



**2016 REPORTS & OPINIONS**

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**FRONTIER 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 Frontier 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 Frontier 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: Regina Andrijeski, Frontier County Assessor

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## Introduction

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[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:

<b>Property Class</b>	<b>COD</b>	<b>PRD</b>
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.

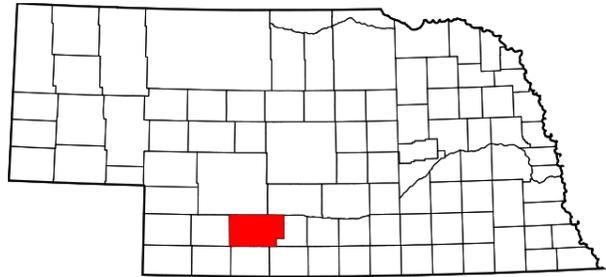
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

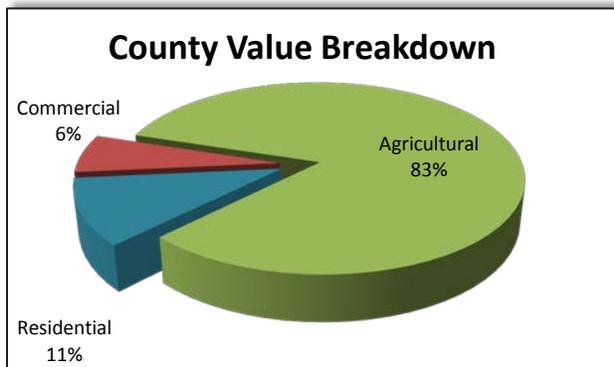
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 975 square miles, Frontier had 2,705 residents, per the Census Bureau Quick Facts for 2014, a 2% population decline from the 2010 US Census. In a review of the past fifty years, Frontier has seen a steady drop in population of 37% (Nebraska Department of Economic Development). Reports indicated that 75% of county residents were homeowners and 75% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Frontier convene in and around Curtis, the largest town in the county. Per the latest information available from the U.S. Census Bureau, there were seventy-one employer establishments in Frontier. County-wide employment was at 1,518 people, a slight loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Frontier that has fortified the local rural area economies. Frontier is included in the Middle Republican Natural Resources District (NRD). Grass land and dry land makes up a majority of the land. Cattle and corn production are the primary agricultural activities. (USDA CropScape).

### Frontier County Quick Facts

Founded	1872
Namesake	The Nebraska Frontier
Region	West Central
County Seat	Stockville
Other Communities	Curtis Eustis Maywood Moorefield
Most Populated	Curtis (922) -2% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Frontier County

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### *Assessment Actions*

For the current assessment year, the county physically inspected and revalued the lake properties throughout the county. A sales analysis of lots and leaseholds was also conducted, and values were adjusted accordingly. Routine maintenance was completed for the rest of the residential class. All pick-up and permit work was completed in a timely manner.

### *Description of Analysis*

A comparison of the sales file to the county as a whole shows that, with the exception of valuation grouping 04, all groupings have a representative sample in the sales file. Although the rural residential grouping 05 contains a representative number of sales, the sample is small and considered unreliable for measurement.

A review of the overall statistical sample show that two out of the three measures of central tendency are within the acceptable parameter. The mean is being affected by low dollar sales, and once the sales are removed the mean falls within the range. The qualitative statistics also improve with the removal of the low dollar sales.

<b>SALE PRICE *</b>							
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	2	292.29	292.29	330.17	60.10	88.53
Less Than	15,000	5	116.63	185.44	155.83	65.57	119.00
Less Than	30,000	11	109.92	143.04	119.37	36.05	119.83
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	65	97.29	99.62	94.39	12.61	105.54
Greater Than	14,999	62	96.50	98.91	94.28	12.47	104.91
Greater Than	29,999	56	95.29	97.97	93.92	12.51	104.31

### *Assessment Practice Review*

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One of the areas addressed included sales qualification and verification. The county has a consistent process for both sales qualification and verification. The county assessor utilizes a sales questionnaire and will follow up with a phone call if terms of the transactions are unclear or unknown. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review of Frontier County revealed that

## 2016 Residential Correlation for Frontier County

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no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. Review work is completed in-house by the county assessor and her deputy county assessor. The county completes their review work on a four-year cycle. The inspection includes an exterior inspection of the property. This year the county incorporated a survey conducted via telephone to property owners for the purpose of gathering additional information. Review of property record cards support that the inspection work is completed timely and thoroughly documented.

Several reviews are conducted throughout the year to test the accuracy of the data being submitted to the State and to ensure that sales are being timely submitted as well. The Real Estate Transfer Statements reviewed were accurately reported in the State sales file. A review was conducted of the assessed values updated in the sales file as compared to the county's property record card to ensure that values are being properly updated. Lastly, an examination of the electronic tracking file indicated that the county was timely submitting sales to the State. It is believed that the county complies with data submission timelines and that the sales and value information is accurate as well.

Valuation groups were examined to ensure that the groupings defined are equally subject to a similar set of economic forces that impact market value. The county has defined five separate and distinct groupings for the residential class. Curtis is the largest town in the county and the market is influenced by the Nebraska College of Technical Agriculture. The demand for housing by educators, support staff and students has kept the real estate market strong in recent years with a steady annual growth. Eustis, although a smaller town, is located within commuting distance to larger communities in Dawson County, providing more job opportunities and shopping. For this reason, Eustis is its own valuation grouping. The smaller communities of Maywood, Stockville and Moorefield are combined into one valuation grouping. The remaining two valuation groupings are Rural Residential and Recreational parcels located at the lake. Both of these valuation groupings continue to have a strong demand for housing with an increasing market.

Valuation Grouping	Assessor Location
01	Curtis
02	Eustis
03	Maywood, Stockville, Moorefield
04	Lake Properties
05	Rural Residential

## 2016 Residential Correlation for Frontier County

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### *Equalization and Quality of Assessment*

The valuation group substratum indicates that all groups with the exception of Grouping 04 and Group 02 fall within the acceptable range and have qualitative statistics that support that assessments are uniform and equitable. Upon further investigation, one low dollar sale is impacting the median of Group 02. Once removed the median falls within the acceptable range. A statistical profile of Group 02 can be found in the appendices of this report following the residential statistics. Although Groups 04 and 05 have an insufficient number of sales, they are subject to the same appraisal and review process as the other valuation groupings and are deemed to be at an acceptable level of value. A review of the statistics and assessment practices suggest that assessments within the county are uniformly assessed and considered equalized. The overall quality of assessment in the county is considered in compliance.

<b>VALUATION GROUPING</b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT. MEAN</b>	<b>COD</b>	<b>PRD</b>
01	31	97.29	100.80	97.86	12.19	103.00
02	18	100.71	120.23	93.07	30.92	129.18
03	10	92.04	95.14	86.66	14.47	109.79
04	3	113.72	117.55	113.58	14.55	103.50
05	5	96.18	93.33	89.42	09.65	104.37
<hr/>						
<b>ALL</b>						
10/01/2013 To 09/30/2015	67	97.96	105.37	94.72	18.08	111.24

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

### *Level of Value*

Based on the review of all available information, the level of value of residential property in Frontier County is 98%.

# 2016 Commercial Correlation for Frontier County

## Assessment Actions

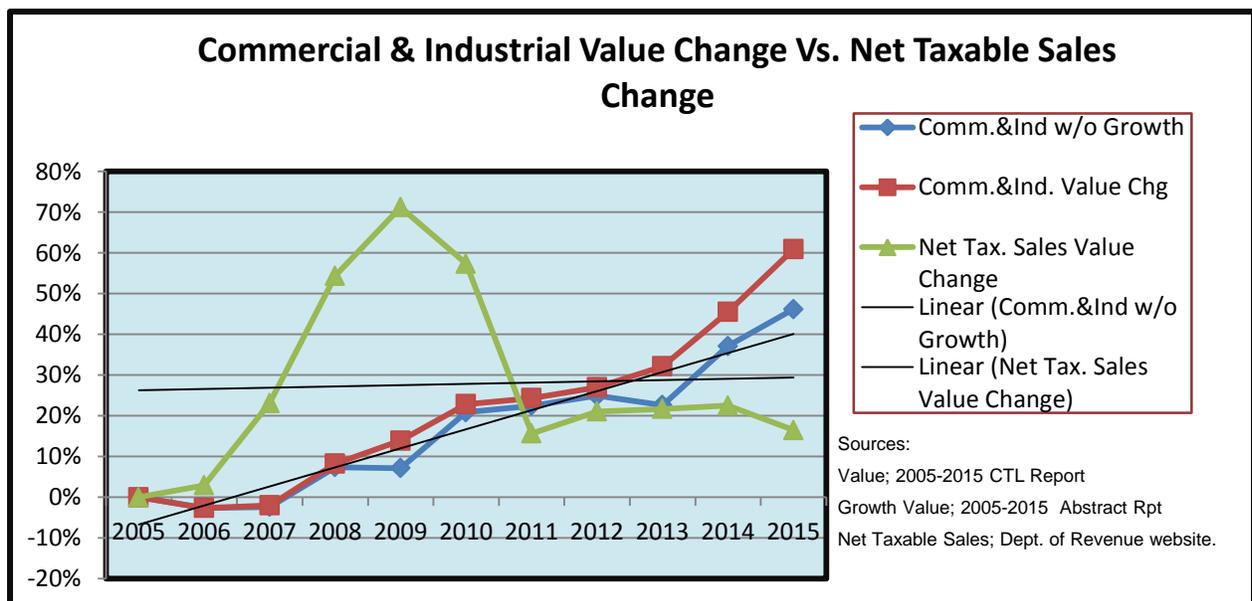
For the current assessment year, the county assessor completed pick-up and permit work timely.

## Description of Analysis

Although there are some economic differences between the Villages in Frontier County, there are typically few commercial sales. Parcels are depreciated using the same tables countywide and market differences are recognized by different land tables; therefore, there is only one valuation group within the commercial class. Nine occupancy codes make up 70% of the county's commercial properties while other occupancy codes are unique properties with five or fewer parcels. Only five of the nine occupancy codes are represented in the sales file. With only retail stores (code 353) occurring more than once.

A review of the statistical profile shows that only 15 sales occurred in the current three-year study period. When the statistics are analyzed, two out of the three measures of central tendency fall within the acceptable range. The qualitative statistics are outside of the acceptable parameter. This is to be expected in a small county where the commercial market is sporadic and unorganized. The size of the sample is considered to be insufficient and unrepresentative of the county; therefore, the statistics are not a reliable indicator of the level of value within the class.

Analysis of the change in net taxable sales over time compared to the assessed value change is a way to gauge the commercial economic trends in Frontier County. There is very little that correlates on the chart. Although there is volatility in the individual years, the trend for the net taxable sales is relatively flat with a 2.52% increase on average by year. Comparison to the assessed value change correlates closely to the net taxable sales trend with the assessed values changing 1.32% on average a year. This would tend to indicate that overall, commercial value within the county has followed the general pattern of the commercial market.



# 2016 Commercial Correlation for Frontier County

## *Assessment Practice Review*

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

One of the areas addressed included sales qualification and verification. The county assessor has a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The county is verifying transactions through several acceptable means of discovery and qualifying the sales based on information that is received. The usability percentages for all three classes reflect this. The review of Frontier County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is on a four-year inspection cycle where the commercial properties within the county are viewed in the same year. The review includes a physical inspection of the exterior with new pictures taken. A review of property record cards at the office reveals that all properties viewed had been inspected within a six-year timeframe. The county is in compliance with the six-year inspection and review cycle requirements.

## *Equalization and Quality of Assessment*

Based on all available information and a review of the county's assessment practices, the quality of assessment of the commercial class is in compliance with professionally accepted mass appraisal standards.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	15	95.63	103.74	92.68	31.57	111.93
<hr/>						
ALL						
10/01/2012 To 09/30/2015	15	95.63	103.74	92.68	31.57	111.93

## *Level of Value*

Based on analysis of all available information, the level of value of the commercial class in Frontier County is determined to be at the statutory level of 100% of market value.

# 2016 Agricultural Correlation for Frontier County

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## *Assessment Actions*

A sales analysis was completed, as a result irrigated land values increased 10% throughout the county, and dry and grass land values were unchanged for 2016.

Irrigated acres were monitored through the local Natural Resources District (NRD) and pick-up was completed timely.

## *Description of Analysis*

Agricultural land in Frontier County consists of rolling plains with moderate to steep slopes. The majority of the county is grass and dry cropland with little irrigation. Most parcels in the county are mixed use; nearly every sale will contain some portion of dry and grass acres. Currently, there is only one market area. The surrounding counties of Lincoln (Market Area 4), Dawson (Market Area 2), Gosper, Furnas, Red Willow, Hitchcock, and Hayes are considered comparable. The comparability of Dawson and Gosper is limited to dry and grass land due to differences in water restrictions.

Analysis of the sales file showed that the sample was disproportionate when stratified by sales date, heavily weighted in the middle year. The majority land use subclasses contained an unreliably small sample of sales. Sales from comparable counties were brought into the analysis to maximize and balance the majority land use samples. The majority of the county is comprised of mixed use parcels, therefore; the 80% MLU sample is the best indication of value.

The statistical analysis supports that the adjustments to all subclasses have been assessed at uniform portions of market values. The region as a whole saw an increase to the grass and irrigated markets. Frontier County experienced the strong grass market compared to the surrounding counties. This lead the county to recognize the market increase sooner than those counties. The analysis indicated that an acceptable level of market value of grass land had been achieved without further adjustment.

