



**2016 REPORTS & OPINIONS**

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**HOWARD 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 Howard 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 Howard 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: Neal Dethlefs, Howard 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.

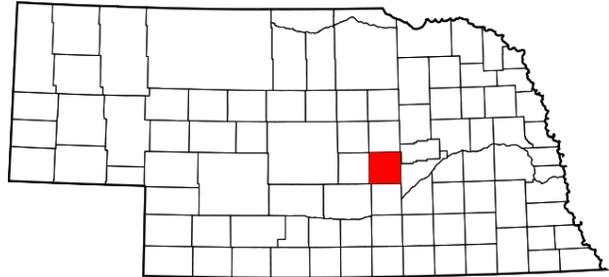
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

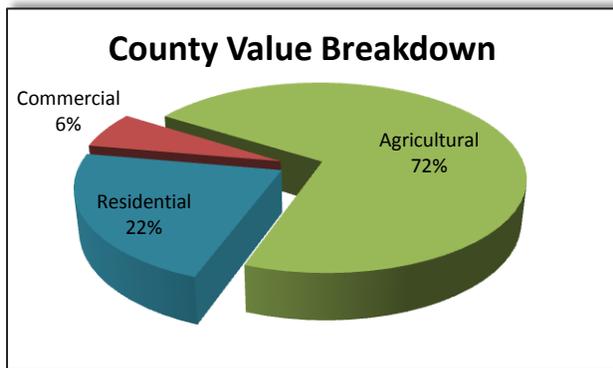
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 569 square miles, Howard had 6,362 residents, per the Census Bureau Quick Facts for 2014, a slight population increase over the 2010 US Census. In a review of the past fifty years, Howard has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 76% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Howard convene in and around St. Paul, the county seat. Per the latest information available from the U.S. Census Bureau, there were 150 employer establishments in Howard. County-wide employment was at 3,309 people, a 3% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Howard that has fortified the local rural area economies. Howard is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD). A mix of grass and irrigated land makes up a majority of the land in the county. When compared against the value of sales by commodity group of the other counties in Nebraska, Howard ranks seventh in cut Christmas trees and short rotation woody crops. In top livestock inventory items, Howard ranks second in colonies of bees and fourth in sheep and lambs (USDA AgCensus).

Howard County Quick Facts	
Founded	1871
Namesake	American Civil War General Oliver Otis Howard
Region	Central
County Seat	St. Paul
Other Communities	Boelus                      Farwell Cotesfield                St. Libory Cusing Dannebrog Elba
Most Populated	St. Paul (2,322) +1% over 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Howard County

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### *Assessment Actions*

For the 2016 assessment year, the County conducted a statistical analysis of the residential class of properties. In valuation grouping 02 the economic depreciation was adjusted based on the sales study. The county assessor is looking to update the costing for the 2017 assessment year. All pick up work was completed and placed on the assessment roll.

### *Description of Analysis*

Residential sales are stratified into three valuation groupings. The majority of sales occur within grouping 01-St. Paul which accounts for about 62% of the qualified residential sales.

<b>Valuation Grouping</b>	<b>Assessor Location</b>
01	St. Paul
02	Small Town
03	Rural

The residential profile for Howard County is made up of 154 qualified sales representing all three valuation groupings. Both the median and mean measures of central tendency for the residential class of properties are within the acceptable range and supportive of one another. The weighted mean is slightly below. The coefficient of dispersion is within the prescribed parameters, while the price related differential is slightly above, but not unreasonable.

### *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 area of review is the county's sales qualification and verification processes. The county's sales verification process includes a telephone interview starting with the seller, then buyer, then a realtor, if involved; the county has found the response rate to be much better utilizing this method as opposed to sending a questionnaire. The interview questions are based on a sample questionnaire provided by the Division. If the county does not receive any response during the telephone interview then a follow-up letter is sent out, however the response rate to that letter is poor. On-site review of the property is conducted only if the verification process indicates that the property is different than reflected on the property record card. Adjustments for any personal property are made only after verification that an adjustment is warranted. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

## 2016 Residential Correlation for Howard County

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The review also looked at the filing of Real Estate Transfer Statement as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process entails an on-site physical inspection of the property by the county assessor and/or staff. The inspection date and type of inspection are recorded on the property record card; photographs are taken.

The county has identified three valuation groupings within the residential class of property: St. Paul, Small Towns, and Rural. Cost and depreciation tables were updated in 2008; lot value studies were conducted in conjunction with the six year review and inspection cycles. The assessor has indicated that updated costing is planned for 2017. The county has established valuation groupings that represent economic areas within the county.

### *Equalization and Quality of Assessment*

The valuation group substratum indicates that all groups are statistically within the acceptable range.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	98	94.31	94.34	90.98	12.78	103.89
02	29	92.89	90.21	88.92	14.40	101.45
03	29	91.93	92.36	87.28	15.98	105.82
<u>ALL</u>	154	93.52	93.19	89.58	13.74	104.03

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

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Howard County is 94%.

## 2016 Commercial Correlation for Howard County

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### *Assessment Actions*

For the 2016 assessment year all commercial properties were physically reviewed, inspected and revalued. This work was completed by the county assessor's office and a contracted appraiser. A lot study was performed and new depreciation and updated costing will be put on for 2017.

### *Description of Analysis*

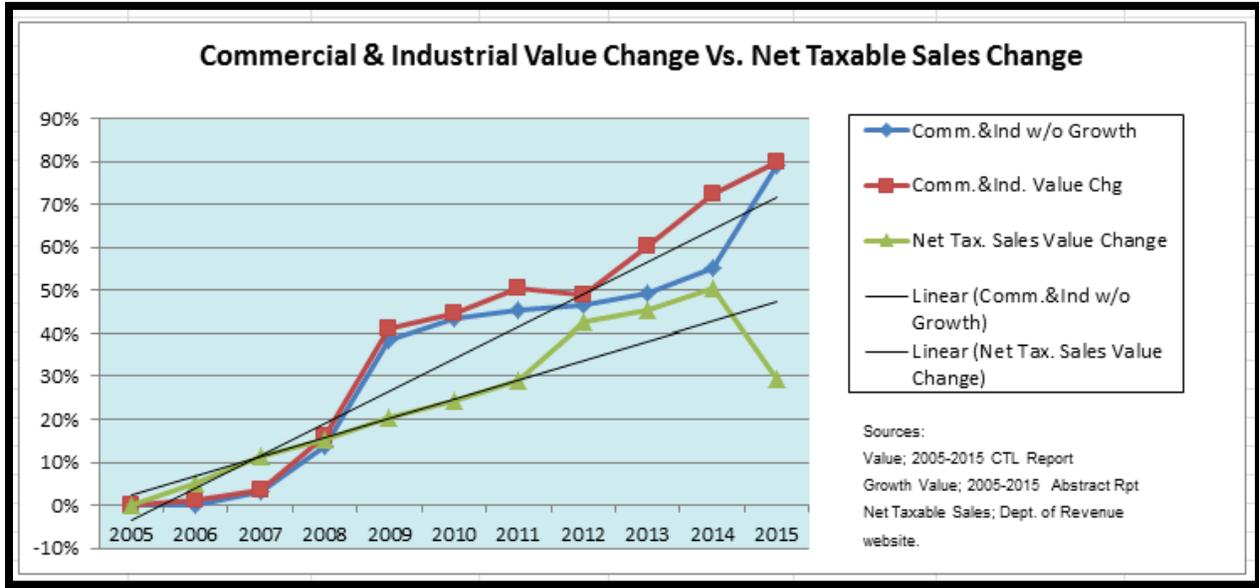
Currently there are three valuation groupings within the commercial class. Valuation Group 2, Small Towns, consists of all the smaller communities in the county grouped together.

<b>Valuation Grouping</b>	<b>Assessor Location</b>
01	St. Paul
02	Small Towns
03	Rural

The statistical analysis for the commercial class of real property was based on fifteen sales. These sales are spread over three different valuation groupings with different economic factors. None of them have more than nine sales, which lessens the reliability for measurement. Of the overall three measures of central tendency, the median is the only measure within the acceptable range. Both the weighted mean and mean measures are being affected by one high dollar sale. When this sale is hypothetically removed all measures are within and supportive of one another. The median would be 97.09, weighted mean 97.25, and mean 98.76.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle ([http://revenue.nebraska.gov/research/salestax\\_data.html](http://revenue.nebraska.gov/research/salestax_data.html)) as noted on the website it is just a modest indicator of commercial market activity.

## 2016 Commercial Correlation for Howard County



The Net Taxable Sales point toward an Average Annual Rate of 2.81% net increase over the last eleven years. The Annual Percent Change in assessed value illustrates an average annual percent change excluding growth for the same time period of 3.17%, a -0.36 point difference.

This information would tend to indicate that, overall, commercial values within the county have followed a general indicator of commercial market activity. The Net Taxable Sales graph above shows, over the past 10 years, a fairly positive incline and would indicate that overall the commercial market is modestly increasing. A review of the Net Taxable Sales from 2014 to 2015 reveals that overall there was a decrease in collections of 14.06%. Since Howard County relies on the agricultural economy, another factor having impact was a legislative change in the collection of sales tax for the repair and parts of agricultural equipment and machinery which is now exempt from collection as of October 1, 2014.

There are nine different occupancy codes represented in the sales file. These codes were condensed into four occupancy series in order to potentially create a subclass based on primary use of the parcels. One grouping had 8 sales all within an acceptable level of value. The other four groups are of smaller size and less reliable.

### ***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.

## 2016 Commercial Correlation for Howard County

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One area of review is the county's sales qualification and verification processes. The county's sales verification process includes a telephone interview starting with the seller, then buyer, then a realtor, if involved; the county has found the response rate to be much better utilizing this method as opposed to sending a questionnaire. The interview questions are based on a sample questionnaire provided by the Division. If the county does not receive any response during the telephone interview then a follow-up letter is sent out; however the response rate to that letter is poor. On-site review of the property is conducted only if the verification process indicates that the property is different than reflected on the property record card. Adjustments for any personal property are made only after verification that an adjustment is warranted. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

The review also looked at the filing of Real Property Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statement are being filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process entails an on-site physical inspection of the property by the county assessor and/or staff and contracted appraiser. The inspection date and type of inspection are recorded on the property record card; photographs are taken. As mentioned above, the commercial class was reviewed and inspected for 2016.

