.07	99.14	51.94	108.04	84.92 to 99.58	92,583	84,105

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	95.82	95.82	95.82	00.00	100.00	95.82	95.82	N/A	11,000	10,540
Less Than 30,000	3	101.04	100.39	100.87	02.80	99.52	95.82	104.30	N/A	17,000	17,148
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	18	97.97	90.06	90.84	11.07	99.14	51.94	108.04	84.92 to 99.58	92,583	84,105
Greater Than 14,999	17	98.05	89.72	90.81	11.59	98.80	51.94	108.04	76.65 to 99.73	97,382	88,433
Greater Than 29,999	15	97.89	88.00	90.53	12.50	97.21	51.94	108.04	76.65 to 99.41	107,700	97,497
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	95.82	95.82	95.82	00.00	100.00	95.82	95.82	N/A	11,000	10,540
15,000 TO 29,999	2	102.67	102.67	102.26	01.59	100.40	101.04	104.30	N/A	20,000	20,453
30,000 TO 59,999	4	85.17	84.67	83.26	08.81	101.69	69.42	98.91	N/A	39,750	33,096
60,000 TO 99,999	4	82.48	81.23	83.49	27.10	97.29	51.94	108.04	N/A	79,750	66,581
100,000 TO 149,999	3	97.89	94.11	93.45	04.89	100.71	85.04	99.41	N/A	125,000	116,808
150,000 TO 249,999	3	99.58	91.99	91.35	07.72	100.70	76.65	99.73	N/A	170,833	156,062
250,000 TO 499,999	1	98.05	98.05	98.05	00.00	100.00	98.05	98.05	N/A	250,000	245,130
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	18	97.97	90.06	90.84	11.07	99.14	51.94	108.04	84.92 to 99.58	92,583	84,105

30 Fillmore
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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Total Adj. Sales Price : 1,666,500
Total Assessed Value : 1,513,895
Avg. Adj. Sales Price : 92,583
Avg. Assessed Value : 84,105

MEDIAN : 98
WGT. MEAN : 91
MEAN : 90
COD : 11.07
PRD : 99.14

COV : 16.94
STD : 15.26
Avg. Abs. Dev : 10.85
MAX Sales Ratio : 108.04
MIN Sales Ratio : 51.94

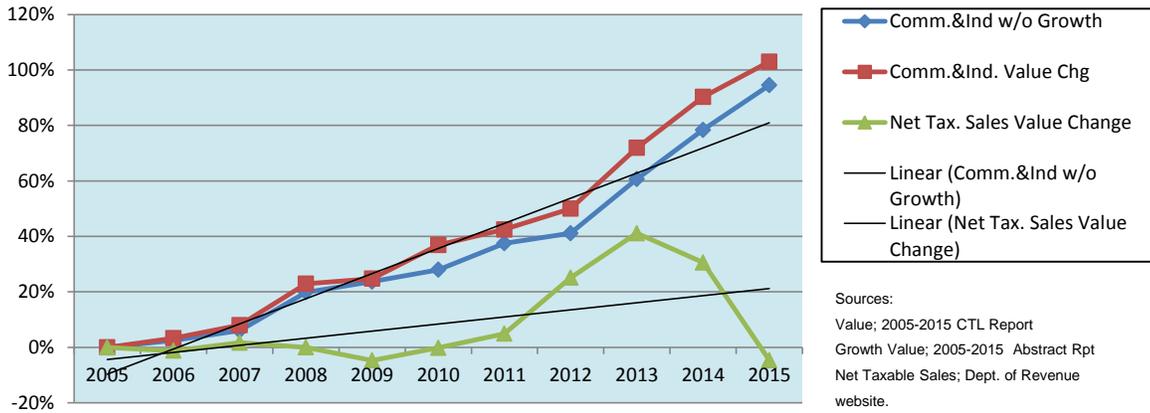
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95% Wgt. Mean C.I. : 83.36 to 98.32
95% Mean C.I. : 82.47 to 97.65

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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
340	2	83.66	83.66	88.40	17.02	94.64	69.42	97.89	N/A	75,000	66,298
344	3	98.05	94.12	96.45	04.59	97.58	85.41	98.91	N/A	109,667	105,777
350	1	95.82	95.82	95.82	00.00	100.00	95.82	95.82	N/A	11,000	10,540
352	3	99.58	99.57	99.59	00.11	99.98	99.41	99.73	N/A	152,500	151,868
384	2	86.93	86.93	90.92	24.28	95.61	65.82	108.04	N/A	74,000	67,283
386	1	99.13	99.13	99.13	00.00	100.00	99.13	99.13	N/A	91,000	90,210
406	4	93.04	85.58	77.65	18.37	110.21	51.94	104.30	N/A	66,250	51,441
528	2	80.79	80.79	77.81	05.12	103.83	76.65	84.92	N/A	107,500	83,643
<u> </u> ALL <u> </u>	18	97.97	90.06	90.84	11.07	99.14	51.94	108.04	84.92 to 99.58	92,583	84,105

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	\$ 35,560,675	\$ 122,485	0.34%	\$ 35,438,190	-	\$ 38,632,556	-
2006	\$ 36,732,090	\$ 274,050	0.75%	\$ 36,458,040	2.52%	\$ 38,143,930	-1.26%
2007	\$ 38,381,260	\$ 674,435	1.76%	\$ 37,706,825	2.65%	\$ 39,268,911	2.95%
2008	\$ 43,720,360	\$ 1,103,875	2.52%	\$ 42,616,485	11.03%	\$ 38,611,063	-1.68%
2009	\$ 44,350,675	\$ 378,770	0.85%	\$ 43,971,905	0.58%	\$ 36,798,864	-4.69%
2010	\$ 48,686,600	\$ 3,184,830	6.54%	\$ 45,501,770	2.60%	\$ 38,553,605	4.77%
2011	\$ 50,677,280	\$ 1,787,200	3.53%	\$ 48,890,080	0.42%	\$ 40,528,453	5.12%
2012	\$ 53,334,845	\$ 3,148,817	5.90%	\$ 50,186,028	-0.97%	\$ 48,319,842	19.22%
2013	\$ 61,133,962	\$ 4,005,020	6.55%	\$ 57,128,942	7.11%	\$ 54,518,292	12.83%
2014	\$ 67,672,165	\$ 4,236,470	6.26%	\$ 63,435,695	3.77%	\$ 50,444,585	-7.47%
2015	\$ 72,170,510	\$ 2,996,115	4.15%	\$ 69,174,395	2.22%	\$ 36,821,124	-27.01%
Ann %chg	7.33%			Average	3.19%	3.01%	0.28%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	2.52%	3.29%	-1.26%
2007	6.04%	7.93%	1.65%
2008	19.84%	22.95%	-0.06%
2009	23.65%	24.72%	-4.75%
2010	27.96%	36.91%	-0.20%
2011	37.48%	42.51%	4.91%
2012	41.13%	49.98%	25.08%
2013	60.65%	71.91%	41.12%
2014	78.39%	90.30%	30.58%
2015	94.52%	102.95%	-4.69%

County Number
 County Name

30 Fillmore

PAD 2016 R&O Statistics (Using 2016 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 37
 Total Sales Price : 33,975,245
 Total Adj. Sales Price : 33,975,245
 Total Assessed Value : 23,758,018
 Avg. Adj. Sales Price : 918,250
 Avg. Assessed Value : 642,109

MEDIAN : 70
 WGT. MEAN : 70
 MEAN : 73
 COD : 13.34
 PRD : 103.76

COV : 14.88
 STD : 10.80
 Avg. Abs. Dev : 09.32
 MAX Sales Ratio : 91.41
 MIN Sales Ratio : 51.78

95% Median C.I. : 66.23 to 78.19
 95% Wgt. Mean C.I. : 66.50 to 73.35
 95% Mean C.I. : 69.08 to 76.04

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	10	72.22	73.12	71.69	09.11	101.99	64.44	86.00	66.23 to 80.17	894,989	641,576
01-JAN-13 To 31-MAR-13	4	62.12	67.05	62.44	15.47	107.38	54.27	89.68	N/A	963,350	601,524
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	4	63.91	65.43	65.20	05.10	100.35	60.57	73.33	N/A	855,226	557,575
01-JAN-14 To 31-MAR-14	1	86.84	86.84	86.84	00.00	100.00	86.84	86.84	N/A	355,500	308,715
01-APR-14 To 30-JUN-14	4	66.80	67.64	71.07	14.82	95.17	51.78	85.18	N/A	997,785	709,086
01-JUL-14 To 30-SEP-14	2	86.16	86.16	84.93	06.09	101.45	80.91	91.41	N/A	456,712	387,865
01-OCT-14 To 31-DEC-14	7	73.04	71.60	70.03	10.34	102.24	58.96	81.65	58.96 to 81.65	1,286,184	900,738
01-JAN-15 To 31-MAR-15	1	62.81	62.81	62.81	00.00	100.00	62.81	62.81	N/A	1,700,000	1,067,705
01-APR-15 To 30-JUN-15	4	85.21	82.49	79.00	07.43	104.42	69.54	89.99	N/A	446,926	353,051
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	14	67.46	71.38	68.90	11.90	103.60	54.27	89.68	63.63 to 80.17	914,521	630,132
01-OCT-13 To 30-SEP-14	11	69.89	71.95	70.86	14.81	101.54	51.78	91.41	60.57 to 86.84	789,179	559,190
01-OCT-14 To 30-SEP-15	12	75.55	74.50	70.33	11.90	105.93	58.96	89.99	62.81 to 82.77	1,040,916	732,090
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	8	63.71	66.24	63.74	10.16	103.92	54.27	89.68	54.27 to 89.68	909,288	579,549
01-JAN-14 To 31-DEC-14	14	75.55	73.64	71.69	13.12	102.72	51.78	91.41	62.18 to 85.18	1,018,811	730,425
<u>ALL</u>	37	69.89	72.56	69.93	13.34	103.76	51.78	91.41	66.23 to 78.19	918,250	642,109