## *Assessment Practice Review*

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

One facet of the review included the examination of randomly selected Real Estate Transfer Statements filed by the county. The statements were proven to be filed both timely and accurately. Likewise, assessed values were found to be reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

## 2016 Agricultural Correlation for Frontier County

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

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that may affect market value. The review in Frontier County was determined to be systematic and comprehensive; land use is reviewed every four years with the inspection of the rural parcels. New imagery is sent to landowners to review and update. Inspection of agricultural improvements is completed within the four year cycle using an onsite inspection process that includes exterior inspections and new photographs of improvements.

### *Equalization*

The analysis supports that the county has achieved equalization; comparison of Frontier County values compared the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value.

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

<u>80%MLU By Market Area</u>				
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN
<u>Irrigated</u>				
County	8	69.28	73.60	68.19
1	8	69.28	73.60	68.19
<u>Dry</u>				
County	17	70.40	75.53	68.23
1	17	70.40	75.53	68.23
<u>Grass</u>				
County	26	75.31	80.10	73.46
1	26	75.31	80.10	73.46
<u>ALL</u>				
10/01/2012 To 09/30/2015	84	70.97	76.52	76.43

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

## 2016 Agricultural Correlation for Frontier County

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### *Level of Value*

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

## 2016 Opinions of the Property Tax Administrator for Frontier 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
<b>Residential Real Property</b>	<b>98</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	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.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Frontier County

### Residential Real Property - Current

Number of Sales	67	Median	97.96
Total Sales Price	\$5,483,438	Mean	105.37
Total Adj. Sales Price	\$5,483,438	Wgt. Mean	94.72
Total Assessed Value	\$5,193,929	Average Assessed Value of the Base	\$55,769
Avg. Adj. Sales Price	\$81,842	Avg. Assessed Value	\$77,521

### Confidence Interval - Current

95% Median C.I	93.65 to 103.49
95% Wgt. Mean C.I	90.12 to 99.32
95% Mean C.I	93.91 to 116.83
% of Value of the Class of all Real Property Value in the	6.98
% of Records Sold in the Study Period	5.92
% of Value Sold in the Study Period	8.23

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	67	96	95.06
2014	61	95	95.06
2013	48	99	98.90
2012	58	98	97.71

## 2016 Commission Summary for Frontier County

### Commercial Real Property - Current

Number of Sales	15	Median	95.63
Total Sales Price	\$755,004	Mean	103.74
Total Adj. Sales Price	\$755,004	Wgt. Mean	92.68
Total Assessed Value	\$699,736	Average Assessed Value of the Base	\$113,986
Avg. Adj. Sales Price	\$50,334	Avg. Assessed Value	\$46,649

### Confidence Interval - Current

95% Median C.I	79.01 to 102.04
95% Wgt. Mean C.I	50.21 to 135.15
95% Mean C.I	71.86 to 135.62
% of Value of the Class of all Real Property Value in the County	2.44
% of Records Sold in the Study Period	7.73
% of Value Sold in the Study Period	3.16

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	17	100	101.48
2014	13	100	99.80
2013	13		98.39
2012	12		98.26

**32 Frontier  
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 : 67  
 Total Sales Price : 5,483,438  
 Total Adj. Sales Price : 5,483,438  
 Total Assessed Value : 5,193,929  
 Avg. Adj. Sales Price : 81,842  
 Avg. Assessed Value : 77,521

MEDIAN : 98  
 WGT. MEAN : 95  
 MEAN : 105  
 COD : 18.08  
 PRD : 111.24

COV : 45.42  
 STD : 47.86  
 Avg. Abs. Dev : 17.71  
 MAX Sales Ratio : 467.94  
 MIN Sales Ratio : 61.83

95% Median C.I. : 93.65 to 103.49  
 95% Wgt. Mean C.I. : 90.12 to 99.32  
 95% Mean C.I. : 93.91 to 116.83

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	4	98.30	96.39	82.34	12.80	117.06	75.18	113.77	N/A	141,000	116,106
01-JAN-14 To 31-MAR-14	3	96.81	101.18	105.71	09.24	95.71	89.94	116.80	N/A	53,333	56,379
01-APR-14 To 30-JUN-14	12	96.74	98.74	96.89	08.93	101.91	78.11	116.78	91.28 to 113.72	81,183	78,661
01-JUL-14 To 30-SEP-14	12	96.51	98.69	89.56	15.26	110.19	69.37	128.55	86.87 to 117.18	92,299	82,664
01-OCT-14 To 31-DEC-14	6	104.41	109.00	104.33	13.54	104.48	94.13	138.00	94.13 to 138.00	70,000	73,028
01-JAN-15 To 31-MAR-15	5	103.21	97.01	95.27	06.76	101.83	81.64	104.89	N/A	86,600	82,502
01-APR-15 To 30-JUN-15	10	99.66	137.06	100.76	52.96	136.03	61.83	467.94	85.17 to 147.94	56,515	56,946
01-JUL-15 To 30-SEP-15	15	101.92	99.44	95.62	10.82	103.99	79.20	144.29	83.88 to 105.68	83,967	80,289
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	31	96.81	98.65	91.58	11.92	107.72	69.37	128.55	92.07 to 104.16	90,509	82,886
01-OCT-14 To 30-SEP-15	36	101.99	111.15	98.01	22.18	113.41	61.83	467.94	93.76 to 105.56	74,379	72,902
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	33	96.81	100.81	95.54	12.27	105.52	69.37	138.00	93.56 to 112.89	80,660	77,066
<u>ALL</u>	67	97.96	105.37	94.72	18.08	111.24	61.83	467.94	93.65 to 103.49	81,842	77,521

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	31	97.29	100.80	97.86	12.19	103.00	61.83	138.00	92.43 to 108.25	70,319	68,814
02	18	100.71	120.23	93.07	30.92	129.18	69.51	467.94	93.56 to 108.55	85,758	79,815
03	10	92.04	95.14	86.66	14.47	109.79	69.37	122.83	78.11 to 116.63	50,590	43,842
04	3	113.72	117.55	113.58	14.55	103.50	94.65	144.29	N/A	88,667	100,705
05	5	96.18	93.33	89.42	09.65	104.37	75.18	105.68	N/A	197,600	176,700
<u>ALL</u>	67	97.96	105.37	94.72	18.08	111.24	61.83	467.94	93.65 to 103.49	81,842	77,521

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	61	97.29	104.91	93.72	18.40	111.94	61.83	467.94	93.56 to 103.21	83,712	78,452
06	3	113.72	117.55	113.58	14.55	103.50	94.65	144.29	N/A	88,667	100,705
07	3	100.19	102.37	95.73	08.76	106.94	90.30	116.63	N/A	37,000	35,421
<u>ALL</u>	67	97.96	105.37	94.72	18.08	111.24	61.83	467.94	93.65 to 103.49	81,842	77,521

**32 Frontier  
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 : 67  
 Total Sales Price : 5,483,438  
 Total Adj. Sales Price : 5,483,438  
 Total Assessed Value : 5,193,929  
 Avg. Adj. Sales Price : 81,842  
 Avg. Assessed Value : 77,521

MEDIAN : 98  
 WGT. MEAN : 95  
 MEAN : 105  
 COD : 18.08  
 PRD : 111.24

COV : 45.42  
 STD : 47.86  
 Avg. Abs. Dev : 17.71  
 MAX Sales Ratio : 467.94  
 MIN Sales Ratio : 61.83

95% Median C.I. : 93.65 to 103.49  
 95% Wgt. Mean C.I. : 90.12 to 99.32  
 95% Mean C.I. : 93.91 to 116.83

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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	292.29	292.29	330.17	60.10	88.53	116.63	467.94	N/A	3,825	12,629	
Less Than 15,000	5	116.63	185.44	155.83	65.57	119.00	104.16	467.94	N/A	7,868	12,260	
Less Than 30,000	11	109.92	143.04	119.37	36.05	119.83	91.84	467.94	104.16 to 128.55	15,713	18,756	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	65	97.29	99.62	94.39	12.61	105.54	61.83	147.94	93.65 to 102.75	84,243	79,518	
Greater Than 14,999	62	96.50	98.91	94.28	12.47	104.91	61.83	147.94	92.70 to 102.06	87,808	82,784	
Greater Than 29,999	56	95.29	97.97	93.92	12.51	104.31	61.83	147.94	92.52 to 100.19	94,832	89,065	
<u>Incremental Ranges</u>												
0 TO 4,999	2	292.29	292.29	330.17	60.10	88.53	116.63	467.94	N/A	3,825	12,629	
5,000 TO 14,999	3	109.92	114.21	113.75	07.40	100.40	104.16	128.55	N/A	10,563	12,015	
15,000 TO 29,999	6	106.57	107.71	108.62	06.79	99.16	91.84	122.83	91.84 to 122.83	22,250	24,169	
30,000 TO 59,999	21	99.46	103.92	103.83	13.81	100.09	69.37	147.94	92.07 to 116.78	41,829	43,433	
60,000 TO 99,999	10	100.01	99.98	100.53	15.06	99.45	61.83	144.29	85.17 to 116.80	70,350	70,723	
100,000 TO 149,999	16	93.89	93.65	93.27	08.04	100.41	78.11	113.72	83.88 to 101.90	119,669	111,612	
150,000 TO 249,999	7	92.70	94.40	94.74	05.57	99.64	81.64	103.21	81.64 to 103.21	170,143	161,186	
250,000 TO 499,999	2	72.35	72.35	72.91	03.93	99.23	69.51	75.18	N/A	311,500	227,107	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	67	97.96	105.37	94.72	18.08	111.24	61.83	467.94	93.65 to 103.49	81,842	77,521	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	101	COV :	73.46	95% Median C.I. :	93.56 to 108.55
Total Sales Price :	1,543,650	Wgt. Mean :	93	STD :	88.32	95% Wgt. Mean C.I. :	82.80 to 103.34
Total Adj. Sales Price :	1,543,650	Mean :	120	Avg. Abs. Dev :	31.14	95% Mean C.I. :	76.31 to 164.15
Total Assessed Value :	1,436,669						
Avg. Adj. Sales Price :	85,758	COD :	30.92	MAX Sales Ratio :	467.94		
Avg. Assessed Value :	79,815	PRD :	129.18	MIN Sales Ratio :	69.51		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	1	113.77	113.77	113.77		100.00	113.77	113.77	N/A	27,500	31,287
01/01/2014 To 03/31/2014											
04/01/2014 To 06/30/2014	1	97.96	97.96	97.96		100.00	97.96	97.96	N/A	68,000	66,611
07/01/2014 To 09/30/2014	3	93.56	87.52	83.29	10.68	105.08	69.51	99.49	N/A	171,333	142,711
10/01/2014 To 12/31/2014	2	94.33	94.33	94.32	00.21	100.01	94.13	94.53	N/A	115,000	108,472
01/01/2015 To 03/31/2015	2	86.74	86.74	82.97	05.88	104.54	81.64	91.84	N/A	86,250	71,564
04/01/2015 To 06/30/2015	4	128.25	207.50	118.67	78.32	174.85	105.56	467.94	N/A	60,913	72,283
07/01/2015 To 09/30/2015	5	102.06	99.55	90.78	06.55	109.66	79.20	109.92	N/A	57,600	52,287
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	5	97.96	94.86	86.31	10.25	109.91	69.51	113.77	N/A	121,900	105,206
10/01/2014 To 09/30/2015	13	102.06	129.99	97.48	37.78	133.35	79.20	467.94	91.84 to 109.92	71,858	70,049
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	6	94.33	91.53	87.65	06.15	104.43	69.51	99.49	69.51 to 99.49	135,333	118,615

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	18	100.71	120.23	93.07	30.92	129.18	69.51	467.94	93.56 to 108.55	85,758	79,815

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	101	COV :	73.46	95% Median C.I. :	93.56 to 108.55
Total Sales Price :	1,543,650	Wgt. Mean :	93	STD :	88.32	95% Wgt. Mean C.I. :	82.80 to 103.34
Total Adj. Sales Price :	1,543,650	Mean :	120	Avg. Abs. Dev :	31.14	95% Mean C.I. :	76.31 to 164.15
Total Assessed Value :	1,436,669						
Avg. Adj. Sales Price :	85,758	COD :	30.92	MAX Sales Ratio :	467.94		
Avg. Assessed Value :	79,815	PRD :	129.18	MIN Sales Ratio :	69.51		

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	1	467.94	467.94	467.94		100.00	467.94	467.94	N/A	4,650	21,759
Less Than 15,000	2	288.93	288.93	246.94	61.96	117.00	109.92	467.94	N/A	6,075	15,002
Less Than 30,000	5	109.92	177.63	124.63	70.09	142.53	91.84	467.94	N/A	16,930	21,101
__Ranges Excl. Low \$__											
Greater Than 4,999	17	99.49	99.78	91.94	11.35	108.53	69.51	147.94	91.84 to 108.55	90,529	83,230
Greater Than 15,000	16	98.73	99.15	91.85	11.50	107.95	69.51	147.94	91.84 to 105.56	95,719	87,917
Greater Than 30,000	13	97.96	98.16	91.24	12.02	107.58	69.51	147.94	81.64 to 105.56	112,231	102,397
__Incremental Ranges__											
0 TO 4,999	1	467.94	467.94	467.94		100.00	467.94	467.94	N/A	4,650	21,759
5,000 TO 14,999	1	109.92	109.92	109.92		100.00	109.92	109.92	N/A	7,500	8,244
15,000 TO 29,999	3	104.66	103.42	104.14	06.98	99.31	91.84	113.77	N/A	24,167	25,167
30,000 TO 59,999	2	124.93	124.93	120.09	18.42	104.03	101.92	147.94	N/A	38,000	45,633
60,000 TO 99,999	3	102.06	102.86	103.16	03.46	99.71	97.96	108.55	N/A	70,667	72,902
100,000 TO 149,999	6	94.33	94.41	94.03	05.78	100.40	79.20	105.56	79.20 to 105.56	128,500	120,824
150,000 TO 249,999	1	81.64	81.64	81.64		100.00	81.64	81.64	N/A	150,000	122,464
250,000 TO 499,999	1	69.51	69.51	69.51		100.00	69.51	69.51	N/A	250,000	173,787
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ASSESSOR LOCATION	EUSTIS	Total	Increase	0%