The county has identified three valuation groupings within the commercial class of property: St. Paul, Small Towns, and Rural. Cost and depreciation tables were last updated in 2008; however, they will be updated again for 2017. Lot value studies were conducted in conjunction with the six year review and inspection cycle which was in 2015. The county has established valuation groupings that represent economic areas within the county.

### *Equalization and Quality of Assessment*

The analysis of the statistics supports that values have been established at uniform portions of market value; the review of assessment practices confirmed that the processes used by the county comply with generally accepted mass appraisal standards.

For measurement purposes the commercial sample is unreliable. Due to the sample size, both in each valuation grouping as well as overall, the point estimate does not represent the commercial class as a whole or by substrata.

## 2016 Commercial Correlation for Howard County

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VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	5	94.71	99.34	97.07	06.50	102.34
02	9	97.33	98.43	98.09	04.75	100.35
03	1	180.81	180.81	180.81	00.00	100.00
____ALL____	15	97.33	104.23	123.84	10.86	84.17

### *Level of Value*

Based on the analysis of all available information, the level of value of commercial property in Howard County is 100%.

# 2016 Agricultural Correlation for Howard County

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## *Assessment Actions*

For assessment year 2016 a systematic land use review of all parcels utilizing the most recent aerial imagery has been completed. When additional information is needed a physical inspection is done as well as contacting the taxpayer if needed.

A sales analysis was completed; as a result irrigated land remained the same, dryland crop increased approximately 2% and grassland 5%.

## *Description of Analysis*

The agricultural land in Howard County is divided between grassland at 45% and irrigated at 41%. The remaining 13% is dryland. Although the county has identified three market areas within the agricultural class of property, one valuation model has been applied to the entire county for the last two years. All counties adjoining Howard are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences immerge at varying distances.

Analysis of the sales within the county showed that dryland and grassland had a disproportionate number of sales in the newer years. Comparable sales from outside Howard County were supplemented in both land uses to maximize the majority land use (MLU) samples sizes and achieve a proportionate and representative mix of sales.

The statistics calculated for the County supports that values are within the acceptable range overall and for both the irrigated and grass land subclasses. There are not a sufficient number of dry land sales; however, the past few years the county assessor has increased dry land values proportionately with the value of irrigated land; for that reason dry land values are also believed to be acceptable.

## *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 area of review is the county's sales qualification and verification processes. The county's sales verification process includes a telephone interview starting with the seller, then buyer, then a realtor, if involved. The county has found the response rate to be much better utilizing this method as opposed to sending a questionnaire. The interview questions are based on a sample questionnaire provided by the Division. If the county does not receive any response during the telephone interview then a follow-up letter is sent out, however the response rate to that letter is

## 2016 Agricultural Correlation for Howard County

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poor. On-site review of the property is conducted only if the verification process indicates that the property is different than reflected on the property record card. Adjustments for any personal property are made only after verification that an adjustment is warranted. Review by the Division of the non-qualified sales indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

The review also looked at the filing of real estate transfer statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for the agricultural class was discussed with the county Assessor. The review was determined to be systematic and comprehensive; land use is reviewed as new imagery is available. Additionally, physical inspections are used to gather information and other characteristics that impact value. Inspection of agricultural improvements is completed within the six year cycle and on the same schedule as rural residential properties.

Although the county has identified three market areas within the agricultural class of property, one valuation model has been applied to the entire county for the last two years. A sales analysis is studied each year and supports the one valuation model.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The land use of a parcel is reviewed through aerial imagery and physical inspection of the parcel. Conversations with the county assessor indicate that if agricultural activity is observed on the majority of the parcel, then the parcel is considered agricultural regardless of size. The county also reviews information from the land owner, such as personal property schedules, and records from the Farm Service Agency and Natural Resources District. Although the county does not have a written policy in place to define agricultural or non-agricultural land, there is no reason to believe that the county is not considering the primary use of the parcel to identify and value agricultural land.

### ***Equalization***

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

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

## 2016 Agricultural Correlation for Howard County

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	16	69.21	73.48	67.03	15.43	109.62
7100	16	69.21	73.48	67.03	15.43	109.62
<u>Dry</u>						
County	6	68.58	69.69	69.30	16.23	100.56
7100	6	68.58	69.69	69.30	16.23	100.56
<u>Grass</u>						
County	36	69.48	72.77	69.81	19.96	104.24
7100	36	69.48	72.77	69.81	19.96	104.24
<u>ALL</u>						
	74	72.36	76.01	72.30	20.11	105.13

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Howard County is 72%.

## 2016 Opinions of the Property Tax Administrator for Howard 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>94</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>72</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 Howard County

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### Residential Real Property - Current

Number of Sales	154	Median	93.52
Total Sales Price	\$17,159,446	Mean	93.19
Total Adj. Sales Price	\$17,152,946	Wgt. Mean	89.58
Total Assessed Value	\$15,365,488	Average Assessed Value of the Base	\$85,516
Avg. Adj. Sales Price	\$111,383	Avg. Assessed Value	\$99,776

### Confidence Interval - Current

95% Median C.I	90.14 to 95.64
95% Wgt. Mean C.I	87.14 to 92.01
95% Mean C.I	90.36 to 96.02
% of Value of the Class of all Real Property Value in the	16.91
% of Records Sold in the Study Period	6.22
% of Value Sold in the Study Period	7.26

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	155	95	95.38
2014	120	98	97.71
2013	128	99	98.71
2012	122	99	98.64

## 2016 Commission Summary for Howard County

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### Commercial Real Property - Current

Number of Sales	15	Median	97.33
Total Sales Price	\$1,382,460	Mean	104.23
Total Adj. Sales Price	\$1,382,460	Wgt. Mean	123.84
Total Assessed Value	\$1,712,072	Average Assessed Value of the Base	\$109,312
Avg. Adj. Sales Price	\$92,164	Avg. Assessed Value	\$114,138

### Confidence Interval - Current

95% Median C.I	94.71 to 105.04
95% Wgt. Mean C.I	77.67 to 170.01
95% Mean C.I	91.74 to 116.72
% of Value of the Class of all Real Property Value in the County	3.42
% of Records Sold in the Study Period	3.84
% of Value Sold in the Study Period	4.01

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	18	100	99.84
2014	11	100	84.08
2013	13		98.60
2012	13		96.72

**47 Howard  
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 : 154  
 Total Sales Price : 17,159,446  
 Total Adj. Sales Price : 17,152,946  
 Total Assessed Value : 15,365,488  
 Avg. Adj. Sales Price : 111,383  
 Avg. Assessed Value : 99,776

MEDIAN : 94  
 WGT. MEAN : 90  
 MEAN : 93  
 COD : 13.74  
 PRD : 104.03

COV : 19.20  
 STD : 17.89  
 Avg. Abs. Dev : 12.85  
 MAX Sales Ratio : 166.46  
 MIN Sales Ratio : 42.30

95% Median C.I. : 90.14 to 95.64  
 95% Wgt. Mean C.I. : 87.14 to 92.01  
 95% Mean C.I. : 90.36 to 96.02

Printed:3/21/2016 8:27:29AM

**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	20	94.27	98.99	93.82	18.42	105.51	53.74	166.46	89.23 to 104.22	95,837	89,912
01-JAN-14 To 31-MAR-14	8	99.87	100.84	100.17	05.04	100.67	87.71	115.75	87.71 to 115.75	134,188	134,415
01-APR-14 To 30-JUN-14	34	94.40	94.91	90.37	10.11	105.02	76.52	123.01	86.08 to 97.37	139,686	126,239
01-JUL-14 To 30-SEP-14	16	99.41	100.08	97.90	12.26	102.23	76.29	135.00	86.03 to 113.45	84,309	82,541
01-OCT-14 To 31-DEC-14	12	87.70	84.93	80.07	13.52	106.07	42.30	105.92	74.02 to 96.83	88,233	70,650
01-JAN-15 To 31-MAR-15	16	91.26	91.88	88.36	10.87	103.98	68.70	121.49	81.05 to 98.26	97,750	86,373
01-APR-15 To 30-JUN-15	24	89.65	86.65	85.48	13.18	101.37	47.43	108.83	78.55 to 99.16	120,773	103,242
01-JUL-15 To 30-SEP-15	24	86.59	90.34	85.39	19.18	105.80	64.40	162.07	72.38 to 102.47	105,963	90,483
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	78	97.12	97.62	93.37	12.36	104.55	53.74	166.46	92.29 to 98.56	116,519	108,799
01-OCT-14 To 30-SEP-15	76	88.56	88.64	85.30	14.69	103.92	42.30	162.07	84.70 to 94.41	106,111	90,515
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	70	95.85	95.06	91.56	11.32	103.82	42.30	135.00	91.76 to 98.05	117,580	107,656
<u>ALL</u>	154	93.52	93.19	89.58	13.74	104.03	42.30	166.46	90.14 to 95.64	111,383	99,776

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	96	94.31	94.34	90.98	12.78	103.69	47.43	162.07	89.63 to 96.83	101,606	92,445
02	29	92.89	90.21	88.92	14.40	101.45	61.45	121.12	80.06 to 100.32	69,230	61,559
03	29	91.93	92.36	87.28	15.98	105.82	42.30	166.46	81.33 to 99.78	185,901	162,261
<u>ALL</u>	154	93.52	93.19	89.58	13.74	104.03	42.30	166.46	90.14 to 95.64	111,383	99,776

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	154	93.52	93.19	89.58	13.74	104.03	42.30	166.46	90.14 to 95.64	111,383	99,776
06											
07											
<u>ALL</u>	154	93.52	93.19	89.58	13.74	104.03	42.30	166.46	90.14 to 95.64	111,383	99,776

**47 Howard**  
**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 : 154  
 Total Sales Price : 17,159,446  
 Total Adj. Sales Price : 17,152,946  
 Total Assessed Value : 15,365,488  
 Avg. Adj. Sales Price : 111,383  
 Avg. Assessed Value : 99,776