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	27	69.89	72.15	69.82	13.29	103.34	51.78	91.41	63.78 to 80.80	1,060,748	740,591
2	10	69.92	73.66	70.52	13.43	104.45	60.57	89.99	63.63 to 87.64	533,504	376,207
<u>ALL</u>	37	69.89	72.56	69.93	13.34	103.76	51.78	91.41	66.23 to 78.19	918,250	642,109

30 Fillmore
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

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STD : 10.80
Avg. Abs. Dev : 09.32
MAX Sales Ratio : 91.41
MIN Sales Ratio : 51.78

95% Median C.I. : 66.23 to 78.19
95% Wgt. Mean C.I. : 66.50 to 73.35
95% Mean C.I. : 69.08 to 76.04

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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	6	72.90	73.52	72.48	10.03	101.43	63.70	82.77	63.70 to 82.77	933,408	676,493
1	6	72.90	73.52	72.48	10.03	101.43	63.70	82.77	63.70 to 82.77	933,408	676,493
_____Dry_____											
County	7	86.84	80.46	78.21	10.16	102.88	63.63	91.41	63.63 to 91.41	375,506	293,695
1	1	91.41	91.41	91.41	00.00	100.00	91.41	91.41	N/A	349,336	319,318
2	6	82.15	78.63	76.19	11.60	103.20	63.63	89.99	63.63 to 89.99	379,868	289,424
_____Grass_____											
County	1	60.57	60.57	60.57	00.00	100.00	60.57	60.57	N/A	185,658	112,445
2	1	60.57	60.57	60.57	00.00	100.00	60.57	60.57	N/A	185,658	112,445
_____ALL_____	37	69.89	72.56	69.93	13.34	103.76	51.78	91.41	66.23 to 78.19	918,250	642,109

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	21	69.89	72.18	70.39	11.36	102.54	54.27	89.68	64.44 to 80.17	1,127,226	793,457
1	20	71.47	72.56	70.81	11.28	102.47	54.27	89.68	67.10 to 80.17	1,106,087	783,187
2	1	64.44	64.44	64.44	00.00	100.00	64.44	64.44	N/A	1,550,000	998,859
_____Dry_____											
County	8	82.15	76.87	74.30	14.73	103.46	51.78	91.41	51.78 to 91.41	385,654	286,542
1	2	71.60	71.60	68.95	27.68	103.84	51.78	91.41	N/A	403,013	277,897
2	6	82.15	78.63	76.19	11.60	103.20	63.63	89.99	63.63 to 89.99	379,868	289,424
_____Grass_____											
County	1	60.57	60.57	60.57	00.00	100.00	60.57	60.57	N/A	185,658	112,445
2	1	60.57	60.57	60.57	00.00	100.00	60.57	60.57	N/A	185,658	112,445
_____ALL_____	37	69.89	72.56	69.93	13.34	103.76	51.78	91.41	66.23 to 78.19	918,250	642,109

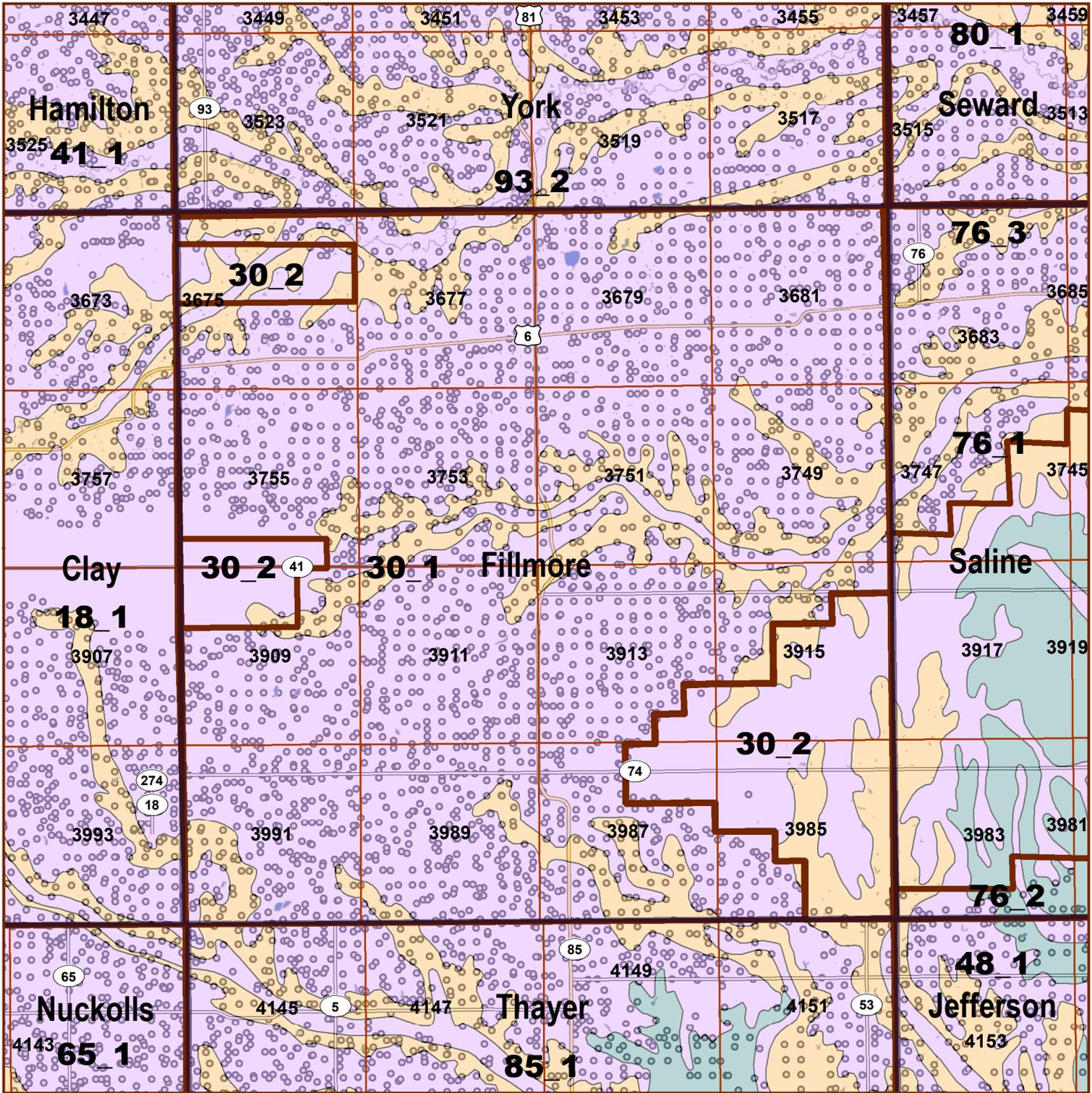
Fillmore County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Fillmore	1	7,300	7,200	7,100	7,000	6,700	n/a	6,300	6,150	7,074
Clay	1	6,835	6,835	6,630	6,630	6,475	n/a	6,325	6,325	6,733
Hamilton	1	7,300	7,300	7,199	7,200	7,100	7,100	6,989	7,000	7,251
Saline	3	7,248	7,247	7,141	6,893	6,196	5,150	5,144	4,920	6,889
Seward	1	7,600	7,500	7,200	7,149	6,900	n/a	5,300	4,789	7,068
Thayer	1	7,300	7,300	7,225	6,899	6,650	6,445	6,400	6,400	7,048
York	1	7,300	7,100	6,940	6,940	6,380	n/a	6,200	6,200	7,035
Fillmore	2	7,300	7,200	7,100	7,000	6,700	6,500	6,300	6,150	7,084
Clay	1	6,835	6,835	6,630	6,630	6,475	n/a	6,325	6,325	6,733
Saline	1	4,350	4,323	3,499	3,500	3,474	3,475	3,325	3,325	3,894
Thayer	1	7,300	7,300	7,225	6,899	6,650	6,445	6,400	6,400	7,048

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Fillmore	1	4,255	4,215	4,115	4,065	3,895	n/a	3,620	3,555	4,102
Clay	1	3,645	3,495	3,365	3,265	3,160	n/a	3,060	3,060	3,403
Hamilton	1	5,000	5,000	4,800	4,800	4,700	4,700	4,600	4,600	4,885
Saline	3	4,693	4,688	4,224	4,140	4,043	3,523	3,517	3,347	4,260
Seward	1	5,900	5,800	5,300	5,300	5,300	3,850	3,800	2,900	5,213
Thayer	1	4,675	4,675	4,500	4,500	4,165	4,100	4,100	4,099	4,470
York	1	5,376	5,376	4,900	4,900	4,700	n/a	4,600	4,600	5,100
Fillmore	2	4,155	4,105	4,005	3,925	3,790	3,650	3,515	3,455	4,005
Clay	1	3,645	3,495	3,365	3,265	3,160	n/a	3,060	3,060	3,403
Saline	1	3,797	3,797	3,522	3,522	3,297	3,079	2,999	2,916	3,542
Thayer	1	4,675	4,675	4,500	4,500	4,165	4,100	4,100	4,099	4,470