What IF

**32 Frontier  
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 : 15  
 Total Sales Price : 755,004  
 Total Adj. Sales Price : 755,004  
 Total Assessed Value : 699,736  
 Avg. Adj. Sales Price : 50,334  
 Avg. Assessed Value : 46,649

MEDIAN : 96  
 WGT. MEAN : 93  
 MEAN : 104  
 COD : 31.57  
 PRD : 111.93

COV : 55.49  
 STD : 57.57  
 Avg. Abs. Dev : 30.19  
 MAX Sales Ratio : 291.80  
 MIN Sales Ratio : 51.78

95% Median C.I. : 79.01 to 102.04  
 95% Wgt. Mean C.I. : 50.21 to 135.15  
 95% Mean C.I. : 71.86 to 135.62

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<b>DATE OF SALE *</b>										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-12 To 31-DEC-12	1	95.63	95.63	95.63	00.00	100.00	95.63	95.63	N/A	69,000	65,987
01-JAN-13 To 31-MAR-13	2	106.95	106.95	93.71	42.52	114.13	61.48	152.42	N/A	28,217	26,442
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13	1	101.76	101.76	101.76	00.00	100.00	101.76	101.76	N/A	7,000	7,123
01-OCT-13 To 31-DEC-13	1	101.48	101.48	101.48	00.00	100.00	101.48	101.48	N/A	35,000	35,518
01-JAN-14 To 31-MAR-14	1	55.80	55.80	55.80	00.00	100.00	55.80	55.80	N/A	25,000	13,951
01-APR-14 To 30-JUN-14	1	79.41	79.41	79.41	00.00	100.00	79.41	79.41	N/A	21,370	16,970
01-JUL-14 To 30-SEP-14	4	106.61	148.29	165.44	49.90	89.63	88.15	291.80	N/A	40,000	66,175
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	2	92.06	92.06	89.73	04.26	102.60	88.14	95.97	N/A	40,750	36,565
01-APR-15 To 30-JUN-15	2	65.40	65.40	56.55	20.83	115.65	51.78	79.01	N/A	149,850	84,737
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	4	98.70	102.82	95.14	24.59	108.07	61.48	152.42	N/A	33,109	31,498
01-OCT-13 To 30-SEP-14	7	101.48	118.55	137.19	39.65	86.41	55.80	291.80	55.80 to 291.80	34,481	47,306
01-OCT-14 To 30-SEP-15	4	83.58	78.73	63.64	15.95	123.71	51.78	95.97	N/A	95,300	60,651
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	4	101.62	104.29	97.04	22.45	107.47	61.48	152.42	N/A	24,609	23,881
01-JAN-14 To 31-DEC-14	6	95.10	121.40	143.25	49.36	84.75	55.80	291.80	55.80 to 291.80	34,395	49,270
<u>ALL</u>	15	95.63	103.74	92.68	31.57	111.93	51.78	291.80	79.01 to 102.04	50,334	46,649

<b>VALUATION GROUPING</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	15	95.63	103.74	92.68	31.57	111.93	51.78	291.80	79.01 to 102.04	50,334	46,649
<u>ALL</u>	15	95.63	103.74	92.68	31.57	111.93	51.78	291.80	79.01 to 102.04	50,334	46,649

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	15	95.63	103.74	92.68	31.57	111.93	51.78	291.80	79.01 to 102.04	50,334	46,649
04											
<u>ALL</u>	15	95.63	103.74	92.68	31.57	111.93	51.78	291.80	79.01 to 102.04	50,334	46,649

**32 Frontier  
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 : 15  
 Total Sales Price : 755,004  
 Total Adj. Sales Price : 755,004  
 Total Assessed Value : 699,736  
 Avg. Adj. Sales Price : 50,334  
 Avg. Assessed Value : 46,649

MEDIAN : 96  
 WGT. MEAN : 93  
 MEAN : 104  
 COD : 31.57  
 PRD : 111.93

COV : 55.49  
 STD : 57.57  
 Avg. Abs. Dev : 30.19  
 MAX Sales Ratio : 291.80  
 MIN Sales Ratio : 51.78

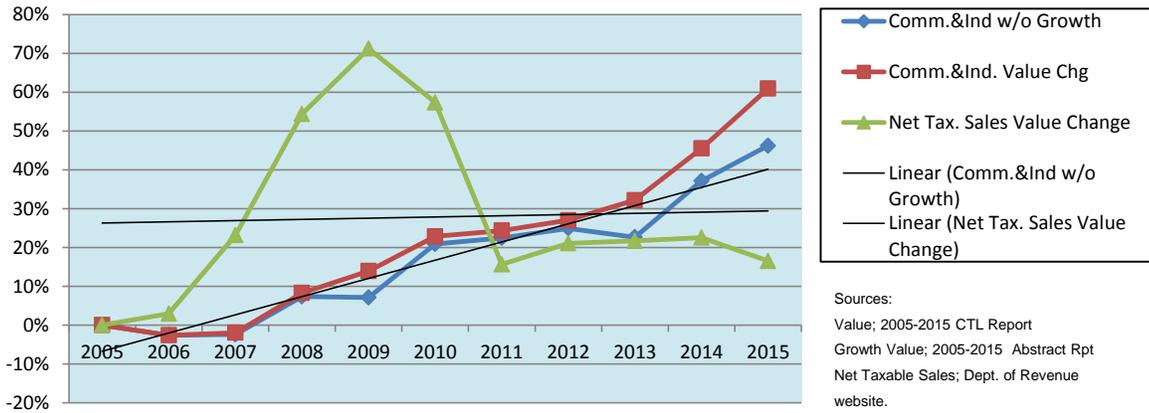
95% Median C.I. : 79.01 to 102.04  
 95% Wgt. Mean C.I. : 50.21 to 135.15  
 95% Mean C.I. : 71.86 to 135.62

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<b>SALE PRICE *</b>											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												
Less Than 15,000	3	101.76	97.32	95.79	04.55	101.60	88.15	102.04	N/A	9,000	8,621	
Less Than 30,000	7	95.97	96.51	93.84	19.78	102.85	55.80	152.42	55.80 to 152.42	15,696	14,729	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	15	95.63	103.74	92.68	31.57	111.93	51.78	291.80	79.01 to 102.04	50,334	46,649	
Greater Than 14,999	12	91.89	105.34	92.56	39.25	113.81	51.78	291.80	61.48 to 111.18	60,667	56,156	
Greater Than 29,999	8	91.89	110.06	92.48	43.49	119.01	51.78	291.80	51.78 to 291.80	80,642	74,579	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	3	101.76	97.32	95.79	04.55	101.60	88.15	102.04	N/A	9,000	8,621	
15,000 TO 29,999	4	87.69	95.90	93.21	32.27	102.89	55.80	152.42	N/A	20,718	19,310	
30,000 TO 59,999	4	90.25	133.44	141.03	70.03	94.62	61.48	291.80	N/A	43,484	61,324	
60,000 TO 99,999	3	95.63	98.32	99.71	08.03	98.61	88.14	111.18	N/A	74,667	74,447	
100,000 TO 149,999												
150,000 TO 249,999	1	51.78	51.78	51.78	00.00	100.00	51.78	51.78	N/A	247,200	127,993	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	15	95.63	103.74	92.68	31.57	111.93	51.78	291.80	79.01 to 102.04	50,334	46,649	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
326	1	152.42	152.42	152.42	00.00	100.00	152.42	152.42	N/A	20,000	30,484	
350	2	69.96	69.96	59.35	25.99	117.88	51.78	88.14	N/A	156,100	92,644	
352	1	111.18	111.18	111.18	00.00	100.00	111.18	111.18	N/A	90,000	100,061	
353	7	95.97	117.41	134.58	39.32	87.24	55.80	291.80	55.80 to 291.80	31,981	43,040	
442	1	61.48	61.48	61.48	00.00	100.00	61.48	61.48	N/A	36,434	22,399	
470	1	79.01	79.01	79.01	00.00	100.00	79.01	79.01	N/A	52,500	41,481	
557	2	95.10	95.10	93.71	07.31	101.48	88.15	102.04	N/A	10,000	9,371	
<u>ALL</u>	15	95.63	103.74	92.68	31.57	111.93	51.78	291.80	79.01 to 102.04	50,334	46,649	

### 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	\$ 13,630,063	\$ 71,426	0.52%	\$ 13,558,637	-	\$ 8,865,494	-
2006	\$ 13,275,400	\$ -	0.00%	\$ 13,275,400	-2.60%	\$ 9,125,524	2.93%
2007	\$ 13,363,140	\$ 56,960	0.43%	\$ 13,306,180	0.23%	\$ 10,917,528	19.64%
2008	\$ 14,757,254	\$ 118,683	0.80%	\$ 14,638,571	9.54%	\$ 13,686,080	25.36%
2009	\$ 15,525,605	\$ 921,755	5.94%	\$ 14,603,850	-1.04%	\$ 15,180,973	10.92%
2010	\$ 16,745,440	\$ 270,000	1.61%	\$ 16,475,440	6.12%	\$ 13,950,982	-8.10%
2011	\$ 16,950,620	\$ 258,610	1.53%	\$ 16,692,010	-0.32%	\$ 10,253,864	-26.50%
2012	\$ 17,310,824	\$ 282,322	1.63%	\$ 17,028,502	0.46%	\$ 10,734,744	4.69%
2013	\$ 18,016,208	\$ 1,299,623	7.21%	\$ 16,716,585	-3.43%	\$ 10,787,995	0.50%
2014	\$ 19,833,229	\$ 1,144,598	5.77%	\$ 18,688,631	3.73%	\$ 10,862,702	0.69%
2015	\$ 21,934,456	\$ 2,007,909	9.15%	\$ 19,926,547	0.47%	\$ 10,329,262	-4.91%
<b>Ann %chg</b>	4.87%			<b>Average</b>	<b>1.32%</b>	<b>2.28%</b>	<b>2.52%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-2.60%	-2.60%	2.93%
2007	-2.38%	-1.96%	23.15%
2008	7.40%	8.27%	54.37%
2009	7.14%	13.91%	71.24%
2010	20.88%	22.86%	57.36%
2011	22.46%	24.36%	15.66%
2012	24.93%	27.00%	21.08%
2013	22.64%	32.18%	21.69%
2014	37.11%	45.51%	22.53%
2015	46.20%	60.93%	16.51%

County Number: 32  
 County Name: Frontier

**32 Frontier**  
**AGRICULTURAL LAND**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

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

Number of Sales : 84  
Total Sales Price : 50,612,362  
Total Adj. Sales Price : 50,389,862  
Total Assessed Value : 38,511,697  
Avg. Adj. Sales Price : 599,879  
Avg. Assessed Value : 458,473

MEDIAN : 71  
WGT. MEAN : 76  
MEAN : 77  
COD : 23.55  
PRD : 100.12

COV : 31.52  
STD : 24.12  
Avg. Abs. Dev : 16.71  
MAX Sales Ratio : 174.45  
MIN Sales Ratio : 32.37

95% Median C.I. : 66.56 to 75.93  
95% Wgt. Mean C.I. : 66.04 to 86.82  
95% Mean C.I. : 71.36 to 81.68

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	15	92.43	98.85	90.71	25.49	108.97	46.43	174.45	80.94 to 118.18	425,742	386,193
01-JAN-13 To 31-MAR-13	2	70.04	70.04	62.56	17.66	111.96	57.67	82.41	N/A	623,000	389,740
01-APR-13 To 30-JUN-13	3	51.53	54.24	51.33	14.19	105.67	44.64	66.56	N/A	463,667	238,001
01-JUL-13 To 30-SEP-13	5	61.30	61.54	62.75	11.73	98.07	50.32	75.93	N/A	532,167	333,945
01-OCT-13 To 31-DEC-13	13	71.66	73.78	74.52	12.29	99.01	55.99	95.97	63.93 to 82.88	681,906	508,151
01-JAN-14 To 31-MAR-14	12	73.50	72.12	68.86	17.31	104.73	48.50	106.55	55.31 to 81.27	570,667	392,983
01-APR-14 To 30-JUN-14	4	69.19	74.73	72.88	15.09	102.54	60.96	99.58	N/A	495,806	361,367
01-JUL-14 To 30-SEP-14	4	69.36	67.70	63.61	21.37	106.43	43.14	88.94	N/A	404,940	257,598
01-OCT-14 To 31-DEC-14	7	63.38	67.58	67.98	15.79	99.41	52.90	88.84	52.90 to 88.84	542,024	368,492
01-JAN-15 To 31-MAR-15	7	70.00	73.16	69.49	19.93	105.28	49.35	114.91	49.35 to 114.91	904,129	628,298
01-APR-15 To 30-JUN-15	9	69.23	83.58	98.13	36.39	85.17	32.37	151.12	63.64 to 116.83	910,171	893,167
01-JUL-15 To 30-SEP-15	3	70.54	67.46	68.98	04.98	97.80	60.66	71.19	N/A	358,507	247,313
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	25	80.94	83.73	76.65	29.45	109.24	44.64	174.45	63.53 to 92.43	467,359	358,244
01-OCT-13 To 30-SEP-14	33	71.66	72.55	71.43	15.70	101.57	43.14	106.55	64.66 to 76.40	585,326	418,110
01-OCT-14 To 30-SEP-15	26	69.62	74.61	81.27	22.81	91.81	32.37	151.12	62.53 to 75.36	745,774	606,076
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	23	66.56	68.25	68.98	15.47	98.94	44.64	95.97	61.30 to 74.16	615,766	424,746
01-JAN-14 To 31-DEC-14	27	70.75	70.67	68.59	17.50	103.03	43.14	106.55	60.96 to 76.57	527,598	361,893
<u>ALL</u>	84	70.97	76.52	76.43	23.55	100.12	32.37	174.45	66.56 to 75.93	599,879	458,473