MEDIAN : 94  
 WGT. MEAN : 90  
 MEAN : 93  
 COD : 13.74  
 PRD : 104.03

COV : 19.20  
 STD : 17.89  
 Avg. Abs. Dev : 12.85  
 MAX Sales Ratio : 166.46  
 MIN Sales Ratio : 42.30

95% Median C.I. : 90.14 to 95.64  
 95% Wgt. Mean C.I. : 87.14 to 92.01  
 95% Mean C.I. : 90.36 to 96.02

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	98.73	98.73	98.73	00.00	100.00	98.73	98.73	N/A	3,550	3,505	
Less Than 15,000	5	103.40	102.41	100.90	07.57	101.50	86.03	118.29	N/A	8,110	8,183	
Less Than 30,000	15	103.40	104.18	103.12	13.88	101.03	65.19	162.07	93.03 to 118.29	18,537	19,116	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	153	93.03	93.15	89.58	13.87	103.99	42.30	166.46	89.63 to 95.64	112,088	100,405	
Greater Than 14,999	149	92.92	92.88	89.55	13.85	103.72	42.30	166.46	89.63 to 95.46	114,848	102,849	
Greater Than 29,999	139	92.62	92.01	89.36	13.43	102.97	42.30	166.46	89.23 to 95.20	121,402	108,480	
<u>Incremental Ranges</u>												
0 TO 4,999	1	98.73	98.73	98.73	00.00	100.00	98.73	98.73	N/A	3,550	3,505	
5,000 TO 14,999	4	104.50	103.33	101.11	08.25	102.20	86.03	118.29	N/A	9,250	9,353	
15,000 TO 29,999	10	100.95	105.06	103.50	17.45	101.51	65.19	162.07	87.32 to 121.12	23,750	24,582	
30,000 TO 59,999	25	100.48	102.46	103.73	19.37	98.78	47.43	166.46	95.48 to 116.42	44,710	46,378	
60,000 TO 99,999	37	94.73	93.64	93.33	11.18	100.33	61.45	135.00	88.89 to 98.19	77,546	72,371	
100,000 TO 149,999	44	91.29	89.08	88.99	10.31	100.10	42.30	123.01	87.57 to 94.69	122,260	108,800	
150,000 TO 249,999	18	86.07	86.52	86.17	12.95	100.41	64.40	113.45	77.17 to 95.69	190,700	164,321	
250,000 TO 499,999	15	83.43	85.70	85.79	09.48	99.90	68.73	109.89	78.36 to 91.76	271,728	233,105	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	154	93.52	93.19	89.58	13.74	104.03	42.30	166.46	90.14 to 95.64	111,383	99,776	

**47 Howard**  
**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 : 1,382,460  
Total Adj. Sales Price : 1,382,460  
Total Assessed Value : 1,712,072  
Avg. Adj. Sales Price : 92,164  
Avg. Assessed Value : 114,138

MEDIAN : 97  
WGT. MEAN : 124  
MEAN : 104  
COD : 10.86  
PRD : 84.17

COV : 21.64  
STD : 22.56  
Avg. Abs. Dev : 10.57  
MAX Sales Ratio : 180.81  
MIN Sales Ratio : 84.34

95% Median C.I. : 94.71 to 105.04  
95% Wgt. Mean C.I. : 77.67 to 170.01  
95% Mean C.I. : 91.74 to 116.72

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	2	99.88	99.88	97.09	05.18	102.87	94.71	105.04	N/A	26,000	25,245
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13	1	97.33	97.33	97.33	00.00	100.00	97.33	97.33	N/A	51,000	49,639
01-OCT-13 To 31-DEC-13	2	100.18	100.18	98.59	02.60	101.61	97.58	102.78	N/A	62,000	61,124
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	4	96.82	101.28	97.17	08.76	104.23	92.66	118.82	N/A	160,865	156,305
01-JUL-14 To 30-SEP-14	1	84.34	84.34	84.34	00.00	100.00	84.34	84.34	N/A	7,000	5,904
01-OCT-14 To 31-DEC-14	1	96.85	96.85	96.85	00.00	100.00	96.85	96.85	N/A	34,000	32,930
01-JAN-15 To 31-MAR-15	1	96.18	96.18	96.18	00.00	100.00	96.18	96.18	N/A	18,000	17,312
01-APR-15 To 30-JUN-15	2	101.35	101.35	98.14	05.15	103.27	96.13	106.56	N/A	6,500	6,379
01-JUL-15 To 30-SEP-15	1	180.81	180.81	180.81	00.00	100.00	180.81	180.81	N/A	440,000	795,571
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	3	97.33	99.03	97.21	03.53	101.87	94.71	105.04	N/A	34,333	33,376
01-OCT-13 To 30-SEP-14	7	97.58	98.55	97.28	07.67	101.31	84.34	118.82	84.34 to 118.82	110,637	107,625
01-OCT-14 To 30-SEP-15	5	96.85	115.31	170.01	19.63	67.83	96.13	180.81	N/A	101,000	171,714
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	3	97.58	99.23	98.22	01.87	101.03	97.33	102.78	N/A	58,333	57,296
01-JAN-14 To 31-DEC-14	6	94.90	97.72	97.02	08.16	100.72	84.34	118.82	84.34 to 118.82	114,077	110,676
<u>ALL</u>	15	97.33	104.23	123.84	10.86	84.17	84.34	180.81	94.71 to 105.04	92,164	114,138

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	5	94.71	99.34	97.07	06.50	102.34	92.66	118.82	N/A	155,600	151,038
02	9	97.33	98.43	98.09	04.75	100.35	84.34	106.56	96.13 to 105.04	18,273	17,924
03	1	180.81	180.81	180.81	00.00	100.00	180.81	180.81	N/A	440,000	795,571
<u>ALL</u>	15	97.33	104.23	123.84	10.86	84.17	84.34	180.81	94.71 to 105.04	92,164	114,138

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	15	97.33	104.23	123.84	10.86	84.17	84.34	180.81	94.71 to 105.04	92,164	114,138
04											
<u>ALL</u>	15	97.33	104.23	123.84	10.86	84.17	84.34	180.81	94.71 to 105.04	92,164	114,138

**47 Howard**  
**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 : 1,382,460  
Total Adj. Sales Price : 1,382,460  
Total Assessed Value : 1,712,072  
Avg. Adj. Sales Price : 92,164  
Avg. Assessed Value : 114,138

MEDIAN : 97  
WGT. MEAN : 124  
MEAN : 104  
COD : 10.86  
PRD : 84.17

COV : 21.64  
STD : 22.56  
Avg. Abs. Dev : 10.57  
MAX Sales Ratio : 180.81  
MIN Sales Ratio : 84.34

95% Median C.I. : 94.71 to 105.04  
95% Wgt. Mean C.I. : 77.67 to 170.01  
95% Mean C.I. : 91.74 to 116.72

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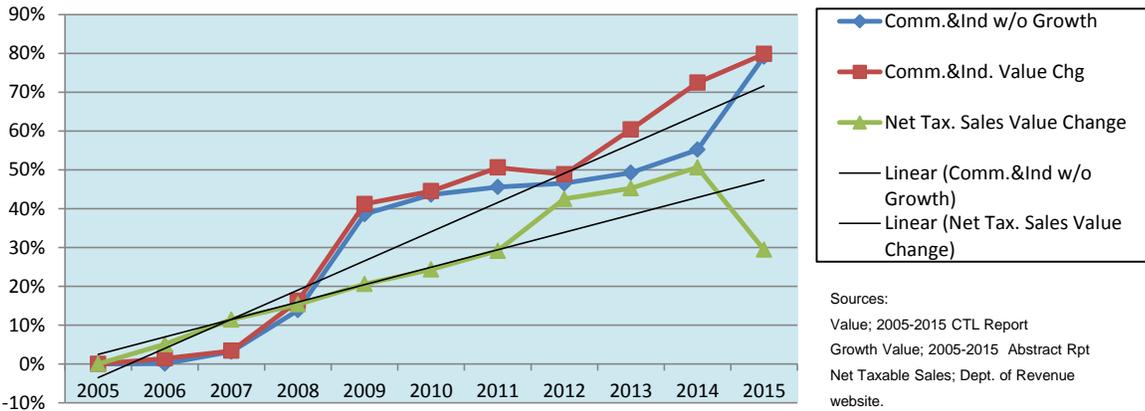
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	106.56	106.56	106.56	00.00	100.00	106.56	106.56	N/A	2,500	2,664
Less Than 15,000	5	100.70	98.55	98.14	06.19	100.42	84.34	106.56	N/A	7,492	7,353
Less Than 30,000	7	100.70	98.82	99.10	05.35	99.72	84.34	106.56	84.34 to 106.56	11,351	11,249
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	14	97.09	104.06	123.87	10.98	84.01	84.34	180.81	92.94 to 105.04	98,569	122,101
Greater Than 14,999	10	97.09	107.07	124.56	12.77	85.96	92.66	180.81	92.94 to 118.82	134,500	167,531
Greater Than 29,999	8	97.09	108.96	125.35	15.11	86.92	92.66	180.81	92.66 to 180.81	162,875	204,166
<b>Incremental Ranges</b>											
0 TO 4,999	1	106.56	106.56	106.56	00.00	100.00	106.56	106.56	N/A	2,500	2,664
5,000 TO 14,999	4	98.42	96.55	97.54	06.42	98.99	84.34	105.04	N/A	8,740	8,525
15,000 TO 29,999	2	99.48	99.48	99.95	03.32	99.53	96.18	102.78	N/A	21,000	20,989
30,000 TO 59,999	3	96.85	96.30	96.36	00.90	99.94	94.71	97.33	N/A	41,667	40,151
60,000 TO 99,999											
100,000 TO 149,999	3	97.58	103.11	103.35	08.84	99.77	92.94	118.82	N/A	104,333	107,831
150,000 TO 249,999											
250,000 TO 499,999	2	136.74	136.74	137.50	32.24	99.45	92.66	180.81	N/A	432,500	594,692
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>15</b>	<b>97.33</b>	<b>104.23</b>	<b>123.84</b>	<b>10.86</b>	<b>84.17</b>	<b>84.34</b>	<b>180.81</b>	<b>94.71 to 105.04</b>	<b>92,164</b>	<b>114,138</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	101.74	101.74	102.39	01.02	99.37	100.70	102.78	N/A	14,730	15,082
304	1	106.56	106.56	106.56	00.00	100.00	106.56	106.56	N/A	2,500	2,664
344	2	96.02	96.02	96.18	01.36	99.83	94.71	97.33	N/A	45,500	43,762
386	1	118.82	118.82	118.82	00.00	100.00	118.82	118.82	N/A	108,000	128,328
406	2	94.69	94.69	97.42	10.93	97.20	84.34	105.04	N/A	9,500	9,255
418	1	96.18	96.18	96.18	00.00	100.00	96.18	96.18	N/A	18,000	17,312
442	1	96.85	96.85	96.85	00.00	100.00	96.85	96.85	N/A	34,000	32,930
447	1	96.13	96.13	96.13	00.00	100.00	96.13	96.13	N/A	10,500	10,094
470	2	95.26	95.26	95.20	02.44	100.06	92.94	97.58	N/A	102,500	97,582
528	2	136.74	136.74	137.50	32.24	99.45	92.66	180.81	N/A	432,500	594,692
<b>ALL</b>	<b>15</b>	<b>97.33</b>	<b>104.23</b>	<b>123.84</b>	<b>10.86</b>	<b>84.17</b>	<b>84.34</b>	<b>180.81</b>	<b>94.71 to 105.04</b>	<b>92,164</b>	<b>114,138</b>