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Fillmore	1	1,660	1,641	1,580	1,520	1,532	n/a	1,401	1,400	1,489
Clay	1	1,530	1,530	1,530	1,530	1,455	n/a	1,455	1,455	1,477
Hamilton	1	2,300	2,300	2,200	2,200	2,100	2,100	2,000	2,000	2,080
Saline	3	1,925	1,950	1,923	1,924	1,875	1,673	1,649	1,548	1,751
Seward	1	2,091	2,082	1,970	1,944	1,761	1,800	1,696	1,599	1,738
Thayer	1	1,485	1,485	1,465	1,465	1,450	1,450	1,450	1,400	1,437
York	1	2,119	2,045	1,804	1,801	1,684	n/a	1,564	1,559	1,670
Fillmore	2	1,660	1,640	1,580	1,520	1,500	1,420	1,400	1,400	1,495
Clay	1	1,530	1,530	1,530	1,530	1,455	n/a	1,455	1,455	1,477
Saline	1	1,940	1,948	1,924	1,924	1,874	1,653	1,649	1,540	1,747
Thayer	1	1,485	1,485	1,465	1,465	1,450	1,450	1,450	1,400	1,437

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



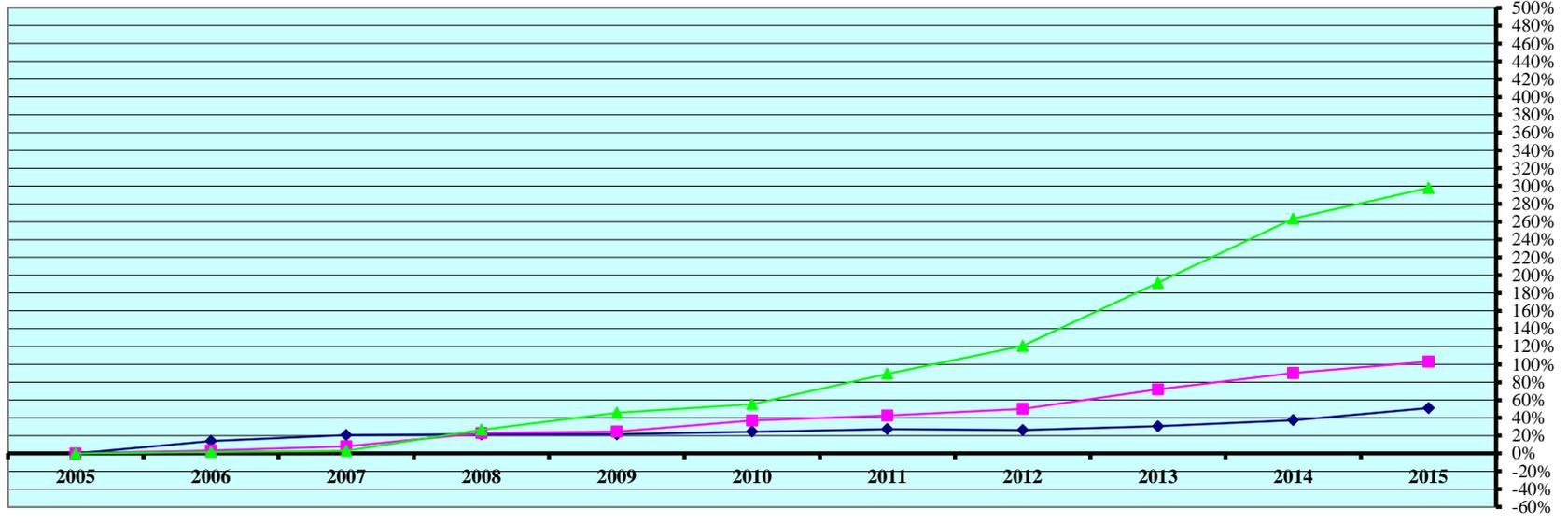
Legend

- 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

Fillmore 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	110,321,870	--	--	--	35,560,675	--	--	--	448,992,440	--	--	--
2006	125,616,602	15,294,732	13.86%	13.86%	36,732,090	1,171,415	3.29%	3.29%	456,144,825	7,152,385	1.59%	1.59%
2007	133,028,989	7,412,387	5.90%	20.58%	38,381,260	1,649,170	4.49%	7.93%	462,217,940	6,073,115	1.33%	2.95%
2008	134,153,381	1,124,392	0.85%	21.60%	43,720,360	5,339,100	13.91%	22.95%	569,294,630	107,076,690	23.17%	26.79%
2009	134,047,566	-105,815	-0.08%	21.51%	44,350,675	630,315	1.44%	24.72%	654,110,735	84,816,105	14.90%	45.68%
2010	137,309,140	3,261,574	2.43%	24.46%	48,686,600	4,335,925	9.78%	36.91%	697,386,255	43,275,520	6.62%	55.32%
2011	140,522,840	3,213,700	2.34%	27.38%	50,677,280	1,990,680	4.09%	42.51%	850,782,210	153,395,955	22.00%	89.49%
2012	139,347,735	-1,175,105	-0.84%	26.31%	53,334,845	2,657,565	5.24%	49.98%	991,174,565	140,392,355	16.50%	120.76%
2013	143,949,733	4,601,998	3.30%	30.48%	61,133,962	7,799,117	14.62%	71.91%	1,308,528,885	317,354,320	32.02%	191.44%
2014	151,618,607	7,668,874	5.33%	37.43%	67,672,165	6,538,203	10.69%	90.30%	1,631,796,795	323,267,910	24.70%	263.44%
2015	166,481,550	14,862,943	9.80%	50.91%	72,170,510	4,498,345	6.65%	102.95%	1,785,836,815	154,040,020	9.44%	297.74%

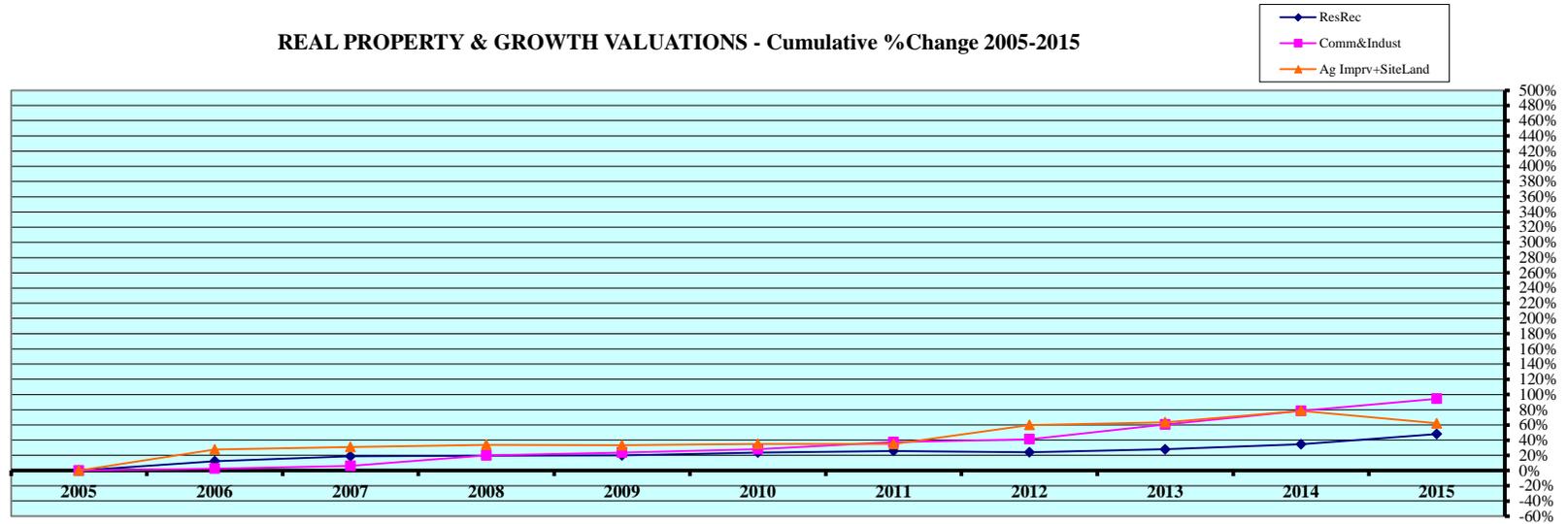
Rate Annual %chg: Residential & Recreational **4.20%** Commercial & Industrial **7.33%** Agricultural Land **14.80%**