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	84	70.97	76.52	76.43	23.55	100.12	32.37	174.45	66.56 to 75.93	599,879	458,473
<u>ALL</u>	84	70.97	76.52	76.43	23.55	100.12	32.37	174.45	66.56 to 75.93	599,879	458,473

**32 Frontier**  
**AGRICULTURAL LAND**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

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MEDIAN : 71  
 WGT. MEAN : 76  
 MEAN : 77  
 COD : 23.55  
 PRD : 100.12

COV : 31.52  
 STD : 24.12  
 Avg. Abs. Dev : 16.71  
 MAX Sales Ratio : 174.45  
 MIN Sales Ratio : 32.37

95% Median C.I. : 66.56 to 75.93  
 95% Wgt. Mean C.I. : 66.04 to 86.82  
 95% Mean C.I. : 71.36 to 81.68

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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
<b>_____Irrigated_____</b>											
County	3	69.23	67.36	67.89	02.79	99.22	63.53	69.32	N/A	550,833	373,944
1	3	69.23	67.36	67.89	02.79	99.22	63.53	69.32	N/A	550,833	373,944
<b>_____Dry_____</b>											
County	12	71.43	80.76	72.96	23.58	110.69	53.23	151.12	62.94 to 88.94	385,898	281,556
1	12	71.43	80.76	72.96	23.58	110.69	53.23	151.12	62.94 to 88.94	385,898	281,556
<b>_____Grass_____</b>											
County	21	75.36	83.44	77.51	32.95	107.65	32.37	174.45	62.53 to 99.58	428,657	332,268
1	21	75.36	83.44	77.51	32.95	107.65	32.37	174.45	62.53 to 99.58	428,657	332,268
<b>_____ALL_____</b>	<b>84</b>	<b>70.97</b>	<b>76.52</b>	<b>76.43</b>	<b>23.55</b>	<b>100.12</b>	<b>32.37</b>	<b>174.45</b>	<b>66.56 to 75.93</b>	<b>599,879</b>	<b>458,473</b>

**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
<b>_____Irrigated_____</b>											
County	8	69.28	73.60	68.19	23.02	107.93	48.50	116.83	48.50 to 116.83	588,725	401,459
1	8	69.28	73.60	68.19	23.02	107.93	48.50	116.83	48.50 to 116.83	588,725	401,459
<b>_____Dry_____</b>											
County	17	70.40	75.53	68.23	22.51	110.70	50.32	151.12	57.67 to 85.43	430,566	293,769
1	17	70.40	75.53	68.23	22.51	110.70	50.32	151.12	57.67 to 85.43	430,566	293,769
<b>_____Grass_____</b>											
County	26	75.31	80.10	73.46	29.57	109.04	32.37	174.45	62.53 to 88.84	525,454	386,023
1	26	75.31	80.10	73.46	29.57	109.04	32.37	174.45	62.53 to 88.84	525,454	386,023
<b>_____ALL_____</b>	<b>84</b>	<b>70.97</b>	<b>76.52</b>	<b>76.43</b>	<b>23.55</b>	<b>100.12</b>	<b>32.37</b>	<b>174.45</b>	<b>66.56 to 75.93</b>	<b>599,879</b>	<b>458,473</b>

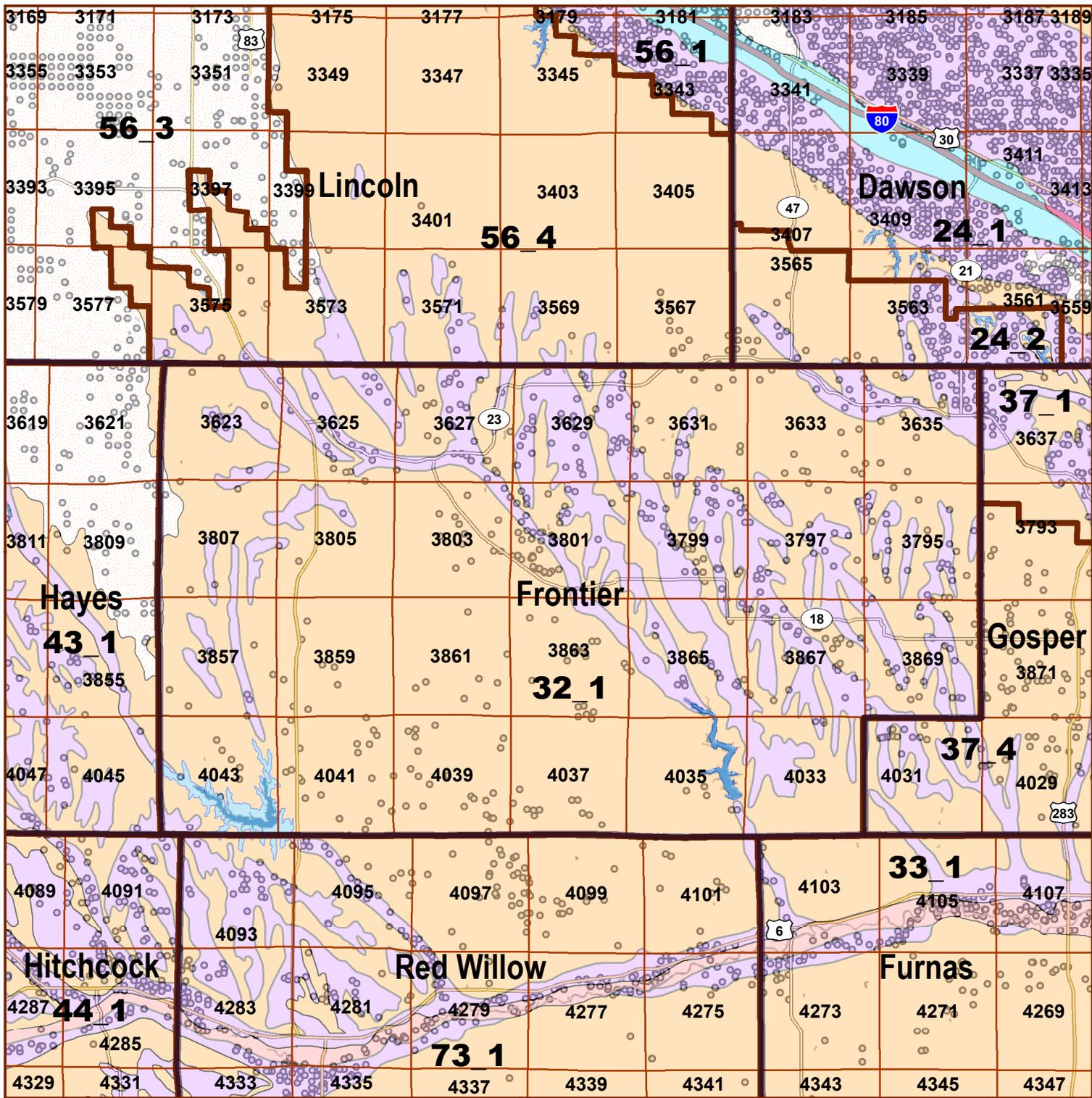
## Frontier County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Frontier	1	3,300	3,296	3,225	3,237	3,200	3,200	3,143	3,081	<b>3,267</b>
Red Willow	1	3,295	3,295	3,210	3,092	2,808	2,345	2,253	2,104	<b>3,178</b>
Lincoln	4	2,835	2,814	2,561	2,835	2,754	2,835	2,554	2,673	<b>2,746</b>
Hitchcock	1	3,200	3,200	2,900	2,900	2,800	2,800	2,700	2,700	<b>3,090</b>
Hayes	1	3,310	3,310	2,975	2,975	2,805	2,805	2,615	2,615	<b>3,028</b>
Dawson	2	n/a	3,620	3,500	2,915	2,037	n/a	1,510	1,480	<b>3,309</b>
Gosper	1	n/a	5,146	4,360	3,617	3,350	2,841	3,063	2,774	<b>4,916</b>
Gosper	4	n/a	5,153	4,361	3,640	3,397	n/a	3,128	2,900	<b>4,331</b>
Furnas	1	5,040	5,040	4,080	3,840	3,000	2,820	2,700	2,700	<b>4,456</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Frontier	1	1,700	1,700	1,650	1,650	1,600	1,600	1,550	1,550	<b>1,670</b>
Red Willow	1	1,800	1,800	1,740	1,740	1,620	1,560	1,500	1,440	<b>1,741</b>
Lincoln	4	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	<b>1,300</b>
Hitchcock	1	1,500	1,501	1,401	1,400	1,300	1,300	1,168	1,160	<b>1,452</b>
Hayes	1	1,400	1,400	1,255	1,255	1,205	1,205	1,140	1,140	<b>1,329</b>
Dawson	2	n/a	1,675	1,550	1,345	1,220	n/a	960	890	<b>1,295</b>
Gosper	1	n/a	1,930	1,800	1,685	1,550	1,325	1,275	1,275	<b>1,802</b>
Gosper	4	n/a	1,930	1,799	1,685	1,550	n/a	1,275	1,275	<b>1,786</b>
Furnas	1	2,000	2,000	1,560	1,560	1,375	1,375	1,250	1,250	<b>1,764</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Frontier	1	650	650	650	650	650	650	650	650	<b>650</b>
Red Willow	1	675	675	675	675	675	675	675	675	<b>675</b>
Lincoln	4	600	600	600	600	600	530	530	530	<b>536</b>
Hitchcock	1	500	500	500	500	500	500	500	500	<b>500</b>
Hayes	1	490	490	490	490	490	490	490	490	<b>490</b>
Dawson	2	n/a	1,085	980	845	845	n/a	615	615	<b>679</b>
Gosper	1	n/a	1,400	1,245	1,115	1,020	1,020	975	975	<b>1,017</b>
Gosper	4	n/a	1,400	1,244	1,114	1,020	n/a	975	975	<b>1,011</b>
Furnas	1	1,310	1,310	1,240	1,240	1,020	1,020	950	950	<b>987</b>

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



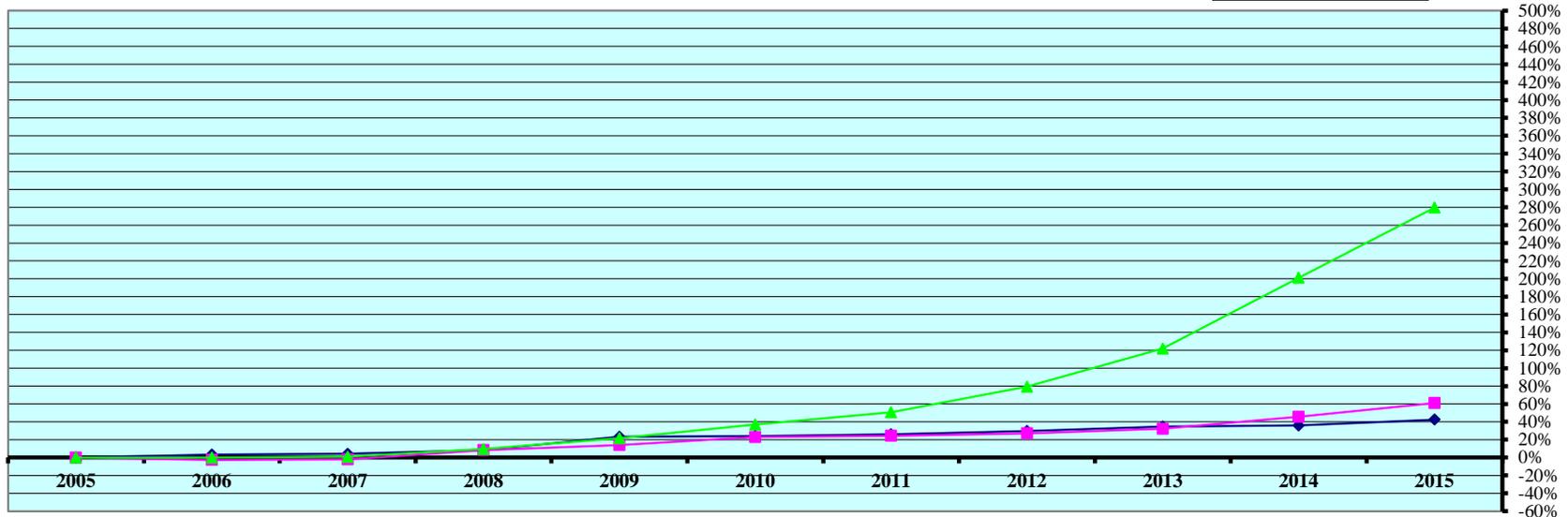
**Legend**

- 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

## Frontier County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	42,126,994	--	--	--	13,630,063	--	--	--	190,887,019	--	--	--
2006	43,560,740	1,433,746	3.40%	3.40%	13,275,400	-354,663	-2.60%	-2.60%	190,804,186	-82,833	-0.04%	-0.04%
2007	43,887,007	326,267	0.75%	4.18%	13,363,140	87,740	0.66%	-1.96%	192,616,927	1,812,741	0.95%	0.91%
2008	45,651,008	1,764,001	4.02%	8.37%	14,757,254	1,394,114	10.43%	8.27%	209,194,399	16,577,472	8.61%	9.59%
2009	51,928,282	6,277,274	13.75%	23.27%	15,525,605	768,351	5.21%	13.91%	232,091,617	22,897,218	10.95%	21.59%
2010	52,281,060	352,778	0.68%	24.10%	16,745,440	1,219,835	7.86%	22.86%	261,200,582	29,108,965	12.54%	36.84%
2011	53,052,071	771,011	1.47%	25.93%	16,950,620	205,180	1.23%	24.36%	287,406,487	26,205,905	10.03%	50.56%
2012	54,616,760	1,564,689	2.95%	29.65%	17,310,824	360,204	2.13%	27.00%	342,320,389	54,913,902	19.11%	79.33%
2013	56,695,775	2,079,015	3.81%	34.58%	18,016,208	705,384	4.07%	32.18%	423,642,816	81,322,427	23.76%	121.93%
2014	57,265,187	569,412	1.00%	35.93%	19,833,229	1,817,021	10.09%	45.51%	574,950,032	151,307,216	35.72%	201.20%
2015	59,992,811	2,727,624	4.76%	42.41%	21,934,456	2,101,227	10.59%	60.93%	724,821,727	149,871,695	26.07%	279.71%