### 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	\$ 20,790,964	\$ 16,775	0.08%	\$ 20,774,189	-	\$ 26,777,923	-
2006	\$ 21,085,090	\$ 280,517	1.33%	\$ 20,804,573	0.07%	\$ 28,128,263	5.04%
2007	\$ 21,495,773	\$ 48,916	0.23%	\$ 21,446,857	1.72%	\$ 29,839,337	6.08%
2008	\$ 24,167,831	\$ 495,248	2.05%	\$ 23,672,583	10.13%	\$ 30,883,648	3.50%
2009	\$ 29,357,282	\$ 550,018	1.87%	\$ 28,807,264	19.20%	\$ 32,284,057	4.53%
2010	\$ 30,042,850	\$ 184,371	0.61%	\$ 29,858,479	1.71%	\$ 33,294,630	3.13%
2011	\$ 31,311,062	\$ 1,045,208	3.34%	\$ 30,265,854	0.74%	\$ 34,579,090	3.86%
2012	\$ 30,940,991	\$ 478,739	1.55%	\$ 30,462,252	-2.71%	\$ 38,159,288	10.35%
2013	\$ 33,346,953	\$ 2,320,952	6.96%	\$ 31,026,001	0.27%	\$ 38,894,787	1.93%
2014	\$ 35,857,594	\$ 3,594,306	10.02%	\$ 32,263,288	-3.25%	\$ 40,332,970	3.70%
2015	\$ 37,395,066	\$ 148,974	0.40%	\$ 37,246,092	3.87%	\$ 34,660,599	-14.06%
<b>Ann %chg</b>	6.05%			<b>Average</b>	<b>3.17%</b>	<b>4.66%</b>	<b>2.81%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	0.07%	1.41%	5.04%
2007	3.15%	3.39%	11.43%
2008	13.86%	16.24%	15.33%
2009	38.56%	41.20%	20.56%
2010	43.61%	44.50%	24.34%
2011	45.57%	50.60%	29.13%
2012	46.52%	48.82%	42.50%
2013	49.23%	60.39%	45.25%
2014	55.18%	72.47%	50.62%
2015	79.15%	79.86%	29.44%

County Number: 47  
 County Name: Howard

**47 Howard**  
**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 : 74  
Total Sales Price : 33,698,592  
Total Adj. Sales Price : 33,702,092  
Total Assessed Value : 24,367,508  
Avg. Adj. Sales Price : 455,434  
Avg. Assessed Value : 329,291

MEDIAN : 72  
WGT. MEAN : 72  
MEAN : 76  
COD : 20.11  
PRD : 105.13

COV : 27.35  
STD : 20.79  
Avg. Abs. Dev : 14.55  
MAX Sales Ratio : 149.21  
MIN Sales Ratio : 36.26

95% Median C.I. : 68.07 to 77.77  
95% Wgt. Mean C.I. : 68.20 to 76.40  
95% Mean C.I. : 71.27 to 80.75

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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
<b>Qrtrs</b>											
01-OCT-12 To 31-DEC-12	16	80.00	86.59	83.41	19.90	103.81	60.04	138.03	70.35 to 108.15	336,909	281,014
01-JAN-13 To 31-MAR-13	4	88.86	84.74	79.90	15.80	106.06	61.68	99.55	N/A	642,913	513,704
01-APR-13 To 30-JUN-13	9	68.03	71.12	63.66	23.83	111.72	42.31	107.45	48.10 to 99.76	349,317	222,367
01-JUL-13 To 30-SEP-13	2	64.88	64.88	65.18	04.99	99.54	61.64	68.12	N/A	261,330	170,336
01-OCT-13 To 31-DEC-13	6	75.25	74.24	75.09	08.41	98.87	66.40	81.31	66.40 to 81.31	420,971	316,105
01-JAN-14 To 31-MAR-14	8	67.94	68.59	58.58	18.46	117.09	47.24	105.23	47.24 to 105.23	478,384	280,218
01-APR-14 To 30-JUN-14	2	62.08	62.08	61.41	03.98	101.09	59.61	64.54	N/A	1,062,934	652,743
01-JUL-14 To 30-SEP-14	5	63.08	61.53	64.54	15.41	95.34	36.26	73.86	N/A	329,042	212,376
01-OCT-14 To 31-DEC-14	6	70.20	82.55	72.72	24.50	113.52	62.57	149.21	62.57 to 149.21	705,667	513,193
01-JAN-15 To 31-MAR-15	12	80.58	78.22	76.15	16.90	102.72	54.67	99.00	62.91 to 96.32	540,102	411,290
01-APR-15 To 30-JUN-15	4	74.51	67.72	77.31	17.26	87.60	37.32	84.53	N/A	308,548	238,530
01-JUL-15 To 30-SEP-15											
<b>Study Yrs</b>											
01-OCT-12 To 30-SEP-13	31	77.77	80.46	76.47	21.09	105.22	42.31	138.03	68.12 to 82.31	375,120	286,871
01-OCT-13 To 30-SEP-14	21	66.94	67.90	64.26	14.74	105.66	36.26	105.23	61.72 to 73.86	482,094	309,797
01-OCT-14 To 30-SEP-15	22	74.51	77.49	75.06	20.32	103.24	37.32	149.21	64.33 to 84.53	543,155	407,671
<b>Calendar Yrs</b>											
01-JAN-13 To 31-DEC-13	21	70.38	74.01	71.81	18.40	103.06	42.31	107.45	66.40 to 80.26	417,333	299,687
01-JAN-14 To 31-DEC-14	21	65.40	70.28	64.98	19.40	108.16	36.26	149.21	61.72 to 72.74	563,436	366,108
<b>ALL</b>	74	72.36	76.01	72.30	20.11	105.13	36.26	149.21	68.07 to 77.77	455,434	329,291

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
7100	74	72.36	76.01	72.30	20.11	105.13	36.26	149.21	68.07 to 77.77	455,434	329,291
<b>ALL</b>	74	72.36	76.01	72.30	20.11	105.13	36.26	149.21	68.07 to 77.77	455,434	329,291

**47 Howard**  
**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 : 74  
 Total Sales Price : 33,698,592  
 Total Adj. Sales Price : 33,702,092  
 Total Assessed Value : 24,367,508  
 Avg. Adj. Sales Price : 455,434  
 Avg. Assessed Value : 329,291

MEDIAN : 72  
 WGT. MEAN : 72  
 MEAN : 76  
 COD : 20.11  
 PRD : 105.13

COV : 27.35  
 STD : 20.79  
 Avg. Abs. Dev : 14.55  
 MAX Sales Ratio : 149.21  
 MIN Sales Ratio : 36.26

95% Median C.I. : 68.07 to 77.77  
 95% Wgt. Mean C.I. : 68.20 to 76.40  
 95% Mean C.I. : 71.27 to 80.75

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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	7	79.86	76.53	71.92	10.86	106.41	62.91	97.99	62.91 to 97.99	497,835	358,025
7100	7	79.86	76.53	71.92	10.86	106.41	62.91	97.99	62.91 to 97.99	497,835	358,025
<b>Dry</b>											
County	4	68.58	73.67	73.46	14.39	100.29	61.19	96.32	N/A	182,194	133,836
7100	4	68.58	73.67	73.46	14.39	100.29	61.19	96.32	N/A	182,194	133,836
<b>Grass</b>											
County	31	68.58	73.51	71.50	21.95	102.81	36.26	149.21	62.57 to 77.77	286,416	204,785
7100	31	68.58	73.51	71.50	21.95	102.81	36.26	149.21	62.57 to 77.77	286,416	204,785
<b>ALL</b>	<b>74</b>	<b>72.36</b>	<b>76.01</b>	<b>72.30</b>	<b>20.11</b>	<b>105.13</b>	<b>36.26</b>	<b>149.21</b>	<b>68.07 to 77.77</b>	<b>455,434</b>	<b>329,291</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	16	69.21	73.48	67.03	15.43	109.62	52.93	99.00	64.32 to 81.35	680,608	456,238
7100	16	69.21	73.48	67.03	15.43	109.62	52.93	99.00	64.32 to 81.35	680,608	456,238
<b>Dry</b>											
County	6	68.58	69.69	69.30	16.23	100.56	48.10	96.32	48.10 to 96.32	190,908	132,295
7100	6	68.58	69.69	69.30	16.23	100.56	48.10	96.32	48.10 to 96.32	190,908	132,295
<b>Grass</b>											
County	36	69.48	72.77	69.81	19.96	104.24	36.26	149.21	62.57 to 76.63	322,712	225,277
7100	36	69.48	72.77	69.81	19.96	104.24	36.26	149.21	62.57 to 76.63	322,712	225,277
<b>ALL</b>	<b>74</b>	<b>72.36</b>	<b>76.01</b>	<b>72.30</b>	<b>20.11</b>	<b>105.13</b>	<b>36.26</b>	<b>149.21</b>	<b>68.07 to 77.77</b>	<b>455,434</b>	<b>329,291</b>