Cnty# **30**
County **FILLMORE**

CHART 1 EXHIBIT 30B 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	110,321,870	1,082,055	0.98%	109,239,815	--	--	35,560,675	122,485	0.34%	35,438,190	--	--	
2006	125,616,602	1,816,490	1.45%	123,800,112	12.22%	12.22%	36,732,090	274,050	0.75%	36,458,040	2.52%	2.52%	
2007	133,028,989	1,905,115	1.43%	131,123,874	4.38%	18.86%	38,381,260	674,435	1.76%	37,706,825	2.65%	6.04%	
2008	134,153,381	2,162,235	1.61%	131,991,146	-0.78%	19.64%	43,720,360	1,103,875	2.52%	42,616,485	11.03%	19.84%	
2009	134,047,566	1,803,545	1.35%	132,244,021	-1.42%	19.87%	44,350,675	378,770	0.85%	43,971,905	0.58%	23.65%	
2010	137,309,140	998,110	0.73%	136,311,030	1.69%	23.56%	48,686,600	3,184,830	6.54%	45,501,770	2.60%	27.96%	
2011	140,522,840	1,887,680	1.34%	138,635,160	0.97%	25.66%	50,677,280	1,787,200	3.53%	48,890,080	0.42%	37.48%	
2012	139,347,735	2,504,614	1.80%	136,843,121	-2.62%	24.04%	53,334,845	3,148,817	5.90%	50,186,028	-0.97%	41.13%	
2013	143,949,733	2,814,080	1.95%	141,135,653	1.28%	27.93%	61,133,962	4,005,020	6.55%	57,128,942	7.11%	60.65%	
2014	151,618,607	3,236,605	2.13%	148,382,002	3.08%	34.50%	67,672,165	4,236,470	6.26%	63,435,695	3.77%	78.39%	
2015	166,481,550	3,188,530	1.92%	163,293,020	7.70%	48.02%	72,170,510	2,996,115	4.15%	69,174,395	2.22%	94.52%	
Rate Ann%chg	4.20%			Resid & Rec. w/o growth			7.33%			C & I w/o growth			3.19%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	24,528,695	22,063,685	46,592,380	1,537,010	3.30%	45,055,370	--	--
2006	32,806,105	28,177,389	60,983,494	1,448,135	2.37%	59,535,359	27.78%	27.78%
2007	32,793,375	29,181,301	61,974,676	983,645	1.59%	60,991,031	0.01%	30.90%
2008	33,191,030	30,129,025	63,320,055	915,655	1.45%	62,404,400	0.69%	33.94%
2009	32,809,835	31,142,353	63,952,188	1,802,605	2.82%	62,149,583	-1.85%	33.39%
2010	32,507,570	32,220,188	64,727,758	1,723,967	2.66%	63,003,791	-1.48%	35.22%
2011	31,989,135	35,901,094	67,890,229	4,983,755	7.34%	62,906,474	-2.81%	35.01%
2012	33,834,765	44,483,786	78,318,551	3,787,150	4.84%	74,531,401	9.78%	59.96%
2013	34,194,405	46,756,001	80,950,406	4,754,600	5.87%	76,195,806	-2.71%	63.54%
2014	35,613,845	52,818,706	88,432,551	5,174,880	5.85%	83,257,671	2.85%	78.69%
2015	26,917,900	51,407,368	78,325,268	2,797,960	3.57%	75,527,308	-14.59%	62.10%
Rate Ann%chg	0.93%	8.83%	5.33%	Ag Imprv+Site w/o growth		1.77%		

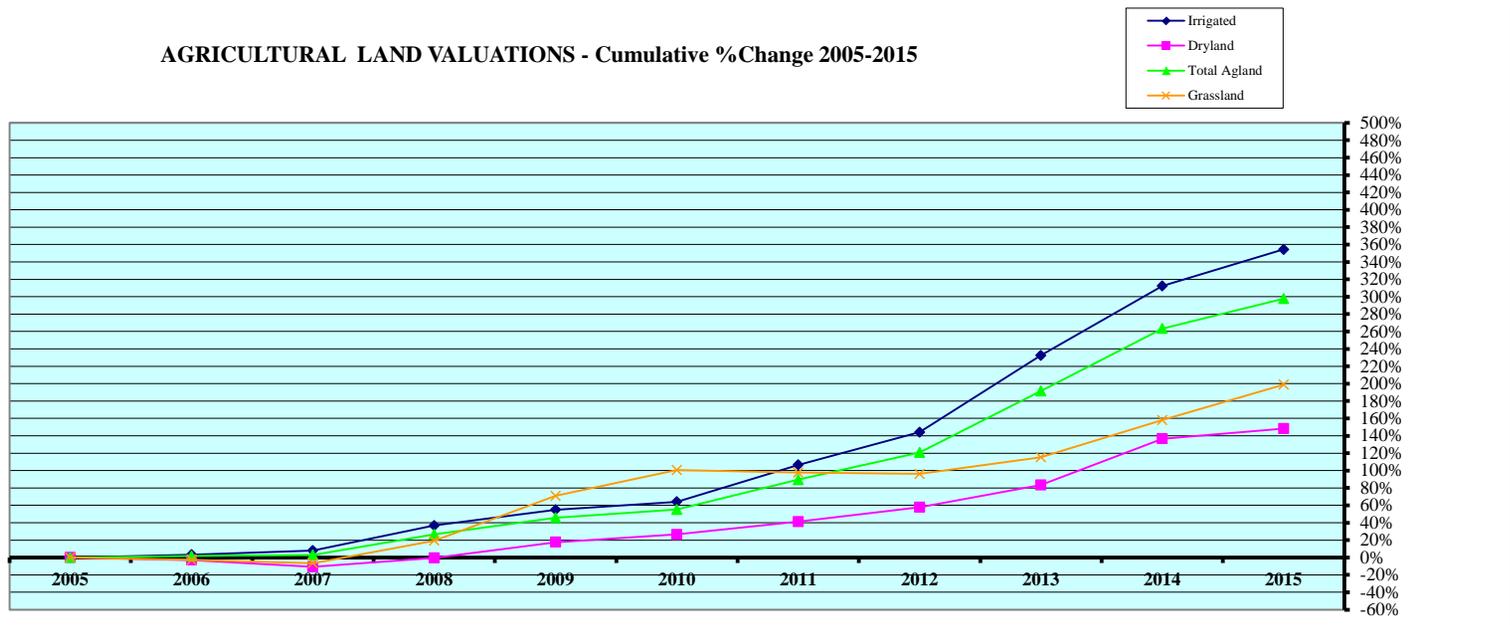
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# **30**
 County **FILLMORE**

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	323,427,140	--	--	--	114,111,505	--	--	--	10,658,340	--	--	--
2006	334,214,050	10,786,910	3.34%	3.34%	110,808,595	-3,302,910	-2.89%	-2.89%	10,364,820	-293,520	-2.75%	-2.75%
2007	349,636,130	15,422,080	4.61%	8.10%	101,929,435	-8,879,160	-8.01%	-10.68%	9,955,095	-409,725	-3.95%	-6.60%
2008	442,436,585	92,800,455	26.54%	36.80%	113,565,600	11,636,165	11.42%	-0.48%	12,735,205	2,780,110	27.93%	19.49%
2009	501,086,385	58,649,800	13.26%	54.93%	134,252,240	20,686,640	18.22%	17.65%	18,207,700	5,472,495	42.97%	70.83%
2010	531,004,670	29,918,285	5.97%	64.18%	144,365,565	10,113,325	7.53%	26.51%	21,373,885	3,166,185	17.39%	100.54%
2011	668,040,405	137,035,735	25.81%	106.55%	161,039,905	16,674,340	11.55%	41.13%	21,056,625	-317,260	-1.48%	97.56%
2012	789,425,535	121,385,130	18.17%	144.08%	180,007,610	18,967,705	11.78%	57.75%	20,904,405	-152,220	-0.72%	96.13%
2013	1,075,469,440	286,043,905	36.23%	232.52%	209,264,815	29,257,205	16.25%	83.39%	22,943,115	2,038,710	9.75%	115.26%
2014	1,333,514,770	258,045,330	23.99%	312.31%	269,950,525	60,685,710	29.00%	136.57%	27,499,205	4,556,090	19.86%	158.01%
2015	1,469,480,735	135,965,965	10.20%	354.35%	283,454,800	13,504,275	5.00%	148.40%	31,865,180	4,365,975	15.88%	198.97%

Rate Ann.%chg: Irrigated **16.34%** Dryland **9.53%** Grassland **11.57%**

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	188,565	--	--	--	606,890	--	--	--	448,992,440	--	--	--
2006	183,830	-4,735	-2.51%	-2.51%	573,530	-33,360	-5.50%	-5.50%	456,144,825	7,152,385	1.59%	1.59%
2007	132,890	-50,940	-27.71%	-29.53%	564,390	-9,140	-1.59%	-7.00%	462,217,940	6,073,115	1.33%	2.95%
2008	78,735	-54,155	-40.75%	-58.25%	478,505	-85,885	-15.22%	-21.15%	569,294,630	107,076,690	23.17%	26.79%
2009	80,715	1,980	2.51%	-57.20%	483,695	5,190	1.08%	-20.30%	654,110,735	84,816,105	14.90%	45.68%
2010	158,195	77,480	95.99%	-16.11%	483,940	245	0.05%	-20.26%	697,386,255	43,275,520	6.62%	55.32%
2011	170,735	12,540	7.93%	-9.46%	474,540	-9,400	-1.94%	-21.81%	850,782,210	153,395,955	22.00%	89.49%
2012	307,530	136,795	80.12%	63.09%	529,485	54,945	11.58%	-12.75%	991,174,565	140,392,355	16.50%	120.76%
2013	321,870	14,340	4.66%	70.69%	529,645	160	0.03%	-12.73%	1,308,528,885	317,354,320	32.02%	191.44%
2014	322,100	230	0.07%	70.82%	510,195	-19,450	-3.67%	-15.93%	1,631,796,795	323,267,910	24.70%	263.44%
2015	603,870	281,770	87.48%	220.25%	432,230	-77,965	-15.28%	-28.78%	1,785,836,815	154,040,020	9.44%	297.74%