Rate Annual %chg: Residential & Recreational **3.60%**

Commercial & Industrial **4.87%**

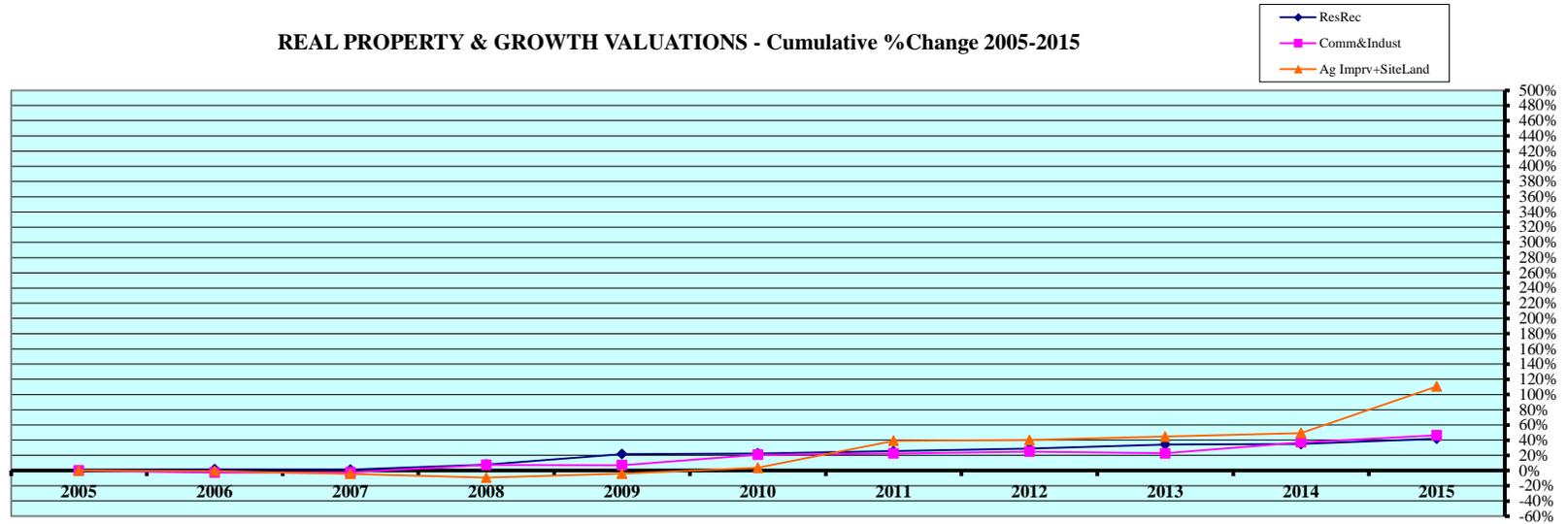
Agricultural Land **14.27%**

Cnty# **32**  
County **FRONTIER**

CHART 1 EXHIBIT 32B 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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	42,126,994	404,189	0.96%	41,722,805	--	--	13,630,063	71,426	0.52%	13,558,637	--	--	
2006	43,560,740	710,595	1.63%	42,850,145	1.72%	1.72%	13,275,400	0	0.00%	13,275,400	-2.60%	-2.60%	
2007	43,887,007	1,267,039	2.89%	42,619,968	-2.16%	1.17%	13,363,140	56,960	0.43%	13,306,180	0.23%	-2.38%	
2008	45,651,008	171,986	0.38%	45,479,022	3.63%	7.96%	14,757,254	118,683	0.80%	14,638,571	9.54%	7.40%	
2009	51,928,282	706,536	1.36%	51,221,746	12.20%	21.59%	15,525,605	921,755	5.94%	14,603,850	-1.04%	7.14%	
2010	52,281,060	695,828	1.33%	51,585,232	-0.66%	22.45%	16,745,440	270,000	1.61%	16,475,440	6.12%	20.88%	
2011	53,052,071	171,969	0.32%	52,880,102	1.15%	25.53%	16,950,620	258,610	1.53%	16,692,010	-0.32%	22.46%	
2012	54,616,760	267,971	0.49%	54,348,789	2.44%	29.01%	17,310,824	282,322	1.63%	17,028,502	0.46%	24.93%	
2013	56,695,775	104,119	0.18%	56,591,656	3.62%	34.34%	18,016,208	1,299,623	7.21%	16,716,585	-3.43%	22.64%	
2014	57,265,187	422,223	0.74%	56,842,964	0.26%	34.93%	19,833,229	1,144,598	5.77%	18,688,631	3.73%	37.11%	
2015	59,992,811	271,146	0.45%	59,721,665	4.29%	41.77%	21,934,456	2,007,909	9.15%	19,926,547	0.47%	46.20%	
Rate Ann%chg	<b>3.60%</b>			Resid & Rec. w/o growth			<b>4.87%</b>			C & I w/o growth			<b>1.32%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	21,647,832	11,277,532	32,925,364	0	0.00%	32,925,364	--
2006	21,707,936	11,422,362	33,130,298	387,078	1.17%	32,743,220	-0.55%
2007	21,639,559	10,569,499	32,209,058	758,269	2.35%	31,450,789	-5.07%
2008	20,563,566	9,872,506	30,436,072	575,347	1.89%	29,860,725	-7.29%
2009	21,838,948	10,816,979	32,655,927	1,047,853	3.21%	31,608,074	3.85%
2010	22,334,698	12,570,772	34,905,470	791,479	2.27%	34,113,991	4.46%
2011	25,451,145	20,716,088	46,167,233	383,543	0.83%	45,783,690	31.16%
2012	25,654,690	21,132,427	46,787,117	657,684	1.41%	46,129,433	-0.08%
2013	26,962,052	22,396,000	49,358,052	1,754,035	3.55%	47,604,017	1.75%
2014	27,218,575	22,894,876	50,113,451	923,250	1.84%	49,190,201	-0.34%
2015	36,065,239	34,165,608	70,230,847	882,806	1.26%	69,348,041	38.38%
Rate Ann%chg	<b>5.24%</b>	<b>11.72%</b>	<b>7.87%</b>	Ag Imprv+Site w/o growth		<b>6.63%</b>	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes 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.

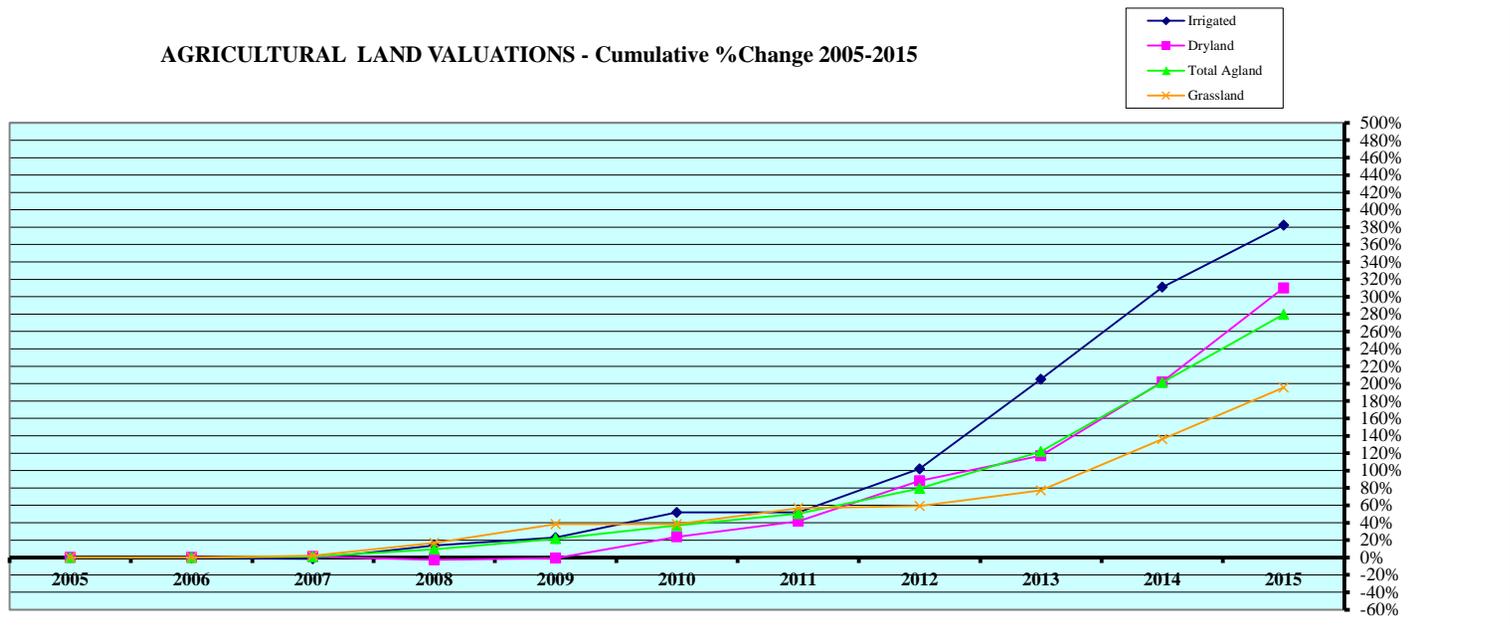
Sources:  
Value; 2005 - 2015 CTL  
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 32  
County FRONTIER

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	47,150,256	--	--	--	63,591,134	--	--	--	80,124,814	--	--	--
2006	46,983,301	-166,955	-0.35%	-0.35%	63,669,408	78,274	0.12%	0.12%	80,130,862	6,048	0.01%	0.01%
2007	46,476,001	-507,300	-1.08%	-1.43%	64,280,666	611,258	0.96%	1.08%	81,839,765	1,708,903	2.13%	2.14%
2008	53,733,219	7,257,218	15.61%	13.96%	61,867,828	-2,412,838	-3.75%	-2.71%	93,593,352	11,753,587	14.36%	16.81%
2009	57,920,496	4,187,277	7.79%	22.84%	63,121,218	1,253,390	2.03%	-0.74%	110,769,578	17,176,226	18.35%	38.25%
2010	71,573,725	13,653,229	23.57%	51.80%	78,732,524	15,611,306	24.73%	23.81%	110,894,333	124,755	0.11%	38.40%
2011	71,575,751	2,026	0.00%	51.80%	90,167,033	11,434,509	14.52%	41.79%	125,663,703	14,769,370	13.32%	56.83%
2012	95,225,460	23,649,709	33.04%	101.96%	119,592,175	29,425,142	32.63%	88.06%	127,502,754	1,839,051	1.46%	59.13%
2013	143,824,512	48,599,052	51.04%	205.03%	137,985,058	18,392,883	15.38%	116.99%	141,833,246	14,330,492	11.24%	77.02%
2014	193,782,968	49,958,456	34.74%	310.99%	192,026,028	54,040,970	39.16%	201.97%	189,141,036	47,307,790	33.35%	136.06%
2015	227,371,967	33,588,999	17.33%	382.23%	260,760,046	68,734,018	35.79%	310.06%	236,689,714	47,548,678	25.14%	195.40%

Rate Ann.%chg: Irrigated **17.04%** Dryland **15.16%** Grassland **11.44%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	20,815	--	--	--	0	--	--	--	190,887,019	--	--	--
2006	20,615	-200	-0.96%	-0.96%	0	0			190,804,186	-82,833	-0.04%	-0.04%
2007	20,495	-120	-0.58%	-1.54%	0	0			192,616,927	1,812,741	0.95%	0.91%
2008	0	-20,495	-100.00%	-100.00%	0	0			209,194,399	16,577,472	8.61%	9.59%
2009	0	0			280,325	280,325			232,091,617	22,897,218	10.95%	21.59%
2010	0	0			0	-280,325	-100.00%		261,200,582	29,108,965	12.54%	36.84%
2011	0	0			0	0			287,406,487	26,205,905	10.03%	50.56%
2012	0	0			0	0			342,320,389	54,913,902	19.11%	79.33%
2013	0	0			0	0			423,642,816	81,322,427	23.76%	121.93%
2014	0	0			0	0			574,950,032	151,307,216	35.72%	201.20%
2015	0	0			0	0			724,821,727	149,871,695	26.07%	279.71%

Cnty# **32**  
County **FRONTIER**

Rate Ann.%chg: Total Agric Land **14.27%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)<sup>(1)</sup>**