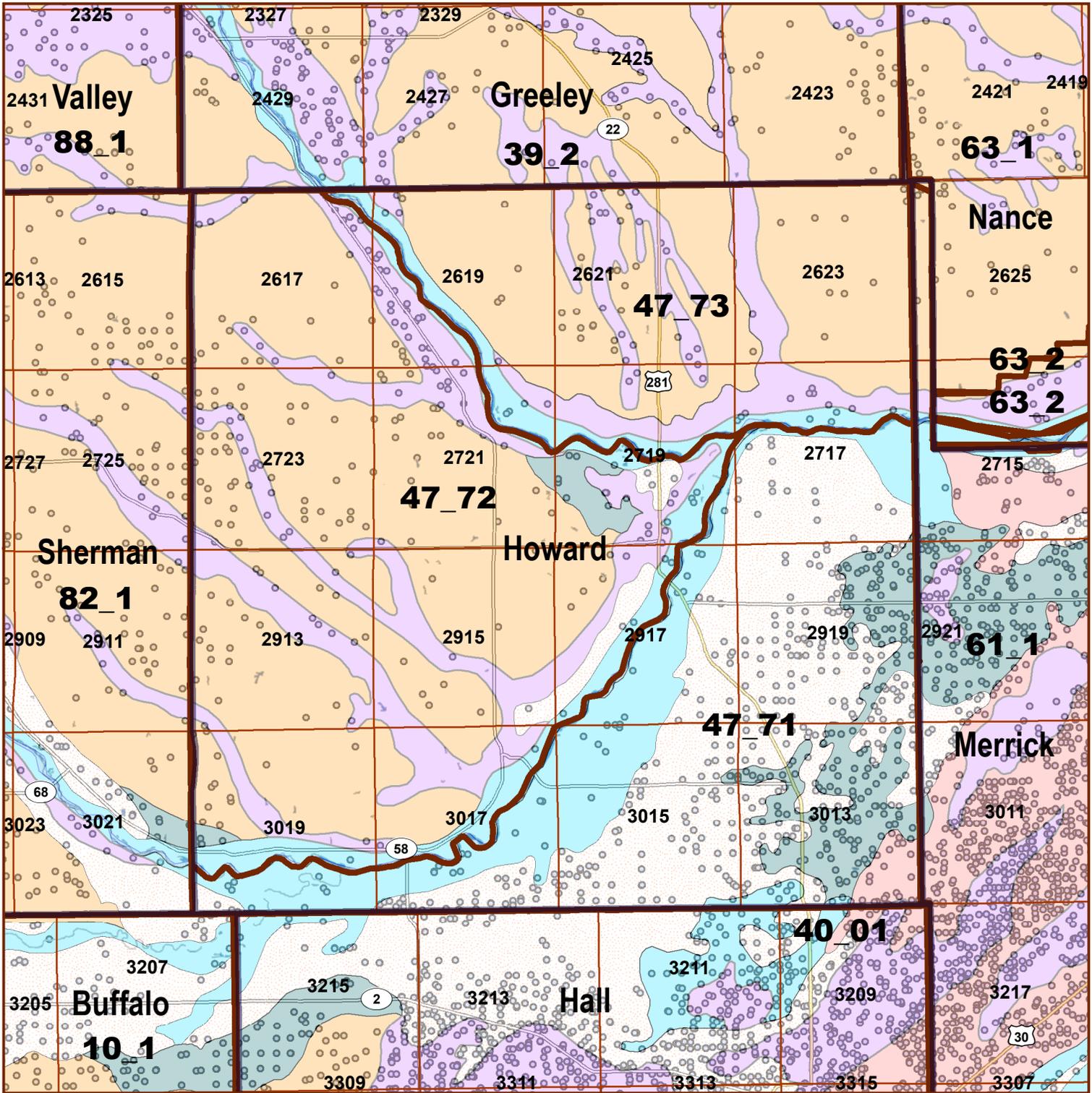
## Howard County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Howard	7100	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	<b>4,065</b>
Howard	7200	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	<b>4,459</b>
Howard	7300	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	<b>4,471</b>
Sherman	1	n/a	4,680	4,510	4,510	4,355	4,355	4,250	4,246	<b>4,406</b>
Valley	1	n/a	5,060	5,060	4,350	4,110	4,110	3,360	3,360	<b>4,411</b>
Greeley	2	n/a	5,475	5,275	4,845	4,735	4,580	4,540	4,180	<b>4,841</b>
Nance	1	4,958	4,950	4,942	4,928	4,871	4,866	4,838	4,837	<b>4,908</b>
Buffalo	1	5,850	5,837	5,600	5,447	4,922	5,145	4,722	4,721	<b>5,264</b>
Merrick	1	6,215	5,990	5,765	5,540	5,310	5,200	4,635	4,070	<b>5,424</b>
Nance	2	5,995	5,970	5,940	5,850	5,850	5,845	5,830	5,825	<b>5,923</b>
Hall	1	7,260	7,265	6,413	6,392	5,115	5,116	4,846	4,849	<b>6,589</b>
Hamilton	1	7,300	7,300	7,199	7,200	7,100	7,100	6,989	7,000	<b>7,251</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Howard	7100	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	<b>2,365</b>
Howard	7200	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	<b>2,314</b>
Howard	7300	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	<b>2,373</b>
Sherman	1	n/a	2,180	2,070	2,070	1,960	1,960	1,850	1,850	<b>1,946</b>
Valley	1	n/a	2,150	2,150	2,150	2,115	2,115	2,115	1,980	<b>2,096</b>
Greeley	2	n/a	2,780	2,675	2,675	2,570	2,460	2,300	2,140	<b>2,444</b>
Nance	1	3,388	3,390	3,366	3,342	3,340	3,318	3,344	3,345	<b>3,360</b>
Buffalo	1	2,750	2,750	2,550	2,550	2,375	2,275	2,225	2,225	<b>2,423</b>
Merrick	1	3,410	3,075	2,860	2,725	2,530	2,505	2,200	2,140	<b>2,595</b>
Nance	2	5,140	5,100	4,978	4,950	4,950	4,930	4,910	4,850	<b>4,989</b>
Hall	1	3,627	3,624	3,201	3,200	2,734	2,666	2,399	2,394	<b>3,172</b>
Hamilton	1	5,000	5,000	4,800	4,800	4,700	4,700	4,600	4,600	<b>4,885</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Howard	7100	1,550	1,550	1,400	1,400	1,350	1,300	1,250	1,250	<b>1,292</b>
Howard	7200	1,550	1,549	1,404	1,428	1,350	1,366	1,251	1,250	<b>1,289</b>
Howard	7300	1,550	1,550	1,400	1,400	1,350	1,300	1,250	1,250	<b>1,268</b>
Sherman	1	n/a	1,350	1,300	1,300	1,235	1,235	1,220	1,219	<b>1,226</b>
Valley	1	n/a	1,331	1,332	1,304	1,330	1,274	1,115	1,093	<b>1,122</b>
Greeley	2	n/a	1,275	1,210	1,210	1,200	1,182	1,171	1,148	<b>1,160</b>
Nance	1	1,500	1,501	1,480	1,471	1,470	1,425	1,396	1,396	<b>1,416</b>
Buffalo	1	1,700	1,700	1,675	1,650	1,625	1,600	1,550	1,525	<b>1,559</b>
Merrick	1	2,262	2,120	1,812	1,697	1,581	1,466	1,387	1,282	<b>1,471</b>
Nance	2	1,777	1,746	1,727	1,696	1,670	1,630	1,600	1,590	<b>1,629</b>
Hall	1	2,396	2,394	1,970	1,974	1,523	1,523	1,520	1,521	<b>1,652</b>
Hamilton	1	2,300	2,300	2,200	2,200	2,100	2,100	2,000	2,000	<b>2,080</b>