Cnty# **30**
County **FILLMORE**

Rate Ann.%chg: Total Agric Land **14.80%**

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	319,019,825	199,331	1,600			116,772,510	109,322	1,068			10,747,475	30,352	354		
2006	333,811,475	208,569	1,600	0.00%	0.00%	111,187,125	101,341	1,097	2.72%	2.72%	10,336,555	29,303	353	-0.38%	-0.38%
2007	345,026,175	215,643	1,600	-0.03%	-0.03%	104,330,700	95,323	1,094	-0.24%	2.47%	10,068,245	28,530	353	0.04%	-0.34%
2008	443,222,865	221,894	1,997	24.84%	24.81%	113,158,570	91,650	1,235	12.81%	15.59%	12,695,205	27,417	463	31.21%	30.77%
2009	500,895,815	222,920	2,247	12.49%	40.40%	134,590,095	90,669	1,484	20.23%	38.97%	18,097,485	27,267	664	43.34%	87.44%
2010	530,646,470	223,806	2,371	5.52%	48.15%	144,535,050	89,785	1,610	8.45%	50.71%	21,334,225	27,044	789	18.86%	122.79%
2011	667,724,025	224,800	2,970	25.28%	85.59%	161,160,510	89,060	1,810	12.41%	69.41%	21,018,510	26,628	789	0.06%	122.92%
2012	789,678,715	227,022	3,478	17.11%	117.34%	179,658,315	87,231	2,060	13.82%	92.82%	20,740,000	26,272	789	0.01%	122.95%
2013	1,073,941,380	229,606	4,677	34.47%	192.25%	209,916,770	85,219	2,463	19.60%	130.61%	23,083,670	25,951	890	12.67%	151.20%
2014	1,331,694,210	234,627	5,676	21.35%	254.64%	271,500,890	80,750	3,362	36.50%	214.77%	27,617,175	25,343	1,090	22.51%	207.75%
2015	1,469,280,205	237,952	6,175	8.79%	285.81%	284,811,475	77,823	3,660	8.85%	242.62%	31,929,545	24,734	1,291	18.46%	264.57%

Rate Annual %chg Average Value/Acre: 14.46%

13.10%

13.81%

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	197,710	3,864	51			461,560	577	800			447,199,080	343,445	1,302		
2006	194,860	3,777	52	0.83%	0.83%	439,415	549	800	0.00%	0.00%	455,969,430	343,538	1,327	1.93%	1.93%
2007	185,410	3,496	53	2.79%	3.64%	411,190	514	800	0.00%	0.00%	460,021,720	343,506	1,339	0.90%	2.85%
2008	156,780	2,500	63	18.23%	22.54%	419,365	557	752	-5.94%	-5.94%	569,652,785	344,018	1,656	23.65%	27.17%
2009	162,125	2,607	62	-0.82%	21.53%	412,190	548	752	-0.10%	-6.04%	654,157,710	344,012	1,902	14.84%	46.04%
2010	295,610	2,678	110	77.47%	115.68%	418,770	557	752	0.10%	-5.95%	697,230,125	343,869	2,028	6.63%	55.72%
2011	307,390	2,796	110	-0.40%	114.82%	409,370	548	747	-0.71%	-6.61%	850,619,805	343,832	2,474	22.01%	90.00%
2012	306,560	2,788	110	0.03%	114.88%	408,580	547	747	-0.01%	-6.62%	990,792,170	343,859	2,881	16.47%	121.29%
2013	306,750	2,790	110	-0.01%	114.86%	395,105	509	777	3.99%	-2.90%	1,307,643,675	344,075	3,800	31.90%	191.87%
2014	319,330	2,915	110	-0.35%	114.10%	375,745	485	775	-0.22%	-3.11%	1,631,507,350	344,120	4,741	24.75%	264.11%
2015	607,470	2,970	205	86.72%	299.76%	357,795	456	785	1.26%	-1.89%	1,786,986,490	343,934	5,196	9.59%	299.03%

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FILLMORE

Rate Annual %chg Average Value/Acre: 14.84%

(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
5,890	FILLMORE	154,275,355	13,613,313	13,752,072	166,481,550	61,070,415	11,100,095	0	1,785,836,815	26,917,900	51,407,368	0	2,284,454,883
cnty.sector.value % of total value:		6.75%	0.60%	0.60%	7.29%	2.67%	0.49%		78.17%	1.18%	2.25%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
591	EXETER	4,049,457	410,931	658,805	15,612,010	5,552,388	0	0	157,365	21,060	5,130	0	26,467,146
10.03%	%sector of county sector	2.62%	3.02%	4.79%	9.38%	9.09%			0.01%	0.08%	0.01%		1.16%
	%sector of municipality	15.30%	1.55%	2.49%	58.99%	20.98%			0.59%	0.08%	0.02%		100.00%
560	FAIRMONT	43,629,998	572,864	1,296,546	11,255,691	4,979,670	328,000	0	251,145	10,000	20,795	0	62,344,709
9.51%	%sector of county sector	28.28%	4.21%	9.43%	6.76%	8.15%	2.95%		0.01%	0.04%	0.04%		2.73%
	%sector of municipality	69.98%	0.92%	2.08%	18.05%	7.99%	0.53%		0.40%	0.02%	0.03%		100.00%
2,217	GENEVA	5,316,209	802,263	316,450	69,599,105	22,424,982	5,653,340	0	181,430	15,500	7,200	0	104,316,479
37.64%	%sector of county sector	3.45%	5.89%	2.30%	41.81%	36.72%	50.93%		0.01%	0.06%	0.01%		4.57%
	%sector of municipality	5.10%	0.77%	0.30%	66.72%	21.50%	5.42%		0.17%	0.01%	0.01%		100.00%
126	GRAFTON	28,072	180,840	389,965	2,808,545	2,597,075	0	0	214,385	0	36,505	0	6,255,387
2.14%	%sector of county sector	0.02%	1.33%	2.84%	1.69%	4.25%			0.01%	0.07%	0.27%		0.27%
	%sector of municipality	0.45%	2.89%	6.23%	44.90%	41.52%			3.43%		0.58%		100.00%
285	MILLIGAN	464,674	110,506	13,871	6,443,610	5,694,490	0	0	0	0	0	0	12,727,151
4.84%	%sector of county sector	0.30%	0.81%	0.10%	3.87%	9.32%							0.56%
	%sector of municipality	3.65%	0.87%	0.11%	50.63%	44.74%							100.00%
115	OHIOWA	74,627	37,860	8,124	1,317,240	1,309,760	0	0	34,485	0	0	0	2,782,096
1.95%	%sector of county sector	0.05%	0.28%	0.06%	0.79%	2.14%			0.00%	1.24%			0.12%
	%sector of municipality	2.68%	1.36%	0.29%	47.35%	47.08%							100.00%
341	SHICKLEY	546,906	50,042	10,738	10,987,750	2,695,120	156,765	0	27,915	0	0	0	14,475,236
5.79%	%sector of county sector	0.35%	0.37%	0.08%	6.60%	4.41%	1.41%		0.00%				0.63%
	%sector of municipality	3.78%	0.35%	0.07%	75.91%	18.62%	1.08%		0.19%				100.00%
29	STRANG	481,088	2,008	431	410,495	284,310	0	0	5,100	64,605	29,205	0	1,277,242
0.49%	%sector of county sector	0.31%	0.01%	0.00%	0.25%	0.47%			0.00%	0.24%	0.06%		0.06%
	%sector of municipality	37.67%	0.16%	0.03%	32.14%	22.26%			0.40%	5.06%	2.29%		100.00%
4,264	Total Municipalities	54,591,031	2,167,314	2,694,930	118,434,446	45,537,795	6,138,105	0	871,825	111,165	98,835	0	230,645,446
72.39%	%all municip.sect of cnty	35.39%	15.92%	19.60%	71.14%	74.57%	55.30%		0.05%	0.41%	0.19%		10.10%

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
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CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 6,770	Value : 2,371,032,645	Growth 11,679,519	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	295	596,915	51	501,340	227	2,215,385	573	3,313,640	
02. Res Improve Land	1,960	5,572,260	60	586,505	248	2,421,450	2,268	8,580,215	
03. Res Improvements	1,969	116,148,430	63	8,933,080	262	38,055,765	2,294	163,137,275	
04. Res Total	2,264	122,317,605	114	10,020,925	489	42,692,600	2,867	175,031,130	2,592,405
% of Res Total	78.97	69.88	3.98	5.73	17.06	24.39	42.35	7.38	22.20
05. Com UnImp Land	63	333,825	9	171,975	4	539,115	76	1,044,915	
06. Com Improve Land	395	2,251,200	41	1,304,355	10	471,100	446	4,026,655	
07. Com Improvements	405	49,859,180	43	7,931,855	12	3,300,920	460	61,091,955	
08. Com Total	468	52,444,205	52	9,408,185	16	4,311,135	536	66,163,525	6,449,920
% of Com Total	87.31	79.26	9.70	14.22	2.99	6.52	7.92	2.79	55.22
09. Ind UnImp Land	1	55,800	1	54,150	0	0	2	109,950	
10. Ind Improve Land	2	335,200	10	568,425	1	42,240	13	945,865	
11. Ind Improvements	2	149,565	10	8,723,350	1	318,870	13	9,191,785	
12. Ind Total	3	540,565	11	9,345,925	1	361,110	15	10,247,600	83,850
% of Ind Total	20.00	5.28	73.33	91.20	6.67	3.52	0.22	0.43	0.72
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	2,264	122,317,605	114	10,020,925	489	42,692,600	2,867	175,031,130	2,592,405
% of Res & Rec Total	78.97	69.88	3.98	5.73	17.06	24.39	42.35	7.38	22.20
Com & Ind Total	471	52,984,770	63	18,754,110	17	4,672,245	551	76,411,125	6,533,770
% of Com & Ind Total	85.48	69.34	11.43	24.54	3.09	6.11	8.14	3.22	55.94
17. Taxable Total	2,735	175,302,375	177	28,775,035	506	47,364,845	3,418	251,442,255	9,126,175
% of Taxable Total	80.02	69.72	5.18	11.44	14.80	18.84	50.49	10.60	78.14

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	2,280	244,260	1	305,085	13,818,140
20. Industrial	1	328,000	47,960,884	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	364,275	435,860	3	671,640	14,498,260
20. Industrial	0	0	0	1	328,000	47,960,884
21. Other	0	0	0	0	0	0
22. Total Sch II				4	999,640	62,459,144