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	47,173,965	75,980	621			63,596,791	163,415	389			80,102,274	359,803	223		
2006	47,046,859	75,797	621	-0.03%	-0.03%	63,633,709	163,487	389	0.01%	0.01%	80,132,081	359,967	223	-0.01%	-0.01%
2007	46,437,906	75,103	618	-0.38%	-0.41%	64,303,176	163,571	393	1.00%	1.01%	81,841,577	360,481	227	1.99%	1.98%
2008	53,804,108	75,302	715	15.56%	15.08%	61,851,102	157,583	392	-0.16%	0.85%	93,602,060	363,948	257	13.28%	15.52%
2009	58,142,187	75,326	772	8.03%	24.32%	63,092,465	157,425	401	2.11%	2.98%	110,891,598	363,578	305	18.59%	37.00%
2010	71,520,632	74,845	956	23.80%	53.91%	78,762,652	158,007	498	24.38%	28.09%	110,868,297	363,502	305	0.00%	37.00%
2011	71,481,169	74,859	955	-0.07%	53.79%	90,220,805	157,350	573	15.03%	47.33%	125,664,437	364,244	345	13.11%	54.97%
2012	95,226,097	74,821	1,273	33.29%	104.99%	119,593,628	157,319	760	32.58%	95.34%	127,510,636	364,308	350	1.45%	57.22%
2013	143,824,512	75,417	1,907	49.84%	207.15%	137,985,084	157,559	876	15.20%	125.03%	141,835,285	363,679	390	11.43%	75.18%
2014	193,782,307	75,527	2,566	34.54%	313.25%	192,033,009	157,398	1,220	39.31%	213.50%	189,137,795	363,726	520	33.33%	133.57%
2015	227,400,649	76,624	2,968	15.67%	378.00%	260,768,361	156,133	1,670	36.89%	329.16%	236,685,277	364,127	650	25.00%	191.97%

Rate Annual %chg Average Value/Acre: 16.93%

15.68%

11.31%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	20,935	1,047	20			0	0				190,893,965	600,244	318		
2006	20,615	1,031	20	0.00%	0.00%	0	0				190,833,264	600,282	318	-0.04%	-0.04%
2007	20,495	1,025	20	0.00%	0.00%	0	0				192,603,154	600,179	321	0.94%	0.91%
2008	0	0				0	0				209,257,270	596,833	351	9.26%	10.25%
2009	0	0				0	0				232,126,250	596,329	389	11.02%	22.40%
2010	0	0				0	0				261,151,581	596,354	438	12.50%	37.70%
2011	0	0				0	0				287,366,411	596,453	482	10.02%	51.49%
2012	0	0				0	0				342,330,361	596,448	574	19.13%	80.47%
2013	0	0				0	0				423,644,881	596,656	710	23.71%	123.26%
2014	0	0				0	0				574,953,111	596,651	964	35.72%	203.00%
2015	0	0				0	0				724,854,287	596,883	1,214	26.02%	281.85%

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**FRONTIER**

Rate Annual %chg Average Value/Acre: 14.34%

(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
2,756	FRONTIER	48,700,298	14,526,826	3,643,180	54,081,435	21,934,456	0	5,911,376	724,821,727	36,065,239	34,165,608	2,872,710	946,722,855
cnty.sector.value % of total value:		5.14%	1.53%	0.38%	5.71%	2.32%		0.62%	76.56%	3.81%	3.61%	0.30%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
939	CURTIS	1,917,845	379,754	79,494	19,786,296	4,243,021	0	0	93,574	0	0	0	26,499,984
34.07%	%sector of county sector	3.94%	2.61%	2.18%	36.59%	19.34%			0.01%				2.80%
	%sector of municipality	7.24%	1.43%	0.30%	74.67%	16.01%			0.35%				100.00%
401	EUSTIS	1,379,057	305,615	31,978	13,934,936	4,156,384	0	0	13,959	0	0	0	19,821,929
14.55%	%sector of county sector	2.83%	2.10%	0.88%	25.77%	18.95%			0.00%				2.09%
	%sector of municipality	6.96%	1.54%	0.16%	70.30%	20.97%			0.07%				100.00%
261	MAYWOOD	207,686	211,324	38,965	6,648,811	6,054,926	0	0	87,008	202,409	79,907	0	13,531,036
9.47%	%sector of county sector	0.43%	1.45%	1.07%	12.29%	27.60%			0.01%	0.56%	0.23%		1.43%
	%sector of municipality	1.53%	1.56%	0.29%	49.14%	44.75%			0.64%	1.50%	0.59%		100.00%
32	MOOREFIELD	134,366	9,014	19,276	766,454	350,603	0	0	55,931	0	0	0	1,335,644
1.16%	%sector of county sector	0.28%	0.06%	0.53%	1.42%	1.60%			0.01%				0.14%
	%sector of municipality	10.06%	0.67%	1.44%	57.38%	26.25%			4.19%				100.00%
25	STOCKVILLE	3,244	120,214	59,039	649,328	63,199	0	0	44,766	0	472	0	940,262
0.91%	%sector of county sector	0.01%	0.83%	1.62%	1.20%	0.29%			0.01%		0.00%		0.10%
	%sector of municipality	0.35%	12.79%	6.28%	69.06%	6.72%			4.76%		0.05%		100.00%
1,658	Total Municipalities	3,642,198	1,025,921	228,752	41,785,825	14,868,133	0	0	295,238	202,409	80,379	0	62,128,855
60.16%	%all municip.sect of cnty	7.48%	7.06%	6.28%	77.26%	67.78%			0.04%	0.56%	0.24%		6.56%

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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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,034</b>	<b>Value : 905,019,600</b>	<b>Growth 2,242,023</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	76	428,414	14	141,621	7	49,311	97	619,346	
<b>02. Res Improve Land</b>	698	4,445,030	44	654,722	70	2,816,203	812	7,915,955	
<b>03. Res Improvements</b>	703	36,396,067	45	4,132,843	75	5,524,378	823	46,053,288	
<b>04. Res Total</b>	779	41,269,511	59	4,929,186	82	8,389,892	920	54,588,589	379,610
<b>% of Res Total</b>	84.67	75.60	6.41	9.03	8.91	15.37	22.81	6.03	16.93
<b>05. Com UnImp Land</b>	20	113,944	1	8,960	4	143,600	25	266,504	
<b>06. Com Improve Land</b>	125	605,273	2	30,510	16	591,105	143	1,226,888	
<b>07. Com Improvements</b>	134	14,031,215	4	96,640	31	6,491,990	169	20,619,845	
<b>08. Com Total</b>	154	14,750,432	5	136,110	35	7,226,695	194	22,113,237	387,869
<b>% of Com Total</b>	79.38	66.70	2.58	0.62	18.04	32.68	4.81	2.44	17.30
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	11	263,144	11	263,144	
<b>14. Rec Improve Land</b>	0	0	0	0	193	3,284,966	193	3,284,966	
<b>15. Rec Improvements</b>	0	0	0	0	201	4,993,361	201	4,993,361	
<b>16. Rec Total</b>	0	0	0	0	212	8,541,471	212	8,541,471	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	5.26	0.94	0.00
<b>Res &amp; Rec Total</b>	779	41,269,511	59	4,929,186	294	16,931,363	1,132	63,130,060	379,610
<b>% of Res &amp; Rec Total</b>	68.82	65.37	5.21	7.81	25.97	26.82	28.06	6.98	16.93
<b>Com &amp; Ind Total</b>	154	14,750,432	5	136,110	35	7,226,695	194	22,113,237	387,869
<b>% of Com &amp; Ind Total</b>	79.38	66.70	2.58	0.62	18.04	32.68	4.81	2.44	17.30
<b>17. Taxable Total</b>	933	56,019,943	64	5,065,296	329	24,158,058	1,326	85,243,297	767,479
<b>% of Taxable Total</b>	70.36	65.72	4.83	5.94	24.81	28.34	32.87	9.42	34.23

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	24,672	465,907	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	24,672	465,907
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	24,672	465,907

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	10	812,360	10	812,360	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	812,360	10	812,360	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	95	1	287	383

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	181,501	0	0	2,019	513,156,500	2,031	513,338,001
28. Ag-Improved Land	4	127,561	3	534,346	632	251,576,781	639	252,238,688
29. Ag Improvements	4	215,028	3	366,180	660	52,806,046	667	53,387,254
30. Ag Total							2,698	818,963,943

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	3	3.00	51,000	3	3.00	51,000	
33. HomeSite Improvements	3	3.00	151,409	3	3.00	310,795	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	3	4.19	16,760	3	6.73	26,920	
37. FarmSite Improvements	4	0.00	63,619	3	0.00	55,385	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	3	3.00	51,000	3	3.00	51,000	
32. HomeSite Improv Land	381	399.05	6,783,850	387	405.05	6,885,850	
33. HomeSite Improvements	382	395.05	29,047,351	388	401.05	29,509,555	1,474,544
34. HomeSite Total				<b>391</b>	<b>408.05</b>	<b>36,446,405</b>	
35. FarmSite UnImp Land	42	114.68	450,890	42	114.68	450,890	
36. FarmSite Improv Land	609	3,104.55	10,872,720	615	3,115.47	10,916,400	
37. FarmSite Improvements	641	0.00	23,758,695	648	0.00	23,877,699	0
38. FarmSite Total				<b>690</b>	<b>3,230.15</b>	<b>35,244,989</b>	
39. Road & Ditches	0	5,652.39	0	0	5,652.39	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,081</b>	<b>9,290.59</b>	<b>71,691,394</b>	<b>1,474,544</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. 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	139.85	0.18%	461,505	0.18%	3,300.00
46. 1A	60,462.76	79.07%	199,279,816	79.78%	3,295.91
47. 2A1	1,814.91	2.37%	5,853,081	2.34%	3,225.00
48. 2A	955.69	1.25%	3,093,744	1.24%	3,237.18
49. 3A1	5,514.55	7.21%	17,646,560	7.06%	3,200.00
50. 3A	9.56	0.01%	30,592	0.01%	3,200.00
51. 4A1	1,579.20	2.07%	4,964,111	1.99%	3,143.43
52. 4A	5,989.61	7.83%	18,453,567	7.39%	3,080.93
53. Total	76,466.13	100.00%	249,782,976	100.00%	3,266.58
<b>Dry</b>					
54. 1D1	737.87	0.47%	1,254,379	0.48%	1,700.00
55. 1D	115,029.31	73.67%	195,549,830	74.99%	1,700.00
56. 2D1	2,247.83	1.44%	3,708,960	1.42%	1,650.02
57. 2D	1,305.86	0.84%	2,154,705	0.83%	1,650.03
58. 3D1	21,045.39	13.48%	33,672,629	12.91%	1,600.00
59. 3D	0.70	0.00%	1,120	0.00%	1,600.00
60. 4D1	4,761.01	3.05%	7,379,776	2.83%	1,550.04
61. 4D	11,004.85	7.05%	17,058,170	6.54%	1,550.06
62. Total	156,132.82	100.00%	260,779,569	100.00%	1,670.24
<b>Grass</b>					
63. 1G1	561.45	0.15%	364,960	0.15%	650.03
64. 1G	29,664.87	8.15%	19,283,311	8.15%	650.04
65. 2G1	2,618.37	0.72%	1,702,005	0.72%	650.02
66. 2G	969.50	0.27%	630,231	0.27%	650.06
67. 3G1	5,117.70	1.41%	3,326,796	1.41%	650.06
68. 3G	1.85	0.00%	1,203	0.00%	650.27
69. 4G1	7,772.07	2.13%	5,052,126	2.13%	650.04
70. 4G	317,459.00	87.17%	206,349,372	87.17%	650.00
71. Total	364,164.81	100.00%	236,710,004	100.00%	650.01
<b>Irrigated Total</b>					
	76,466.13	12.81%	249,782,976	33.43%	3,266.58
<b>Dry Total</b>					
	156,132.82	26.16%	260,779,569	34.90%	1,670.24
<b>Grass Total</b>					
	364,164.81	61.02%	236,710,004	31.68%	650.01
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	162.89	0.03%	0	0.00%	0.00
75. Market Area Total	596,763.76	100.00%	747,272,549	100.00%	1,252.21

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	2.01	6,474	0.00	0	76,464.12	249,776,502	76,466.13	249,782,976
<b>77. Dry Land</b>	122.96	205,485	150.79	254,919	155,859.07	260,319,165	156,132.82	260,779,569
<b>78. Grass</b>	45.13	29,343	310.01	201,507	363,809.67	236,479,154	364,164.81	236,710,004
<b>79. Waste</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.91	0	161.98	0	162.89	0
<b>82. Total</b>	<b>170.10</b>	<b>241,302</b>	<b>460.80</b>	<b>456,426</b>	<b>596,132.86</b>	<b>746,574,821</b>	<b>596,763.76</b>	<b>747,272,549</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	76,466.13	12.81%	249,782,976	33.43%	3,266.58
<b>Dry Land</b>	156,132.82	26.16%	260,779,569	34.90%	1,670.24
<b>Grass</b>	364,164.81	61.02%	236,710,004	31.68%	650.01
<b>Waste</b>	0.00	0.00%	0	0.00%	0.00
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	162.89	0.03%	0	0.00%	0.00
<b>Total</b>	<b>596,763.76</b>	<b>100.00%</b>	<b>747,272,549</b>	<b>100.00%</b>	<b>1,252.21</b>

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 Curtis	25	202,148	324	1,966,205	324	17,730,848	349	19,899,201	48,804
83.2 Eustis	22	168,349	191	1,306,754	193	12,509,394	215	13,984,497	0
83.3 Lake Properties	11	263,144	193	3,284,966	201	4,993,361	212	8,541,471	0
83.4 Maywood	17	127,056	137	1,060,780	139	5,443,478	156	6,631,314	0
83.5 Moorefield	4	8,639	23	49,741	23	708,133	27	766,513	0
83.6 Rural Residential	6	41,115	69	2,817,195	73	5,452,637	79	8,310,947	330,806
83.7 Stockville	17	28,977	25	101,599	28	518,752	45	649,328	0
83.8 Suburban	6	43,062	43	613,681	43	3,690,046	49	4,346,789	0
84 Residential Total	108	882,490	1,005	11,200,921	1,024	51,046,649	1,132	63,130,060	379,610