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



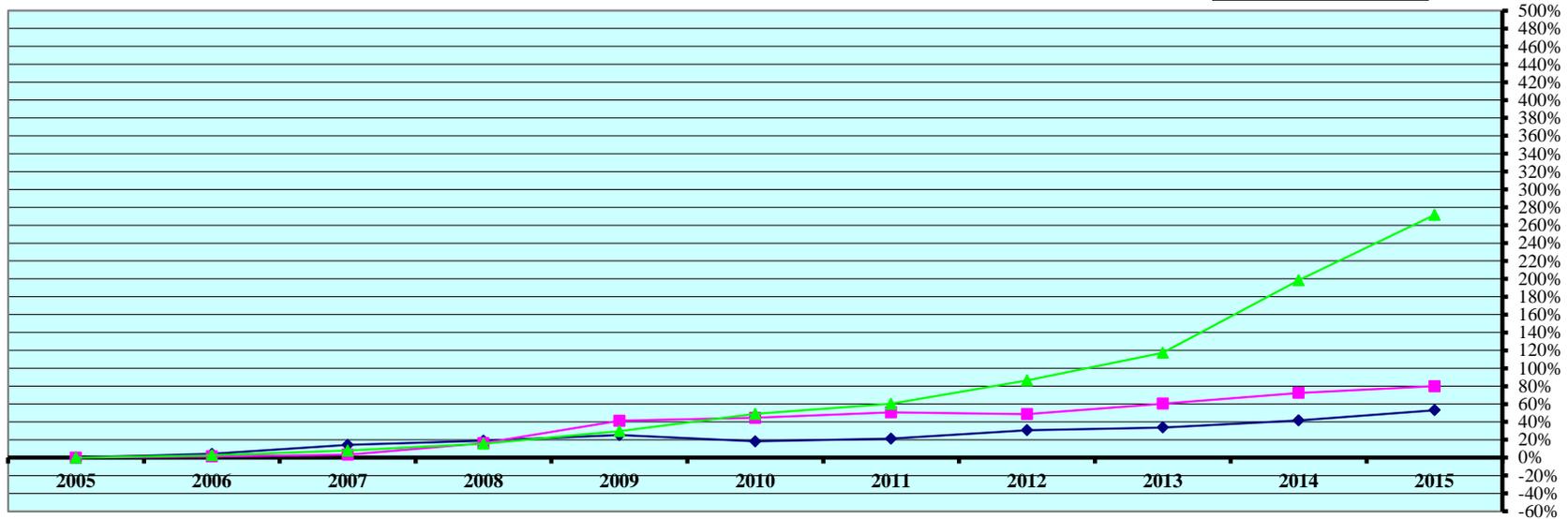
**Legend**

- 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

## Howard 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	133,535,485	--	--	--	20,790,964	--	--	--	233,397,685	--	--	--
2006	139,147,556	5,612,071	4.20%	4.20%	21,085,090	294,126	1.41%	1.41%	239,651,748	6,254,063	2.68%	2.68%
2007	152,685,230	13,537,674	9.73%	14.34%	21,495,773	410,683	1.95%	3.39%	251,803,995	12,152,247	5.07%	7.89%
2008	158,918,107	6,232,877	4.08%	19.01%	24,167,831	2,672,058	12.43%	16.24%	269,840,099	18,036,104	7.16%	15.61%
2009	167,277,323	8,359,216	5.26%	25.27%	29,357,282	5,189,451	21.47%	41.20%	302,738,114	32,898,015	12.19%	29.71%
2010	157,749,513	-9,527,810	-5.70%	18.13%	30,042,850	685,568	2.34%	44.50%	347,888,605	45,150,491	14.91%	49.05%
2011	161,901,694	4,152,181	2.63%	21.24%	31,311,062	1,268,212	4.22%	50.60%	374,007,369	26,118,764	7.51%	60.24%
2012	174,424,013	12,522,319	7.73%	30.62%	30,940,991	-370,071	-1.18%	48.82%	435,090,320	61,082,951	16.33%	86.42%
2013	178,579,326	4,155,313	2.38%	33.73%	33,346,953	2,405,962	7.78%	60.39%	507,036,796	71,946,476	16.54%	117.24%
2014	189,176,901	10,597,575	5.93%	41.67%	35,857,594	2,510,641	7.53%	72.47%	696,405,034	189,368,238	37.35%	198.38%
2015	204,444,175	15,267,274	8.07%	53.10%	37,395,066	1,537,472	4.29%	79.86%	866,831,944	170,426,910	24.47%	271.40%

Rate Annual %chg: Residential & Recreational **4.35%**

Commercial & Industrial **6.05%**

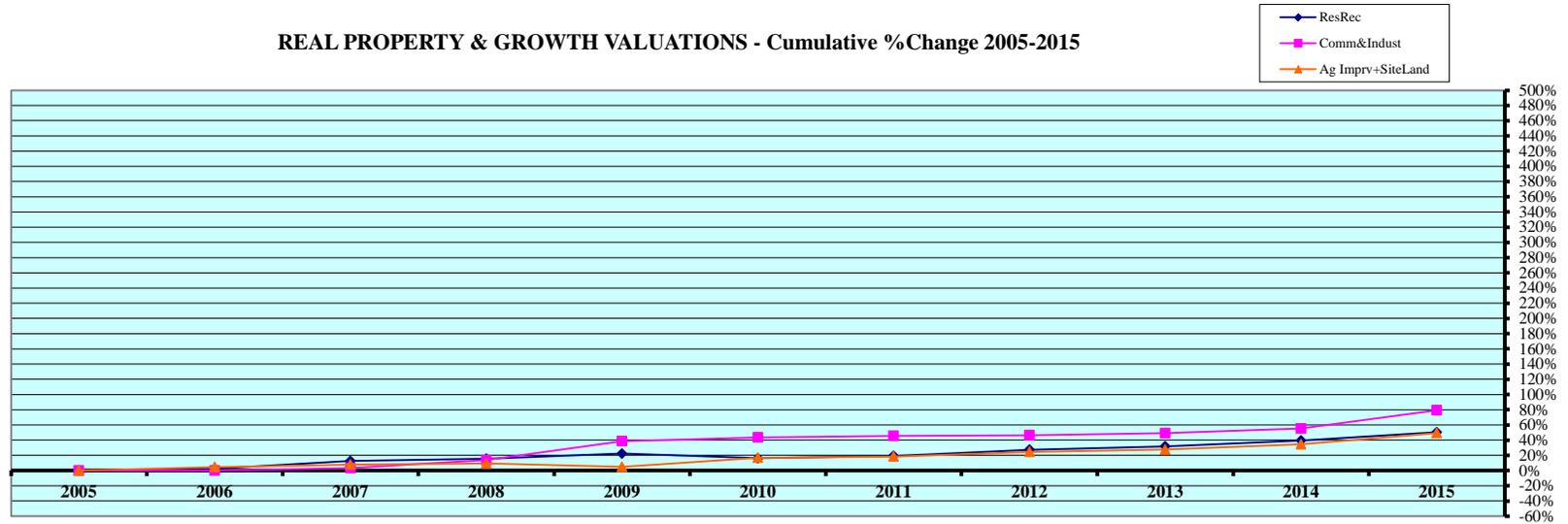
Agricultural Land **14.02%**

Cnty# **47**  
County **HOWARD**

CHART 1 EXHIBIT 47B 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	133,535,485	2,256,743	1.69%	131,278,742	--	--	20,790,964	16,775	0.08%	20,774,189	--	--	
2006	139,147,556	2,373,741	1.71%	136,773,815	2.43%	2.43%	21,085,090	280,517	1.33%	20,804,573	0.07%	0.07%	
2007	152,685,230	2,337,020	1.53%	150,348,210	8.05%	12.59%	21,495,773	48,916	0.23%	21,446,857	1.72%	3.15%	
2008	158,918,107	4,823,975	3.04%	154,094,132	0.92%	15.40%	24,167,831	495,248	2.05%	23,672,583	10.13%	13.86%	
2009	167,277,323	3,905,506	2.33%	163,371,817	2.80%	22.34%	29,357,282	550,018	1.87%	28,807,264	19.20%	38.56%	
2010	157,749,513	2,599,031	1.65%	155,150,482	-7.25%	16.19%	30,042,850	184,371	0.61%	29,858,479	1.71%	43.61%	
2011	161,901,694	2,656,395	1.64%	159,245,299	0.95%	19.25%	31,311,062	1,045,208	3.34%	30,265,854	0.74%	45.57%	
2012	174,424,013	4,264,008	2.44%	170,160,005	5.10%	27.43%	30,940,991	478,739	1.55%	30,462,252	-2.71%	46.52%	
2013	178,579,326	2,438,651	1.37%	176,140,675	0.98%	31.91%	33,346,953	2,320,952	6.96%	31,026,001	0.27%	49.23%	
2014	189,176,901	2,833,190	1.50%	186,343,711	4.35%	39.55%	35,857,594	3,594,306	10.02%	32,263,288	-3.25%	55.18%	
2015	204,444,175	3,712,607	1.82%	200,731,568	6.11%	50.32%	37,395,066	148,974	0.40%	37,246,092	3.87%	79.15%	
Rate Ann%chg	<b>4.35%</b>			Resid & Rec. w/o growth			<b>6.05%</b>			C & I w/o growth			<b>3.17%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	46,580,083	19,486,577	66,066,660	1,025,925	1.55%	65,040,735	--	--
2006	51,259,876	19,609,483	70,869,359	1,786,157	2.52%	69,083,202	4.57%	4.57%
2007	52,517,779	19,783,156	72,300,935	949,823	1.31%	71,351,112	0.68%	8.00%
2008	54,136,998	20,206,483	74,343,481	2,071,429	2.79%	72,272,052	-0.04%	9.39%
2009	50,532,015	21,618,578	72,150,593	2,840,345	3.94%	69,310,248	-6.77%	4.91%
2010	54,904,083	24,089,259	78,993,342	1,779,800	2.25%	77,213,542	7.02%	16.87%
2011	55,178,876	24,505,190	79,684,066	1,522,615	1.91%	78,161,451	-1.05%	18.31%
2012	55,655,280	28,649,847	84,305,127	1,969,154	2.34%	82,335,973	3.33%	24.63%
2013	56,596,889	29,399,145	85,996,034	1,702,503	1.98%	84,293,531	-0.01%	27.59%
2014	60,422,489	30,612,568	91,035,057	2,080,936	2.29%	88,954,121	3.44%	34.64%
2015	66,436,653	35,119,980	101,556,633	2,837,793	2.79%	98,718,840	8.44%	49.42%
Rate Ann%chg	<b>3.61%</b>	<b>6.07%</b>	<b>4.39%</b>	Ag Imprv+Site w/o growth			<b>1.96%</b>	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

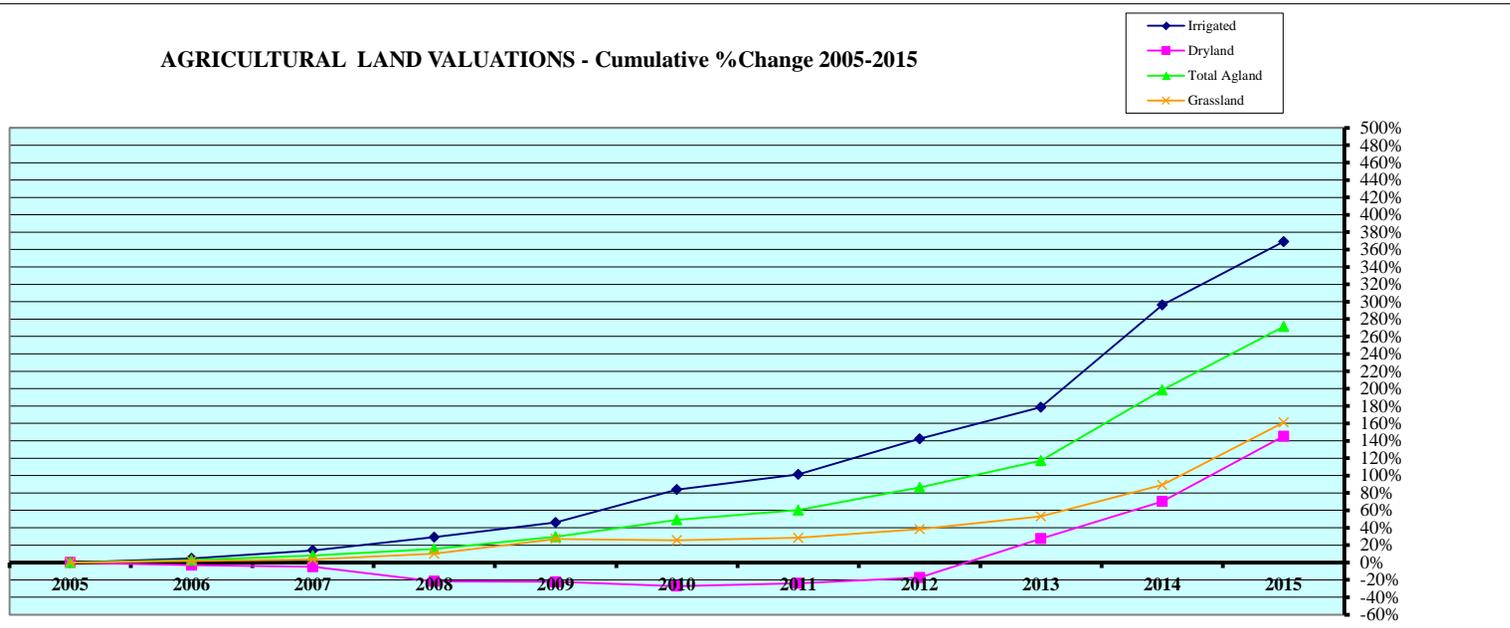
Sources:  
Value; 2005 - 2015 CTL  
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 47  
County HOWARD