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	210	33	83	326

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	50	1,533,810	289	148,341,570	2,228	1,412,398,145	2,567	1,562,273,525
28. Ag-Improved Land	8	146,905	99	45,876,665	801	444,395,090	908	490,418,660
29. Ag Improvements	6	157,640	82	7,538,785	697	59,201,780	785	66,898,205
30. Ag Total							3,352	2,119,590,390

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	10,000	
32. HomeSite Improv Land	2	2.00	20,000	39	40.00	400,000	
33. HomeSite Improvements	2	0.00	57,145	39	0.00	2,893,060	
34. HomeSite Total							
35. FarmSite UnImp Land	3	2.46	7,380	30	73.46	180,895	
36. FarmSite Improv Land	5	5.02	15,060	64	247.97	654,625	
37. FarmSite Improvements	5	0.00	100,495	77	0.00	4,645,725	
38. FarmSite Total							
39. Road & Ditches	2	3.24	0	274	630.60	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	18.01	180,100	19	19.01	190,100	
32. HomeSite Improv Land	311	312.20	3,122,000	352	354.20	3,542,000	
33. HomeSite Improvements	319	0.00	20,089,350	360	0.00	23,039,555	0
34. HomeSite Total				379	373.21	26,771,655	
35. FarmSite UnImp Land	170	414.86	947,260	203	490.78	1,135,535	
36. FarmSite Improv Land	526	1,983.61	5,178,285	595	2,236.60	5,847,970	
37. FarmSite Improvements	667	0.00	39,112,430	749	0.00	43,858,650	2,553,344
38. FarmSite Total				952	2,727.38	50,842,155	
39. Road & Ditches	2,787	7,328.43	0	3,063	7,962.27	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,331	11,062.86	77,613,810	2,553,344

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	253.30	521,980
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	5	640.02	2,292,545	7	893.32	2,814,525

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	6,344.16	2.73%	46,312,345	2.82%	7,300.00
46. 1A	130,722.96	56.22%	941,195,430	57.22%	7,199.92
47. 2A1	45,254.36	19.46%	321,305,865	19.54%	7,100.00
48. 2A	15,552.28	6.69%	108,865,960	6.62%	7,000.00
49. 3A1	23,260.36	10.00%	155,844,415	9.48%	6,700.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	8,399.49	3.61%	52,916,790	3.22%	6,300.00
52. 4A	2,977.62	1.28%	18,312,460	1.11%	6,150.03
53. Total	232,511.23	100.00%	1,644,753,265	100.00%	7,073.87
Dry					
54. 1D1	1,851.16	4.44%	7,876,710	4.60%	4,255.01
55. 1D	22,562.72	54.11%	95,101,960	55.60%	4,215.00
56. 2D1	5,666.93	13.59%	23,319,455	13.63%	4,115.01
57. 2D	2,821.51	6.77%	11,469,455	6.71%	4,065.01
58. 3D1	5,553.58	13.32%	21,631,185	12.65%	3,895.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,131.15	5.11%	7,714,700	4.51%	3,619.97
61. 4D	1,107.60	2.66%	3,937,545	2.30%	3,555.02
62. Total	41,694.65	100.00%	171,051,010	100.00%	4,102.47
Grass					
63. 1G1	596.00	3.80%	989,355	4.24%	1,659.99
64. 1G	2,390.97	15.24%	3,923,195	16.80%	1,640.84
65. 2G1	1,557.86	9.93%	2,461,385	10.54%	1,579.98
66. 2G	1,407.93	8.97%	2,140,020	9.16%	1,519.98
67. 3G1	1,614.58	10.29%	2,473,450	10.59%	1,531.95
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,087.34	13.30%	2,923,580	12.52%	1,400.62
70. 4G	6,033.83	38.46%	8,447,355	36.16%	1,400.00
71. Total	15,688.51	100.00%	23,358,340	100.00%	1,488.88
Irrigated Total					
Irrigated Total	232,511.23	79.32%	1,644,753,265	89.39%	7,073.87
Dry Total					
Dry Total	41,694.65	14.22%	171,051,010	9.30%	4,102.47
Grass Total					
Grass Total	15,688.51	5.35%	23,358,340	1.27%	1,488.88
72. Waste	2,847.07	0.97%	581,780	0.03%	204.34
73. Other	372.74	0.13%	281,110	0.02%	754.17
74. Exempt	15.44	0.01%	0	0.00%	0.00
75. Market Area Total	293,114.20	100.00%	1,840,025,505	100.00%	6,277.50

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,329.50	19.57%	9,705,350	20.16%	7,300.00
46. 1A	2,867.91	42.21%	20,648,995	42.90%	7,200.01
47. 2A1	1,124.13	16.54%	7,981,350	16.58%	7,100.02
48. 2A	394.45	5.81%	2,761,150	5.74%	7,000.00
49. 3A1	662.15	9.74%	4,436,370	9.22%	6,699.95
50. 3A	8.19	0.12%	53,235	0.11%	6,500.00
51. 4A1	219.33	3.23%	1,381,775	2.87%	6,299.98
52. 4A	189.16	2.78%	1,163,350	2.42%	6,150.08
53. Total	6,794.82	100.00%	48,131,575	100.00%	7,083.57
Dry					
54. 1D1	1,772.33	5.05%	7,364,025	5.24%	4,155.00
55. 1D	18,551.87	52.90%	76,155,370	54.22%	4,105.00
56. 2D1	5,512.03	15.72%	22,075,695	15.72%	4,005.00
57. 2D	2,987.33	8.52%	11,725,315	8.35%	3,925.01
58. 3D1	4,377.23	12.48%	16,589,740	11.81%	3,790.01
59. 3D	29.33	0.08%	107,060	0.08%	3,650.19
60. 4D1	1,370.90	3.91%	4,818,695	3.43%	3,514.99
61. 4D	470.62	1.34%	1,625,985	1.16%	3,454.98
62. Total	35,071.64	100.00%	140,461,885	100.00%	4,005.00
Grass					
63. 1G1	266.28	3.01%	442,025	3.34%	1,660.00
64. 1G	1,749.06	19.77%	2,868,475	21.68%	1,640.01
65. 2G1	756.18	8.55%	1,194,785	9.03%	1,580.03
66. 2G	985.03	11.13%	1,497,215	11.32%	1,519.97
67. 3G1	958.25	10.83%	1,437,370	10.86%	1,499.99
68. 3G	223.60	2.53%	317,515	2.40%	1,420.01
69. 4G1	1,275.42	14.41%	1,785,590	13.50%	1,400.00
70. 4G	2,634.47	29.77%	3,688,260	27.88%	1,400.00
71. Total	8,848.29	100.00%	13,231,235	100.00%	1,495.34
Irrigated Total					
	6,794.82	13.32%	48,131,575	23.83%	7,083.57
Dry Total					
	35,071.64	68.74%	140,461,885	69.55%	4,005.00
Grass Total					
	8,848.29	17.34%	13,231,235	6.55%	1,495.34
72. Waste	188.03	0.37%	36,595	0.02%	194.62
73. Other	118.51	0.23%	89,785	0.04%	757.62
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	51,021.29	100.00%	201,951,075	100.00%	3,958.17

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	164.44	1,171,020	21,492.08	152,410,050	217,649.53	1,539,303,770	239,306.05	1,692,884,840
77. Dry Land	99.56	416,120	9,196.34	37,271,325	67,470.39	273,825,450	76,766.29	311,512,895
78. Grass	31.88	51,135	2,077.41	3,151,140	22,427.51	33,387,300	24,536.80	36,589,575
79. Waste	0.00	0	207.65	49,310	2,827.45	569,065	3,035.10	618,375
80. Other	0.00	0	113.61	90,890	377.64	280,005	491.25	370,895
81. Exempt	0.00	0	15.44	0	0.00	0	15.44	0
82. Total	295.88	1,638,275	33,087.09	192,972,715	310,752.52	1,847,365,590	344,135.49	2,041,976,580

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	239,306.05	69.54%	1,692,884,840	82.90%	7,074.14
Dry Land	76,766.29	22.31%	311,512,895	15.26%	4,057.94
Grass	24,536.80	7.13%	36,589,575	1.79%	1,491.21
Waste	3,035.10	0.88%	618,375	0.03%	203.74
Other	491.25	0.14%	370,895	0.02%	755.00
Exempt	15.44	0.00%	0	0.00%	0.00
Total	344,135.49	100.00%	2,041,976,580	100.00%	5,933.64

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 Exeter	60	72,455	289	357,800	289	15,822,815	349	16,253,070	41,805
83.2 Fairmont	47	72,160	252	339,950	252	11,795,235	299	12,207,345	31,905
83.3 Geneva	74	325,610	932	4,217,450	937	65,302,135	1,011	69,845,195	402,900
83.4 Grafton	20	9,195	71	30,850	72	2,864,680	92	2,904,725	52,055
83.5 Milligan	22	25,270	155	212,835	155	6,277,465	177	6,515,570	65,580
83.6 Ohioa	38	23,845	75	39,240	75	1,285,860	113	1,348,945	2,500
83.7 Rural	276	2,710,970	307	3,006,275	327	46,949,290	603	52,666,535	1,835,085
83.8 Shickley	17	65,185	165	365,650	165	12,376,080	182	12,806,915	97,650
83.9 Strang	19	8,950	22	10,165	22	463,715	41	482,830	62,925
84 Residential Total	573	3,313,640	2,268	8,580,215	2,294	163,137,275	2,867	175,031,130	2,592,405