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Curtis	6	58,292	50	226,261	54	3,956,025	60	4,240,578	0
85.2	Eustis	2	8,120	39	171,127	43	3,954,390	45	4,133,637	0
85.3	Maywood	5	37,550	26	187,276	29	5,917,968	34	6,142,794	0
85.4	Moorefield	5	8,813	6	18,189	7	317,657	12	344,659	0
85.5	Rural Commercial	5	152,560	16	594,185	30	6,407,992	35	7,154,737	387,869
85.6	Stockville	2	1,169	5	6,650	5	55,380	7	63,199	0
85.7	Suburban	0	0	1	23,200	1	10,433	1	33,633	0
86	Commercial Total	25	266,504	143	1,226,888	169	20,619,845	194	22,113,237	387,869

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	561.45	0.15%	364,960	0.15%	650.03
88. 1G	29,664.87	8.15%	19,283,311	8.15%	650.04
89. 2G1	2,618.37	0.72%	1,702,005	0.72%	650.02
90. 2G	969.50	0.27%	630,231	0.27%	650.06
91. 3G1	5,117.70	1.41%	3,326,796	1.41%	650.06
92. 3G	1.85	0.00%	1,203	0.00%	650.27
93. 4G1	7,772.07	2.13%	5,052,126	2.13%	650.04
94. 4G	317,459.00	87.17%	206,349,372	87.17%	650.00
95. Total	364,164.81	100.00%	236,710,004	100.00%	650.01
<b>CRP</b>					
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
<b>Timber</b>					
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	364,164.81	100.00%	236,710,004	100.00%	650.01
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	364,164.81	100.00%	236,710,004	100.00%	650.01

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

32 Frontier

	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	54,081,435	54,588,589	507,154	0.94%	379,610	0.24%
02. Recreational	5,911,376	8,541,471	2,630,095	44.49%	0	44.49%
03. Ag-Homesite Land, Ag-Res Dwelling	36,065,239	36,446,405	381,166	1.06%	1,474,544	-3.03%
<b>04. Total Residential (sum lines 1-3)</b>	<b>96,058,050</b>	<b>99,576,465</b>	<b>3,518,415</b>	<b>3.66%</b>	<b>1,854,154</b>	<b>1.73%</b>
05. Commercial	21,934,456	22,113,237	178,781	0.82%	387,869	-0.95%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	34,165,608	35,244,989	1,079,381	3.16%	0	3.16%
08. Minerals	2,872,710	812,360	-2,060,350	-71.72	0	-71.72
<b>09. Total Commercial (sum lines 5-8)</b>	<b>58,972,774</b>	<b>58,170,586</b>	<b>-802,188</b>	<b>-1.36%</b>	<b>387,869</b>	<b>-2.02%</b>
<b>10. Total Non-Agland Real Property</b>	<b>155,030,824</b>	<b>157,747,051</b>	<b>2,716,227</b>	<b>1.75%</b>	<b>2,242,023</b>	<b>0.31%</b>
11. Irrigated	227,371,967	249,782,976	22,411,009	9.86%		
12. Dryland	260,760,046	260,779,569	19,523	0.01%		
13. Grassland	236,689,714	236,710,004	20,290	0.01%		
14. Wasteland	0	0	0			
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>724,821,727</b>	<b>747,272,549</b>	<b>22,450,822</b>	<b>3.10%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>879,852,551</b>	<b>905,019,600</b>	<b>25,167,049</b>	<b>2.86%</b>	<b>2,242,023</b>	<b>2.61%</b>

## 2016 Assessment Survey for Frontier County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	133,086
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$400 for the oil and gas mineral appraisal
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$21,970 for the CAMA and GIS Systems
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$700.00
<b>12.</b>	<b>Other miscellaneous funds:</b>
	n/a
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan
2.	<b>CAMA software:</b>
	TerraScan
3.	<b>Are cadastral maps currently being used?</b>
	No
4.	<b>If so, who maintains the Cadastral Maps?</b>
	n/a
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.frontier.gisworkshop.com">www.frontier.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	The assessor
8.	<b>Personal Property software:</b>
	TerraScan

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Curtis, Eustis, and Maywood
4.	<b>When was zoning implemented?</b>
	2001

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Pritchard & Abbott are contracted to conduct an oil and gas mineral appraisal annually.
2.	<b>GIS Services:</b>
	GIS Workshop, Inc.
3.	<b>Other services:</b>
	none

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Only for the valuation of oil and gas mineral interests.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	The county does not specify appraiser requirements; however, the county has contracted with Pritchard & Abbott for a number of years because they are leaders in the field of oil and gas mineral interest appraisal. The firm employs qualified professionals who conduct work within the county.
4.	
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes, for the oil and gas mineral interests only.

## 2016 Residential Assessment Survey for Frontier County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	The assessor and deputy assessor														
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Eustis- is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing but the market is softer than the Curtis Market.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Small Villages - includes the Villages of Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable, and receive an economic depreciation that is not applied to Eustis or Maywood.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings- structures located on rural parcels throughout the county</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county.	02	Eustis- is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing but the market is softer than the Curtis Market.	03	Small Villages - includes the Villages of Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable, and receive an economic depreciation that is not applied to Eustis or Maywood.	04	Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas.	05	Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.	AG	Outbuildings- structures located on rural parcels throughout the county
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
01	Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county.														
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05	Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.														
AG	Outbuildings- structures located on rural parcels throughout the county														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	Only the cost approach is used to value property in the residential class. There is insufficient sales activity to establish the sales comparison approach.														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Depreciation is developed using local market information.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Lot values are established using a cost per square foot analysis.														
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>														
	They are valued the same as vacant residential lots.														

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2015	2012	2013	2012
02	2015	2012	2013	2012
03	2013	2012	2013	2012
04	2016	2012	2015	2015
05	2015	2012	2014	2014
AG	2015	2015	2014	2014

## 2016 Commercial Assessment Survey for Frontier County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The assessor and deputy assessor			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	There are no valuation groupings within the commercial class. The market in Frontier County is sporadic and unorganized. There are so few sales in any three year study period that it is not feasible to stratify them by location.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	Only the cost approach is used.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	Because there is so little sales data within the county, all commercial properties are priced using a few general occupancy codes which relate primarily to the highest and best use of the structure. Depreciation is established using all sales, and is applied by age and condition.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Depreciation is developed based on local market information.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	n/a			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Lot values are established using a cost per square foot analysis.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2014	2013	2014
				<u>Date of Last Inspection</u>
				2013

## 2016 Agricultural Assessment Survey for Frontier County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The assessor and the deputy assessor							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no market areas within the county.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within the county.	2014	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no market areas within the county.	2014						
	Land use was reviewed with the rural inspection in 2014.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	N/A							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	The primary use of the parcel is determined by physical inspection, sales verification, reviewing GIS imagery, and other means of normal discovery.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Yes, farm home sites and rural residential home sites are valued the same.							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Parcels that are enrolled in the Wetland Reserve Program are assessed at full market value of grass.							

## FRONTIER COUNTY ASSESSOR'S 3-YEAR PLAN

The following is a revised 3-year plan of assessment for years 2016, 2017, and 2018 pursuant to section 77-1311, as amended by 2001 Neb. Laws LB170, Section 5 and directive 05-4. The purpose of this plan is to update and inform the County Board of Equalization and the Department of Revenue, Property Assessment Division of the progress this county has achieved from year to year. The plan and any updates shall examine the level, quality, and uniformity of assessment within Frontier County.

### Property Summary in Frontier County (Parcel Summary):

#### Personal Property

Property Type	Total Parcel Count	Percent Of Parcels	Total Value	Percent Of Total Value
Commercial	152	30%	6,873,611	15%
Agricultural	356	70%	41,318,136	85%
2015 Total	508		48,191,747	

**2014 totals:** Parcel count: 519 Total value: \$48,693,216 decrease in value for '15 by \$501,469

#### Real Property

Property Type	Taxable Acres	Unimproved Parcels	Improved Parcels	Total Parcel Count	Percent Of Parcels	Total Value	Percent Total Value
Commercial		26	170	196	5%	21,618,666	3.74%
Agricultural	596,883	2038	668	2706	67% Irrigated= 13% Dry= 26% Grass= 61%	795,223,963	84.40%
Residential		97	822	919	23%	54,082,102	10.66%
Recreational	0	11	202	213	5%	5,911,376	1.22%
Industrial	0	0	0	0	0	0	0
Special Val	0	0	0	0	0	0	0
2015 Total	596,883	2172	1862	4044	100%	876,836,107	100%

**2014 totals:**

**Parcel count:** 4,046 – decrease by 2 for '15

**Commercial:** \$19,840,442 – increase of \$1,778,224 for '15

**Agricultural:** \$625,061,014 – increase of \$170,162,949 for '15

**Residential:** \$51,348,328 – increase of \$2,733,774 for '15

**Recreational:** \$5,861,438 – increase of \$49,938 for '15

**Total value for '14:** \$702,111,222 increase of \$174,724,885 for '15

#### Misc. Parcel Counts

Property Type	Total Parcel Count	Total Value
TIF	3	Excess= 761,345 Base=43,938
Mineral / Oil Interest	10	2,872,710
Exempt	366	0
Homesteads Applications for 2014	127	5,722,719
Building / Zoning Info Applications for 2014	Permits = 46	

**2014 totals:** TIF Ex: \$761,345 - no change in '15

Mineral: \$5,049,660 – decrease of \$2,176,950 for '15

## Current Resources in Frontier County:

**Budget:** Requested Budget for 2015-2016 = \$133,086  
Requested Reappraisal Budget for 2015-2016 = \$ 0  
Adopted Budget for 2015-2016 = \$ 133,086  
Adopted Reappraisal Budget for 2015-2016 = \$ 0

**Staffing:** Assessor – Regina Andrijeski  
Deputy Assessor – Margaret Potter

**Training:** The assessor has her assessor's certificate and is in good standing with the state and is completing continuing education to comply with required hours to be current through December 31, 2018, and to continue to further her education in every area of her job. So far the assessor has taken a total of 20 hours toward her required 60 hours for recertification.

The deputy assessor has her assessor's certificate and is in good standing with the State and is completing continuing education to comply with required hours to be current through December 31, 2018. So far the deputy assessor has taken a total of 17.5 hours toward her required 60 hours for recertification.

**Maps:** Frontier County is contracted with GIS Workshop for their GIS mapping program and it was fully implemented in 2008. The aerial maps and cadastral maps are no longer updated, due to the fact that all that information is now on the GIS system and kept current on there.

**CAMA:** Frontier County uses the TerraScan Administrative System. This county began using the system in 1999. As stated above the office is now contracting its mapping system with GIS Workshop. The office server was updated in 2012. The office purchased a new Dell PC for the deputy assessor's workstation in 2013. The office updated to a new digital camera in 2010, that we use for taking photos of improvements, upon which are later entered into the Terra-Scan electronic file. The office intends to continuously review and update our equipment as needed to keep our records accurate and the office running well.

**Web:** Frontier County, with system provider GIS Workshop, offers a basic web property information service. Any individual with access to the Internet will have access to county parcel information by going to the following site <http://frontier.gisworkshop.com>

### **Property Record Cards:**

The assessor and the deputy assessor update each property record file, as needed both electronically and with hard copies. Only the most recent data is kept in the record card. Historic information on each parcel is kept in a separate file cabinet from the current files. Each property record file is interrelated through codes and references and contains the following:

1. Parcel information.
  - ◆ Current owner and address
  - ◆ Ownership changes, sales information, splits or additions, and deed recordings
  - ◆ Legal description and situs
  - ◆ Property classification code, tax district, and school district
  - ◆ Current year and up to 4 years prior history of land and improvements assessed values
2. Ag-land land use and soil type worksheets.
3. Current copy of the electronic appraisal file worksheet.

### **Current Assessment Procedures for Real Property:**

#### **Discover, List and Inventory all property:**

Sales review and procedures for processing 521's in Frontier County:

\* Current data available on sales file:

1. Agricultural land & Commercial = 3 years of data. October 1 – Sept 30
2. Residential = 2 years of data. October 1 – September 30

\* All sales are deemed to be qualified sales. For a sale to be considered non-qualified or if any adjustments are to be made to the selling price the sale is reviewed pursuant to professionally accepted mass appraisal techniques and through the review documenting sufficient and compelling information regarding the sale. Opinions are based on the results of returned questionnaires and/or conversations with buyers and/or sellers.

\* All 521's are entered into the computer, however, only the 521's with an amount stated for Documentary Stamp Tax greater than \$2.25 or consideration greater than \$100.00 is captured in the sales file database as a qualified sale.

\* If the stated value of personal property is more than 5% of the total sale price for residential property or more than 25% for commercial property, the sale is EXCLUDED unless the sales sample is small and there is strong evidence to support the value estimate of personal property.

\* Both the assessor and the deputy process sales. Every transfer statement has the following work done: Updates made to the property record card, electronic appraisal file, GIS if applicable, and sales book. All sales are now sent electronically to the PAD. Sales questionnaires are sent to BOTH buyer and seller of ALL types of property (Ag, residential, commercial). A physical improvements data confirmation sheet is also sent to either the buyer or the seller. When the data sheet is returned the information is compared to that already present in the appraisal file and updated as needed. A record is kept of all individuals receiving a questionnaire and all individuals returning the questionnaire. Our return rate on the verification questionnaires is at 35% this year. The office also initiates phone contact with the buyer and seller on any sales with questions or concerns. All sales whether qualified or not are recorded in the TerraScan computer sales file. The Treasurer's office, FSA, and the NRD office are informed of ownership changes. Lastly the offices sales spreadsheet, used to determine sales ratios, is updated.