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	125,960,775	--	--	--	35,181,883	--	--	--	71,696,134	--	--	--
2006	131,870,152	5,909,377	4.69%	4.69%	34,065,550	-1,116,333	-3.17%	-3.17%	72,877,125	1,180,991	1.65%	1.65%
2007	143,506,881	11,636,729	8.82%	13.93%	33,408,330	-657,220	-1.93%	-5.04%	74,200,331	1,323,206	1.82%	3.49%
2008	162,683,995	19,177,114	13.36%	29.15%	27,600,894	-5,807,436	-17.38%	-21.55%	78,995,961	4,795,630	6.46%	10.18%
2009	183,912,692	21,228,697	13.05%	46.01%	27,357,880	-243,014	-0.88%	-22.24%	91,149,438	12,153,477	15.38%	27.13%
2010	231,574,313	47,661,621	25.92%	83.85%	25,620,027	-1,737,853	-6.35%	-27.18%	90,087,410	-1,062,028	-1.17%	25.65%
2011	253,640,437	22,066,124	9.53%	101.36%	26,757,080	1,137,053	4.44%	-23.95%	92,039,923	1,952,513	2.17%	28.38%
2012	305,191,848	51,551,411	20.32%	142.29%	29,113,903	2,356,823	8.81%	-17.25%	99,195,676	7,155,753	7.77%	38.36%
2013	350,969,293	45,777,445	15.00%	178.63%	44,826,167	15,712,264	53.97%	27.41%	109,802,599	10,606,923	10.69%	53.15%
2014	499,243,266	148,273,973	42.25%	296.35%	59,847,264	15,021,097	33.51%	70.11%	135,653,900	25,851,301	23.54%	89.21%
2015	590,929,597	91,686,331	18.37%	369.14%	86,263,975	26,416,711	44.14%	145.19%	187,217,417	51,563,517	38.01%	161.13%

Rate Ann.%chg: Irrigated **16.72%** Dryland **9.38%** Grassland **10.07%**

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	513,645	--	--	--	45,248	--	--	--	233,397,685	--	--	--
2006	792,663	279,018	54.32%	54.32%	46,258	1,010	2.23%	2.23%	239,651,748	6,254,063	2.68%	2.68%
2007	640,360	-152,303	-19.21%	24.67%	48,093	1,835	3.97%	6.29%	251,803,995	12,152,247	5.07%	7.89%
2008	493,560	-146,800	-22.92%	-3.91%	65,689	17,596	36.59%	45.18%	269,840,099	18,036,104	7.16%	15.61%
2009	472,185	-21,375	-4.33%	-8.07%	(154,081)	-219,770	-334.56%	-440.53%	302,738,114	32,898,015	12.19%	29.71%
2010	516,834	44,649	9.46%	0.62%	90,021	244,102	98.95%	98.95%	347,888,605	45,150,491	14.91%	49.05%
2011	1,387,977	871,143	168.55%	170.22%	181,952	91,931	102.12%	302.12%	374,007,369	26,118,764	7.51%	60.24%
2012	1,405,341	17,364	1.25%	173.60%	183,552	1,600	0.88%	305.66%	435,090,320	61,082,951	16.33%	86.42%
2013	1,260,473	-144,868	-10.31%	145.40%	178,264	-5,288	-2.88%	293.97%	507,036,796	71,946,476	16.54%	117.24%
2014	1,417,850	157,377	12.49%	176.04%	242,754	64,490	36.18%	436.50%	696,405,034	189,368,238	37.35%	198.38%
2015	2,075,534	657,684	46.39%	304.08%	345,421	102,667	42.29%	663.40%	866,831,944	170,426,910	24.47%	271.40%

Cnty# **47**  
County **HOWARD**

Rate Ann.%chg: Total Agric Land **14.02%**

**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	125,922,730	104,449	1,206			35,207,683	56,098	628			71,681,362	172,394	416		
2006	131,697,324	107,881	1,221	1.26%	1.26%	33,939,629	53,419	635	1.23%	1.23%	72,735,991	171,418	424	2.05%	2.05%
2007	143,282,606	114,059	1,256	2.90%	4.20%	33,398,363	50,490	661	4.12%	5.40%	73,880,667	167,397	441	4.01%	6.15%
2008	162,423,253	127,949	1,269	1.05%	5.30%	27,478,763	41,425	663	0.28%	5.69%	79,127,873	163,359	484	9.75%	16.49%
2009	183,840,121	132,986	1,382	8.90%	14.67%	27,306,623	38,458	710	7.04%	13.13%	91,179,353	161,125	566	16.83%	36.10%
2010	231,481,824	133,178	1,738	25.73%	44.17%	25,698,171	38,436	669	-5.84%	6.53%	90,169,996	160,780	561	-0.89%	34.88%
2011	253,537,927	133,712	1,896	9.09%	57.28%	26,759,948	38,032	704	5.24%	12.11%	92,222,342	160,360	575	2.54%	38.31%
2012	305,154,316	133,679	2,283	20.39%	89.35%	29,139,032	37,589	775	10.17%	23.52%	99,216,998	160,622	618	7.41%	48.56%
2013	351,066,456	135,663	2,588	13.36%	114.65%	44,986,700	37,180	1,210	56.08%	92.79%	109,683,503	159,301	689	11.47%	65.59%
2014	499,118,856	136,625	3,653	41.17%	203.02%	59,847,768	36,645	1,633	34.98%	160.22%	135,653,714	159,488	851	23.53%	104.56%
2015	590,882,003	137,029	4,312	18.04%	257.67%	86,822,326	37,766	2,299	40.77%	266.31%	186,797,297	157,772	1,184	39.20%	184.75%

Rate Annual %chg Average Value/Acre: 13.59%

13.86%

11.03%

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	514,405	5,415	95			45,248	476	95			233,371,428	338,833	689		
2006	788,588	5,257	150	57.89%	57.89%	45,526	304	150	57.89%	57.89%	239,207,058	338,279	707	2.67%	2.67%
2007	626,837	4,179	150	0.00%	57.89%	46,062	307	150	0.00%	57.89%	251,234,535	336,431	747	5.60%	8.42%
2008	505,051	3,367	150	0.00%	57.90%	55,826	372	150	0.00%	57.90%	269,590,766	336,472	801	7.29%	16.33%
2009	479,430	3,253	147	-1.75%	55.14%	56,126	374	150	0.00%	57.90%	302,861,653	336,196	901	12.43%	30.79%
2010	507,051	3,475	146	-0.98%	53.61%	60,324	402	150	0.00%	57.90%	347,917,366	336,271	1,035	14.85%	50.22%
2011	1,427,397	3,553	402	175.27%	322.85%	181,952	455	400	166.65%	321.04%	374,129,566	336,112	1,113	7.58%	61.61%
2012	1,396,451	3,476	402	0.00%	322.85%	179,952	450	400	0.00%	321.04%	435,086,749	335,816	1,296	16.40%	88.11%
2013	1,260,273	3,136	402	0.05%	323.04%	170,608	427	400	0.00%	321.04%	507,167,540	335,706	1,511	16.61%	119.35%
2014	1,441,000	2,865	503	25.14%	429.39%	200,220	400	500	25.00%	426.30%	696,261,558	336,024	2,072	37.15%	200.84%
2015	2,093,722	2,763	758	50.66%	697.60%	289,969	387	750	50.00%	689.46%	866,885,317	335,717	2,582	24.62%	274.91%