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Exeter	6	37,003	57	317,195	59	6,428,310	65	6,782,508	515,060
85.2	Fairmont	13	88,985	59	1,097,920	62	9,664,585	75	10,851,490	131,035
85.3	Geneva	24	392,582	177	2,138,250	178	27,523,135	202	30,053,967	2,484,885
85.4	Grafton	5	2,015	23	20,380	24	2,593,270	29	2,615,665	0
85.5	Milligan	3	4,585	36	99,655	36	5,625,235	39	5,729,475	1,980
85.6	Ohiova	4	840	12	15,820	12	2,834,810	16	2,851,470	1,541,710
85.7	Rural	7	605,285	30	835,015	34	11,712,095	41	13,152,395	1,859,100
85.8	Shickley	9	17,270	60	446,390	61	3,624,920	70	4,088,580	0
85.9	Strang	7	6,300	5	1,895	7	277,380	14	285,575	0
86	Commercial Total	78	1,154,865	459	4,972,520	473	70,283,740	551	76,411,125	6,533,770

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	596.00	3.80%	989,355	4.24%	1,659.99
88. 1G	2,390.97	15.24%	3,923,195	16.80%	1,640.84
89. 2G1	1,557.86	9.93%	2,461,385	10.54%	1,579.98
90. 2G	1,407.93	8.97%	2,140,020	9.16%	1,519.98
91. 3G1	1,614.58	10.29%	2,473,450	10.59%	1,531.95
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,087.34	13.30%	2,923,580	12.52%	1,400.62
94. 4G	6,033.83	38.46%	8,447,355	36.16%	1,400.00
95. Total	15,688.51	100.00%	23,358,340	100.00%	1,488.88
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	15,688.51	100.00%	23,358,340	100.00%	1,488.88
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	15,688.51	100.00%	23,358,340	100.00%	1,488.88

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	266.28	3.01%	442,025	3.34%	1,660.00
88. 1G	1,749.06	19.77%	2,868,475	21.68%	1,640.01
89. 2G1	756.18	8.55%	1,194,785	9.03%	1,580.03
90. 2G	985.03	11.13%	1,497,215	11.32%	1,519.97
91. 3G1	958.25	10.83%	1,437,370	10.86%	1,499.99
92. 3G	223.60	2.53%	317,515	2.40%	1,420.01
93. 4G1	1,275.42	14.41%	1,785,590	13.50%	1,400.00
94. 4G	2,634.47	29.77%	3,688,260	27.88%	1,400.00
95. Total	8,848.29	100.00%	13,231,235	100.00%	1,495.34
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	8,848.29	100.00%	13,231,235	100.00%	1,495.34
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	8,848.29	100.00%	13,231,235	100.00%	1,495.34

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

30 Fillmore

	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	166,481,550	175,031,130	8,549,580	5.14%	2,592,405	3.58%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	26,917,900	26,771,655	-146,245	-0.54%	0	-0.54%
04. Total Residential (sum lines 1-3)	193,399,450	201,802,785	8,403,335	4.35%	2,592,405	3.00%
05. Commercial	61,070,415	66,163,525	5,093,110	8.34%	6,449,920	-2.22%
06. Industrial	11,100,095	10,247,600	-852,495	-7.68%	83,850	-8.44%
07. Ag-Farmsite Land, Outbuildings	51,407,368	50,842,155	-565,213	-1.10%	2,553,344	-6.07%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	123,577,878	127,253,280	3,675,402	2.97%	9,087,114	-4.38%
10. Total Non-Agland Real Property	316,977,328	329,056,065	12,078,737	3.81%	11,679,519	0.13%
11. Irrigated	1,469,480,735	1,692,884,840	223,404,105	15.20%		
12. Dryland	283,454,800	311,512,895	28,058,095	9.90%		
13. Grassland	31,865,180	36,589,575	4,724,395	14.83%		
14. Wasteland	603,870	618,375	14,505	2.40%		
15. Other Agland	432,230	370,895	-61,335	-14.19%		
16. Total Agricultural Land	1,785,836,815	2,041,976,580	256,139,765	14.34%		
17. Total Value of all Real Property (Locally Assessed)	2,102,814,143	2,371,032,645	268,218,502	12.76%	11,679,519	12.20%

2016 Assessment Survey for Fillmore County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$207,090
7.	Adopted budget, or granted budget if different from above:
	\$207,090; The assessor's budget contains no costs for benefits. The benefits for the assessor's office are paid separately from the county general fund.
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	N/A (this is in the county data processing budget)
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,500
12.	Other miscellaneous funds:
	none
13.	Amount of last year's assessor's budget not used:
	Minimal

B. Computer, Automation Information and GIS

1.	Administrative software:
	County Solutions
2.	CAMA software:
	County Solutions / Micro Solve
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Staff
5.	Does the county have GIS software?
	Yes; GIS Workshop
6.	Is GIS available to the public? If so, what is the web address?
	Yes; www.fillmorecounty.org
7.	Who maintains the GIS software and maps?
	Assessor and Staff and GIS Workshop
8.	Personal Property software:
	County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All towns are zoned except Strang
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	Other services:
	County Solutions

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2016 Residential Assessment Survey for Fillmore County

1.	Valuation data collection done by:																
	Assessor and Staff																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
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The county uses the vendor provided depreciation tables in conjunction with the quality and condition observations made during the inspection and review process. Then, the local market is analyzed to develop a locational depreciation factor for each valuation group.

5. Are individual depreciation tables developed for each valuation grouping?

No; each assessor location is reviewed separately and the locational factors are developed independently, so the valuation group is not the smallest unit considered in the valuation process.

6. Describe the methodology used to determine the residential lot values?

Review the Sales and develop the land value by square foot.

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

There are only a scattering of vacant lots found throughout the county. In most of the towns, there is no organized development taking place. There is some development in Geneva but it is not a common practice for developers to maintain a surplus of vacant lots. The largest group of available lots is owned by the city. To date, no developer has requested a discounted cash flow analysis of the valuation of their lots. All lots are valued the same and there is no discount in place for vacant lots.

<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>
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----Depreciation is developed when a class of property is reviewed and new cost tables are implemented. The depreciation tables are all related to and similar to the cost table dates. They are typically prepared in the same year or may be one year newer than the cost tables.

----The rural residential, residences on agricultural parcels and agricultural buildings costs are 2012; Geneva is costed using 2012 cost tables; and all of the small towns and villages were costed using 2015 cost tables. All of the small town residential and rural and agricultural residences and buildings were inspected during 2015. The land values were all either updated or affirmed. Most land values were affirmed and remained unchanged for 2016.

----Land values were established in the past for all residential property. During each inspection and review cycle, land values are analyzed, and affirmed or updated as the inspection process is done. The land values are related to and similar to the dates of the cost tables.

----For 2016, the county has agreed to consolidated the four small villages into a single valuation group as all are in some stage of economic decline. The other 4 towns are judged to be stable and somewhat self sufficient with each hosting a high school which tends to drive residential and commercial activity.

2016 Commercial Assessment Survey for Fillmore County

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	When the county values unique commercial property they use the cost approach on all parcels; they do additional sales research beyond Fillmore County; and they study the methodologies, approaches to values and values of similar parcels in other counties. All of this is done to address uniformity as well as develop the best estimate of market value that they can.														
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2016 Agricultural Assessment Survey for Fillmore County

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	<p>----During 2015, the county reviewed their 2014 GIS photo base to discover any changes made to land use. They also carried the individual land records of all agricultural parcels and reviewed the land use in the field, countywide, as they did the inspection of the rural and agricultural improvements.</p>										
3.	Describe the process used to determine and monitor market areas.										
	<p>The county verifies sales, monitors well registrations, and has current information from the NRD. Since the ability to irrigate is reflected in the value of the land, it is the predominant characteristic in the development of the market areas.</p>										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	<p>This would be determined by the predominant present use of the parcel. There are presently no parcels classified as recreational.</p>										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	<p>Yes; The first acre for the home site at \$10,000, and the next 2 acres at \$3,000 are valued the same. This is the same throughout the county. Zoning requires rural residential parcels to be at least 3 acres. Additional acres may vary since agricultural use may be a factor on predominantly agricultural parcels.</p>										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	<p>The county actively verifies all agricultural sales with the buyer or seller. Those verifications, the trend in values, and the ongoing observation of the present use of the parcels are all important to detect non-agricultural characteristics in the market. In the case of the Wetland Reserve Program (WRP), there are few known parcels with WRP acres in the county. The county believes that the WRP values closely align with the dry land values, so they use a value that would represent 100% of the market value for dry land to value WRP acres..</p>										

FILLMORE COUNTY

Plan of Assessment – 2015

State law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. An accurate and efficient assessment practice represents prudent expenditure of tax monies, establishes taxpayer confidence in local government, and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated. Pursuant to Nebraska Laws 2005, LB263, Section 9 the assessor shall submit a Plan of Assessment to the county board of equalization before July 31st and the Department of Revenue Property Assessment Division on or before October 31st. The plan and update shall examine the level, quality, and uniformity of assessment in the county.

The responsibilities of assessment include record maintenance. Ownership is updated in the cadastral and on our record cards using 521 Real Estate Transfer Statements (RETS) and the miscellaneous book to check for death certificates, etc. Our mapping procedure include updates to the cadastral and GIS. We use the GIS to draw out any new tracts and to change land uses in the county.

Reports are systematically filed as required by law. Real estate abstract is filed by March 19. Certification of values for levy purposes is mailed to all entities in the county by August 20. The school district taxable value report is sent to the state by August 25. The Tax list of real and personal property is delivered to the treasurer by November 22, and the Certificate of Taxes Levied (CTL) is filed with the state by December 1. Tax list corrections are made only if necessary. Homestead exemption applications are mailed by February 1 and must be filled out, signed and returned to our office by June 30. Personal property forms are mailed by February 15th and must be filled out, signed and returned by May 1. Notices of valuation change are mailed on or before June 1. Exempt property applications are mailed in November and must be filled out, signed and returned by December 31.