#### Building Permits / Information Sheets:

\* No building amounting to a value of \$2,500 or more shall be erected, or structurally altered or repaired, and no electrical, heating, plumbing, or other installation or connection, or other improvement to real property, amounting to a value of \$2,500 or more, shall hereafter be made until an information statement or building permit has been filed with the assessor.

\* Urban Zoning regulations in place in: Curtis, Eustis, and Maywood. No zoning regulations in place in: Stockville and Moorefield. Entire rural areas of the county require a zoning permit when changes are made to the property.

\* When there is an increase in square footage of a current improvement or the addition of another improvement to an urban property a building permit is required in the towns of Curtis and Eustis. Information sheets shall be used in a city or village that does not require a building permit under its zoning laws.

\* All permits and information sheets are reviewed for percentage of completion and value changes in the fall (December), prior to January 1, of the year the permits were turned into the assessors' office.

\* Frontier County data logs include: Excel spreadsheet of building permits, permit collection envelope, and the electronic Terra-scan permits file.

## **Data Collection:**

### **\* Real Property Improvements:**

Appraisal work is being done on a continuing basis. Our office uses data gathered from sales questionnaires as well as detailed reviews and updates. Detailed reviews include an on-site physical inspection of all improvements, by the county assessor & deputy, interior inspections when possible, new digital photographs and any needed updating of improvement sketches. Frontier County is scheduled for detailed reviews to be performed on all property types with improvements throughout the entire County on a 4-year cycle. Lake properties for 2016, Residential properties for 2017, Commercial properties for 2018, Rural properties and all ag properties for 2019 and then the process starts again. Either the county assessor or deputy completes updates annually. All property types are reviewed on the computer for correctness of parcel information/ appraisal record data.

### **\* Personal Property:**

Currently data is gathered primarily from the taxpayer's federal income tax depreciation schedule and previous personal property schedules. Occasionally owners will report new property themselves and we review all copies of any UCC filing statements and zoning permits that are recorded in the clerk's office. Our office mails out postcard reminders a couple weeks prior to the May first deadline.

### **\* Ag land:**

January 1<sup>st</sup> 2008 Frontier County fully implemented the GIS system and it is now used to keep all of our land use current by viewing the current satellite imagery for Frontier County.

### **\* Improvements on Leased Land:**

Improvements on leased land have been inspected using the same methods as those used with other real property improvements.

## **Assessment sales ratios and assessment actions:**

\* Our office now performs three review assessments. Two prior to the AVU and abstract submission and one after the Reports and Opinions has been released.

\* Reviews of the level of value for all types of property are done using the sales rosters provided by the state as well as using our in house "what if's" spread sheets. The office also utilizes our field liaison when needed. We understand that the reliability of the ratio studies depends on representativeness of the sample. Therefore, when information is entered into the sales file and the rosters they are reviewed for correctness several times.

\* The appraisal uniformity guide our offices employs and strives to be in compliance with is:

1. Mean / Median / Aggregate lie between:

\* 92-100% for residential properties

\* 92-100% for commercial properties

\* 69-75% for Agland

\* In normal distribution all 3 should be equal

2. COD lies between:

\* <15 for residential

\* <20 for Agland & commercial

\* <5 considered extremely low, maybe a flawed study

3. PRD lies between:

\* 98-103% for all types of properties

\* PRD <98 means high value parcels are over appraised

\* PRD >103 means high valued parcels are under appraised and low valued parcels are overappraised

4. Fairness and uniformity between sold and unsold properties equals a trended preliminary ratio that correlates closely with the R & O median ratio and a percentage change in the sales file and the assessed base would be similar.

## **Approaches to value:**

\* Land valuation process in Frontier County is based upon site date and the market (sales) approach for land.

1. Site data

a. Lots evaluated per use, square-foot, acre, neighborhood, size and shape, road type and access, topography, improved or unimproved, and zoning. Evaluated through onsite review and

measurement (tape measure and GIS), city maps, property record card, and owner.

b. Amland evaluated per acre, class (use), and subclass. Evaluated through GIS satellite imagery, GIS soil layer and land use calculator, property record card, and landowner.

## 2. Market sales data

a. Lots. Use comparable sales within a 2-year period for residential lots and a 3-year period for commercial lots. Only arms lengths transactions used (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

b. Amland. Valued at 75% of actual value. Use unimproved comparable sales within a 3-year period. Use only arms lengths transactions (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

\* Real property, improvement valuation process in Frontier County is based upon the cost approach (physical data), and the sales approach.

1. Improvements data noted includes conforming to highest and best use for site, size, style, construction characteristics, actual age / remaining life / effective age, plus any rehabilitation, modernization and or remodeling

2. Physical data evaluated through onsite physical inspection by assessor and/or deputy, photographs, owner, property record card, and questionnaires.

## 4. Cost approach.

- Estimate replacement cost of improvements using Marshall & Swift cost handbook for year 2012 for residential and Ag improvements, 2008 for lake, and 2013 for commercial.
- Deduct for physical depreciation and or economic depreciation. For residential, percent depreciation was reviewed and rebuilt in 2013 by the assessor. For commercial, percent depreciation was reviewed and rebuilt in 2014 by the assessor. For rural residential, percent depreciation was reviewed and rebuilt in 2014 by the assessor and for lake, percent depreciation was reviewed and rebuilt in 2012 by the assessor.
- Age / life components, income loss, cost to correct, completion of improvements, questionnaires, property record card, and the market.

4. Sales approach. Use comparable sales within a 2-year period. Only arm's lengths transactions used (based upon 521 information, owner/buyer questionnaires or one on one contact with owner/buyer). Valued at 100% of actual value. Review of ratio studies (mean/median/aggregate/COD/PRD).

## **Customer service, Notices and Public relations:**

\* Our office regularly aids realtors, appraisers, insurance agents, title insurance agents, and property owners in locating parcel information by the availability of all our parcel information online. In order to access sales information and more detailed information about a parcel, we have also implemented a premium parcel information portion on our website that requires a \$300/year subscription. This allows realtors, appraisers and others access to sales information, GIS images and other information not available to the general public on the website. This has helped in reducing phone calls to the office as well as having to copy and fax parcel information to these people. We currently have 6 premium subscribers.

\* In addition to the required publications our office publishes reminders and notices regarding several issues. Such topics include personal property schedule reminders and homestead application reminders.

\* In an attempt to educate and inform taxpayers, thus increasing public relations, the assessor produces a property information newsletter. It is mailed to all property owners in their valuation change notice. We also publish some of these informational items as articles in our local paper.

**Level of Value, Quality, and Uniformity for assessment year 2015:**

<b>Property Class</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
Residential	96.00% (92-100)	12.99 (<15)	105.51 (98-103)
Commercial	101.00% (92-100)	24.08 (<20)	96.51 (98-103)
Ag-land	73.00% (69-75)	28.34 (<20)	104.43 (98-103)

**Functions performed by the Assessor’s Office:**

Along with the sales reviews, property record keeping, mapping updates, ownership changes and valuing property, the assessor’s office will annually:

1. Administer Homestead Exemption Applications. Carry out the approval or denial process. Provide taxpayer assistance and notification.
2. Administer Organization Exemptions & Affidavits to PAD. Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
3. Review government owned property not used for public purpose and send notices of intent to tax.
4. File personal property schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required.
5. Review the level of value for all types of property and adjust by proper percentage to achieve the standards set out by TERC.

6. When applicable prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
7. When applicable attend TERC Statewide Equalization hearings to defend values, and or implement orders of the TERC.
8. Prepare tax list correction documents for county board approval.
9. Complete valuation reports due to each subdivision for levy setting.
10. Prepare and certify tax lists to the county treasurer for real property, personal property, and centrally assessed.
11. Review centrally assessed values, establish assessment records and tax billing for the tax list.
12. Management of properties in the community redevelopment projects, TIF properties, for proper reporting on administrative reports and allocation of ad valorem tax.
13. Management of school district and other tax entity boundary changes necessary for correct assessment and tax information.
14. Review of Sales and Sales Ratios especially noting the median, the COD, PRD, and aggregate.
15. Review the level of value for all Agland types and adjust by proper amount to achieve the standards set out TERC.
16. Attend CBE hearings. Prior to hearings assessor will re-inspect all protest properties and bring to the hearings recommendations. Assessor will attend CBE meetings for valuation protests, assemble and provide all needed information by the CBE.
17. Perform pickup work. Review improvements or changes that have been reported by individuals or have been found by driving by or have received building or zoning permits on or found on sales questionnaires. The assessor and deputy complete the pickup work. Pickup work is usually done in December and is completed by January 1.
18. Send out a notice of valuation change to every owner of real property where there has been either an increase or decrease in value.
19. Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
20. Complete administrative reports due to PAD. Reports include the Real Property Abstract, School District Taxable Value Report, Homestead Exemption Tax Loss Summary certificate, Certificate of Taxable values, and the Certificate of Taxes Levied Report, Certification of Value to Political Subdivisions, Assessed Value Update, Report of current values for properties owned by Board of Education Lands and Funds, the Annual Plan of Assessment Report, and the Report of all Exempt Property and Taxable Government Owned Property.

21. Re-grade land at owners request or because of changes noticed upon evaluation of GIS maps.

### **3-Year Appraisal Plan**

#### **2016:**

**Residential.** A complete review (reappraisal) by the assessor and deputy will be completed in 2016 for the tax year 2017 on all residential properties in Curtis, Eustis, Maywood, Stockville & Moorefield. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken, measured and any needed updating of improvement sketches performed. The cost and sales value approaches will be used whenever applicable to the property

**Commercial.** Appraisal maintenance will only be performed for commercial properties in the county for the 2016 tax year. Maintenance appraisal includes an evaluation of all commercial records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

**Ag-land.** A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

**Ag-improvements.** Appraisal maintenance will only be performed for Ag improvements located in the county for the 2016 tax year. Maintenance appraisal includes an evaluation of all Ag improvements for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets

**Recreational improvements.** A complete review (reappraisal) by the assessor and deputy was completed in 2015 for the tax year 2016 on all recreational properties in the county. All properties were physically inspected, interior inspections done when possible, new digital photographs taken, measured and any needed updating of improvement sketches performed. The cost and sales value approaches were used whenever applicable to the property.

#### **2017:**

**Residential.** A complete review (reappraisal) was completed by the assessor and deputy on all residential properties in Curtis, Maywood, Eustis, Stockville & Moorefield in 2016 for the 2017 tax year. All properties were physically

inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

**Commercial.** A complete review (reappraisal) by the assessor and deputy will be completed in 2017 for the tax year 2018 on all commercial. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches will be used whenever applicable to the property.

**Ag-land.** A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

**Ag-improvements.** Appraisal maintenance will only be performed for Ag improvements located in the county for the 2017 tax year. Maintenance appraisal includes an evaluation of all Ag improvements for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets

**Recreational improvements.** Appraisal maintenance will only be performed for recreational properties in the county for the 2017 tax year. Maintenance appraisal includes an evaluation of all recreational records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

## 2018:

**Residential.** Appraisal maintenance will only be performed for all residential properties in the county for the 2018 tax year. Maintenance appraisal includes an evaluation of all residential records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

**Commercial.** A complete review (reappraisal) was completed by the assessor and deputy on all commercial properties in the county in 2017 for the 2018 tax year. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

**Ag-improvements.** A complete review (reappraisal) will be completed by the assessor and deputy on all Ag improvements in the county in 2018 for the 2019

tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

**Ag-land.** A complete review will be completed by the assessor and deputy on all Ag land in 2018 for the tax year 2019. Land use maps for each Ag parcel will be printed from the GIS and mailed to all landowners for their review of their current land classifications. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

**Recreational improvements.** Appraisal maintenance will only be performed for recreational properties in the county for the 2018 tax year. Maintenance appraisal includes an evaluation of all recreational records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

<b>CLASS</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>Residential</b>	Appraisal maintenance	Complete reappraisal of all residential parcels in the county <b>for tax year 2017</b>	Appraisal maintenance
<b>Recreational / lake MH</b>	Complete reappraisal of all recreational parcels in the county <b>for tax year 2016</b>	Appraisal maintenance	Appraisal maintenance
<b>Commercial</b>	Appraisal maintenance	Appraisal maintenance	Complete reappraisal of all commercial parcels in the county <b>for tax year 2018</b>
<b>Agricultural Land &amp; Improvements</b>	Market analysis by land classification groupings  Appraisal maintenance of ag-improvements	Market analysis by land classification groupings  Appraisal maintenance of ag-improvements	Market analysis by land classification groupings  Appraisal maintenance of ag-improvements

### **Miscellaneous Accomplishments for 2014-2015**

- \* Created and mailed out information letters to go along with the valuation changes notices and tax statements.
- \* In regards to the homestead exemption application process our office provides personal assistance not only in our office but also in three other locations throughout the county to better serve this group of individuals.
- \* Website so now contains parcel information, sales information and searches, aerial maps, land use maps, tools and much more.  
<http://frontier.gisworkshop.com>
- \* Continue to update and modify features in Terrascan to make office more efficient and up to date.
- \* Have an in office sales book for appraisers that contain current copies of sales sheets for the current year and prior year. Sales are filed by valuation groupings.
- \* Post in our office a large county plat map with the agricultural sales appropriately mapped for taxpayers to effortlessly view recent markets trends.
- \* Scan all new 521's, deeds and mobile home transfers and attach to appropriate Terrascan record.
- \* Maintain a farm site for each improved Ag parcels and electronically attach to appropriate Terrascan record.
- \* Created a Facebook page to help keep taxpayers informed of important dates and just everyday activities in the Assessors office.