The assessor is responsible for valuing at market value all real property in the county except railroads and public service entities as of January 1 of each year.

Assessors use professionally accepted mass appraisal techniques, including but not limited to: the sales comparison (sales of property of known or recognized value) taking into account location, zoning, and current functional use; the income approach, and the cost approach. By statute all real property is assessed at 100% of actual value, except for agricultural land and horticultural land which is assessed at 75% of actual value.

The qualification process involves a careful review of the information on the 521 Real Estate Transfers. The assessor and staff do the sale qualification. Personal knowledge of the sales is also used to make determinations on the usability of those sales. Some are later modified based on information discovered during the verification and inspection process. Most of the interviews conducted outside the inspection process are for clarification or when another party to the sale is contacted, and for unimproved parcels that are not inspected.

Most of the verification process is done during the inspection and most interviews are done at that time. The phone is used for verification with persons who are unavailable during the inspection process or if additional clarification is needed.

In Fillmore County the order of preference for verification is buyer, buyer's representative, seller and then real estate agent.

When conducting a physical inspection, the county looks for many of the same things that are looked for when listing property. We check for the accuracy of the listing. We also believe the sale file review serves as a semi-random sampling of the assessed property. The review enables us to plan for reappraisal priorities, and prepare for future changes of classes and sub-classes.

After sales are reviewed and analyzed the Assessor determines if a certain class or sub-class of property needs to be reassessed.

We have a systematic review of all property in the county and the county attempts to inspect all improved sales in the sales roster.

The information gathered during the sale review process is kept in the county sales books and the state sales file.

Pick-up work is scheduled based on our permits. We try to schedule pick-up work and sales review in the same area.

Unreported pick-up work and alterations are listed and errors that are discovered are corrected on the records accordingly. Omissions are usually parcels of unreported pick-up work, which are listed, valued and added to the tax roll.

We continue to work with the Natural Resource Districts (NRD) for accurate and up to date land use information. We track our permits and run a list of these permits in our administrative program. All pick-up work is entered on corresponding property record cards.

Our current aerial photos were taken in 2012/2013 for all rural parcels. This helps in the process of locating and identifying buildings in the rural area. Permits are required for any new buildings or additions and need to be approved prior to construction.

Fillmore County Assessor's office personnel include the assessor, the deputy assessor, clerk and a part time person. The assessor and deputy assessor have completed continuing education classes to keep up with certification requirements and is certified through 2018. Money has been included in the budget for continuing education for this certification and continuing education for clerks.

Fillmore County utilizes the computerized administrative system PC Admin, provided and supported by MIPS County Solutions & NACO. The Marshall and Swift costing tables are used for estimating replacement costs for the residential parcels and agriculture homes & buildings. Fillmore County has purchased the M&S costing manuals for residential and commercial properties. The county administrative system includes the MIPS CAMA V2.5 package. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history on the face of the hard copy is updated to reflect all valuation changes that are made annually. Houses are sketched in our APEX Program.

According to the 2015 abstract, the real property within Fillmore County is comprised of the following: 2,551 residential parcels of which 279 are unimproved, 534 commercial parcels of which 77 are unimproved, 14 industrial parcels, there are no recreational parcels, and 3,392 agricultural parcels of which 2,519 are unimproved. Among the improved agricultural parcels there are 457 with residential improvements. The percentage breakdown of the three primary classes of real estate is as follows: residential 41%, commercial/industrial 8%, agricultural 51% and 0.00% comprising any other classes. There are two other groups to mention; the administrative parcels (including Game and Parks and exempt parcels), numbering 333 and there are 3 parcels that have additional valuation responsibility (TIF Projects). These groups are mentioned because they represent additional assessment responsibility but will not be included in the parcel count in this report. The total number of parcels that are associated with the total real property value from the total records on the front page of the abstract in Fillmore County is estimated at 6,492 and contain no parcels with oil & mineral interests. The total number of parcels including exempt, Game and Parks and TIF is 6,828.

The total valuation as certified on the abstract of assessment for real property 2015 to the Department of Revenue Property Assessment Division is 2,102,686,698. The breakdown of valuation is as follows:

	<u>Valuation</u>	<u>Total Parcels</u>
Real Estate	2,102,686,698	6492
Personal Property (as of 6/15/2015)	154,090,209	1293
Railroad & Public Service Utilities (Certified by PA&T in 2014)	<u>24,859,982</u>	
TOTAL	2,281,636,889	

Homestead Exemption applications for 2015 are 264

Charitable exemption applications for 2015 were 33 excluding cemeteries.

Cadastral maps show the boundaries of subdivisions of land usually with the bearings and lengths thereof and the areas of individual tracts for the purpose of describing and recording ownership. Our current cadastral maps were made in 1989. The ownership names and property lines are routinely updated, and we consider them current.

Our property record cards serve as a reference to and inventory of all portions of the property. It contains a summary of the general data relevant to the parcel it represents. Our most recent record cards (for all classes of property) were new for 2010, while still maintaining the data from 1993 to current. Our 2015 records are currently up-to-date along with the 2015 values. We also

updated all photos for our town/village record cards for 2012. The Geneva and rural photos were updated for 2012. New Photos are taken for new construction/and or updates to current homes and buildings.

When a parcel of real property in the State of Nebraska transfers and a deed is recorded a Real Estate Transfer Statement, Form 521, is required. A copy of Form 521 is provided to the assessor. The assessor is responsible for maintaining the changes of ownership on the property record cards of the county. The assessor completes supplemental worksheets on these sales and submits this information to the Department of Revenue Property Assessment Division within 45 days.

Our office has developed a formal manual of office and assessment procedures, which includes a job description. It is our practice to follow all rules, regulations, and directives that govern the assessment process.

We qualify all sales, review most of them, prepare in-depth analysis on most property classes or subclasses and identify the projects that need to be done.

Our level of value, quality and uniformity for assessment year 2015:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	98%	14.84	107.86
Commercial	99%	6.47	102.12
Agricultural Land	70%	18.75	106.00

Our three year plan is as follows:

- 2015 Continue systematic review of all classes of property
Examine the level, quality and uniformity of assessment in the county
Review level of value and make any needed changes by class of property
Review agricultural land for any changes in land areas and value.
Verify land usage with landowners (FSA maps) & NRD information
Add new construction/removal of old buildings
Continue our systematic review of property
Update cost tables to begin Review process of rural acreages/ rural homes and outbuildings (part of 6 year review)
New Photos as needed.
Start 6 year review cycle of rural acreages/rural homes
Feasibility Study on new vendor program (Vanguard CAMA Vision)
(Will visit Seward County/ Demo)

- 2016 Continue sales review of all classes of property
Examine the level, quality and uniformity of assessment in the county
Review level of value and make any needed changes by class of property
Review agricultural land for any changes in land areas and values
Verify land usage with landowners (FSA maps) & NRD information
Add new construction/removal of old buildings
Continue our systematic review of property
Review rural homes/buildings.

This will complete Fillmore County's second cycle of the 6 year review process.

- 2017 Continue sales review of all classes of property
Examine the level, quality and uniformity of assessment in the county
Review level of value and make any needed changes by class of property
Review agricultural land for any changes in values and land areas
Verify land usage with landowners (FSA maps) & NRD information
Add new construction/removal of old buildings
Continue our systematic review of property

BEGIN 3RD CYCLE OF 6 YEAR REVIEW

Villages, Geneva City or Commercial.

Determination based on statistical analysis. (Level of Value)

Determine if rural aerial photos need to be retaken. (GIS)

- 2018 Continue systematic review of all classes of property
 - Examine the level, quality and uniformity of assessment in the county
 - Review level of value and make any needed changes by class of property
 - Review agricultural land for any changes in values and land areas
 - Verify land usage with landowners (FSA maps) & NRD information
 - Add new construction/removal of old buildings
 - Continue our systematic review of property (whichever class of property not Reviewed in 2017)

Past Inspections and Reviews

- 2006 Reviewed the rural homes and buildings and Geneva
Completed parcel layer in GIS/Aerial photos
- 2007 Reviewed all the small towns
- 2008 Worked on completing the land use layer and converted the land
Classification codes from the old soil symbols to the new numeric
Codes
- 2009 Commercial & Industrial values reviewed including new photos
(-20% all homes 1939 or older with average or lower condition in
Geneva due to statistics)
- 2010 Reviewed Geneva and all towns (6 year review process)
Made new record cards
New APEX sketching program, drew all residential/commercial sketches
- 2011 Beginning rural residential and building review/new rural home &
OB photos/ begin new aerial imagery
- 2012 Rural Home & OB Values (part of continued 6 year review)
Aerial Imagery completed. City and Village Photos
Grafton village decrease value on homes and improvements-5% to be in

compliance. (Level of value at 1.015 for 2012)
2013 Residential Review in villages (continued 6 yr. review)
statistics indicate we are out of range in a couple of villages based on sales.
However we are looking at only a couple of sales in these villages)
Residential Photos
CAMA-V2.5 (new costing program)
Annotation Layer (GIS)
Completes second cycle of 6 year review process on residential Parcels

2014 Commercial & Industrial Review (part of continued 6 yr. review)
Geneva City Review (part of 6 yr. review)
Change Lot Values for Commercial (sale indicates adjustment needed.)

Completes second cycle of 6 year review process on commercial Parcels

2015 Review agricultural land for any changes in land areas and value.
Verify land usage with landowners (FSA maps) & NRD information
Add new construction/removal of old buildings per permits
Continue our systematic review of property
Start 6 year review of rural acreages/rural homes

Completes second cycle of 6 year review process on rural homes/outbuildings