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**HOWARD**

Rate Annual %chg Average Value/Acre: 14.13%

(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
6,274	HOWARD	51,782,668	6,711,562	17,772,836	195,221,102	37,395,066	0	9,223,073	866,831,944	66,436,653	35,119,980	0	1,286,494,884
cnty sectorvalue % of total value:		4.03%	0.52%	1.38%	15.17%	2.91%		0.72%	67.38%	5.16%	2.73%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
189	BOELUS	305,278	110,152	6,843	3,419,669	839,026	0	0	0	0	0	0	4,680,968
3.01%	%sector of county sector	0.59%	1.64%	0.04%	1.75%	2.24%							0.36%
	%sector of municipality	6.52%	2.35%	0.15%	73.05%	17.92%							100.00%
46	COTESFIELD	43,495	148,500	480,009	681,128	36,647	0	0	385,545	43,700	23,278	0	1,842,302
0.73%	%sector of county sector	0.08%	2.21%	2.70%	0.35%	0.10%			0.04%	0.07%	0.07%		0.14%
	%sector of municipality	2.36%	8.06%	26.05%	36.97%	1.99%			20.93%	2.37%	1.26%		100.00%
32	CUSHING	879	227	87	556,227	27,218	0	0	382,720	0	0	0	967,358
0.51%	%sector of county sector	0.00%	0.00%	0.00%	0.28%	0.07%			0.04%				0.08%
	%sector of municipality	0.09%	0.02%	0.01%	57.50%	2.81%			39.56%				100.00%
303	DANNEBROG	1,299,303	240,150	15,486	6,703,238	1,386,588	0	0	0	0	0	0	9,644,765
4.83%	%sector of county sector	2.51%	3.58%	0.09%	3.43%	3.71%							0.75%
	%sector of municipality	13.47%	2.49%	0.16%	69.50%	14.38%							100.00%
215	ELBA	419,866	196,234	333,799	4,139,483	725,496	0	0	128,700	0	0	0	5,943,578
3.43%	%sector of county sector	0.81%	2.92%	1.88%	2.12%	1.94%			0.01%				0.46%
	%sector of municipality	7.06%	3.30%	5.62%	69.65%	12.21%			2.17%				100.00%
122	FARWELL	347,006	37,081	14,164	2,389,713	1,154,572	0	0	0	0	0	0	3,942,536
1.94%	%sector of county sector	0.67%	0.55%	0.08%	1.22%	3.09%							0.31%
	%sector of municipality	8.80%	0.94%	0.36%	60.61%	29.29%							100.00%
2,299	ST PAUL	2,698,713	1,147,529	1,165,211	77,436,110	24,700,592	0	0	19,500	0	0	0	107,167,655
36.64%	%sector of county sector	5.21%	17.10%	6.56%	39.67%	66.05%			0.00%				8.33%
	%sector of municipality	2.52%	1.07%	1.09%	72.26%	23.05%			0.02%				100.00%
3,206	Total Municipalities	5,114,540	1,879,873	2,015,599	95,325,568	28,870,139	0	0	916,465	43,700	23,278	0	134,189,162
51.10%	%all municip.sect of cnty	9.88%	28.01%	11.34%	48.83%	77.20%			0.11%	0.07%	0.07%		10.43%

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

47B

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 5,585</b>	<b>Value : 1,251,471,848</b>	<b>Growth 7,564,883</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>	159	887,416	0	0	155	3,068,734	314	3,956,150	
<b>02. Res Improve Land</b>	1,314	10,610,311	0	0	711	22,433,417	2,025	33,043,728	
<b>03. Res Improvements</b>	1,340	83,373,971	0	0	774	81,166,828	2,114	164,540,799	
<b>04. Res Total</b>	1,499	94,871,698	0	0	929	106,668,979	2,428	201,540,677	4,667,478
<b>% of Res Total</b>	61.74	47.07	0.00	0.00	38.26	52.93	43.47	16.10	61.70
<b>05. Com UnImp Land</b>	62	563,363	0	0	4	50,572	66	613,935	
<b>06. Com Improve Land</b>	279	2,851,356	0	0	35	2,576,270	314	5,427,626	
<b>07. Com Improvements</b>	283	29,312,974	0	0	42	7,386,637	325	36,699,611	
<b>08. Com Total</b>	345	32,727,693	0	0	46	10,013,479	391	42,741,172	1,318,709
<b>% of Com Total</b>	88.24	76.57	0.00	0.00	11.76	23.43	7.00	3.42	17.43
<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	21	3,140,122	21	3,140,122	
<b>14. Rec Improve Land</b>	0	0	0	0	25	3,811,577	25	3,811,577	
<b>15. Rec Improvements</b>	0	0	0	0	25	3,073,673	25	3,073,673	
<b>16. Rec Total</b>	0	0	0	0	46	10,025,372	46	10,025,372	185,946
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.82	0.80	2.46
<b>Res &amp; Rec Total</b>	1,499	94,871,698	0	0	975	116,694,351	2,474	211,566,049	4,853,424
<b>% of Res &amp; Rec Total</b>	60.59	44.84	0.00	0.00	39.41	55.16	44.30	16.91	64.16
<b>Com &amp; Ind Total</b>	345	32,727,693	0	0	46	10,013,479	391	42,741,172	1,318,709
<b>% of Com &amp; Ind Total</b>	88.24	76.57	0.00	0.00	11.76	23.43	7.00	3.42	17.43
<b>17. Taxable Total</b>	1,844	127,599,391	0	0	1,021	126,707,830	2,865	254,307,221	6,172,133
<b>% of Taxable Total</b>	64.36	50.18	0.00	0.00	35.64	49.82	51.30	20.32	81.59

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	5	270,381	548,098	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	5	270,381	548,098
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				5	270,381	548,098

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	139	0	300	439

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	204,637	0	0	1,692	532,153,511	1,699	532,358,148
28. Ag-Improved Land	0	0	0	0	970	386,815,335	970	386,815,335
29. Ag Improvements	0	0	0	0	1,021	77,991,144	1,021	77,991,144
30. Ag Total							2,720	997,164,627

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	30,000	2	2.00	30,000	
32. HomeSite Improv Land	687	713.00	10,659,000	687	713.00	10,659,000	
33. HomeSite Improvements	700	689.00	55,995,310	700	689.00	55,995,310	1,392,750
34. HomeSite Total				<b>702</b>	<b>715.00</b>	<b>66,684,310</b>	
35. FarmSite UnImp Land	39	68.87	210,610	39	68.87	210,610	
36. FarmSite Improv Land	911	4,190.70	12,845,855	911	4,190.70	12,845,855	
37. FarmSite Improvements	962	0.00	21,995,834	962	0.00	21,995,834	0
38. FarmSite Total				<b>1,001</b>	<b>4,259.57</b>	<b>35,052,299</b>	
39. Road & Ditches	0	5,628.56	0	0	5,628.56	0	
40. Other- Non Ag Use	0	218.31	66,393	0	218.31	66,393	
41. Total Section VI				<b>1,703</b>	<b>10,821.44</b>	<b>101,803,002</b>	<b>1,392,750</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	3	580.00	843,987	3	580.00	843,987

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	10	167.22	368,977	10	167.22	368,977
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 7100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	449.94	0.97%	2,227,216	1.18%	4,950.03
46. 1A	3,478.81	7.48%	17,220,171	9.11%	4,950.02
47. 2A1	3,563.04	7.66%	16,033,680	8.48%	4,500.00
48. 2A	1,989.82	4.28%	8,755,208	4.63%	4,400.00
49. 3A1	12,815.01	27.55%	52,541,541	27.79%	4,100.00
50. 3A	17,101.66	36.77%	66,696,474	35.27%	3,900.00
51. 4A1	3,498.67	7.52%	12,595,212	6.66%	3,600.00
52. 4A	3,613.47	7.77%	13,008,496	6.88%	3,600.00
53. Total	46,510.42	100.00%	189,077,998	100.00%	4,065.28
<b>Dry</b>					
54. 1D1	59.56	0.46%	157,840	0.52%	2,650.10
55. 1D	564.44	4.39%	1,495,797	4.92%	2,650.05
56. 2D1	609.57	4.74%	1,554,442	5.12%	2,550.06
57. 2D	1,176.53	9.16%	3,000,200	9.87%	2,550.04
58. 3D1	2,686.66	20.91%	6,582,436	21.66%	2,450.04
59. 3D	4,479.95	34.86%	10,528,029	34.65%	2,350.03
60. 4D1	2,369.09	18.44%	5,211,998	17.15%	2,200.00
61. 4D	904.52	7.04%	1,854,308	6.10%	2,050.05
62. Total	12,850.32	100.00%	30,385,050	100.00%	2,364.54
<b>Grass</b>					
63. 1G1	24.01	0.06%	37,220	0.07%	1,550.19
64. 1G	431.80	1.02%	669,319	1.22%	1,550.07
65. 2G1	752.07	1.77%	1,052,898	1.92%	1,400.00
66. 2G	1,090.84	2.57%	1,527,176	2.79%	1,400.00
67. 3G1	3,383.55	7.98%	4,567,936	8.35%	1,350.04
68. 3G	20,220.56	47.71%	26,286,728	48.02%	1,300.00
69. 4G1	7,394.90	17.45%	9,243,738	16.89%	1,250.02
70. 4G	9,081.38	21.43%	11,351,800	20.74%	1,250.01
71. Total	42,379.11	100.00%	54,736,815	100.00%	1,291.60
<b>Irrigated Total</b>					
	46,510.42	45.28%	189,077,998	68.77%	4,065.28
<b>Dry Total</b>					
	12,850.32	12.51%	30,385,050	11.05%	2,364.54
<b>Grass Total</b>					
	42,379.11	41.26%	54,736,815	19.91%	1,291.60
72. Waste	757.11	0.74%	567,838	0.21%	750.01
73. Other	211.38	0.21%	158,537	0.06%	750.01
74. Exempt	437.78	0.43%	0	0.00%	0.00
75. Market Area Total	102,708.34	100.00%	274,926,238	100.00%	2,676.77

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7200

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,793.68	2.35%	8,878,750	2.61%	4,950.02
46. 1A	41,184.68	53.95%	203,864,592	59.89%	4,950.01
47. 2A1	4,662.09	6.11%	20,979,405	6.16%	4,500.00
48. 2A	1,069.00	1.40%	4,703,600	1.38%	4,400.00
49. 3A1	4,556.38	5.97%	18,681,158	5.49%	4,100.00
50. 3A	639.37	0.84%	2,493,543	0.73%	3,900.00
51. 4A1	16,736.12	21.92%	60,250,039	17.70%	3,600.00
52. 4A	5,703.00	7.47%	20,530,800	6.03%	3,600.00
53. Total	76,344.32	100.00%	340,381,887	100.00%	4,458.51
<b>Dry</b>					
54. 1D1	441.90	2.40%	1,171,052	2.75%	2,650.04
55. 1D	3,455.16	18.76%	9,156,340	21.48%	2,650.05
56. 2D1	1,137.73	6.18%	2,901,277	6.81%	2,550.06
57. 2D	363.17	1.97%	926,094	2.17%	2,550.03
58. 3D1	990.77	5.38%	2,427,440	5.70%	2,450.05
59. 3D	423.83	2.30%	996,014	2.34%	2,350.03
60. 4D1	8,359.72	45.39%	18,391,384	43.15%	2,200.00
61. 4D	3,244.80	17.62%	6,652,021	15.61%	2,050.06
62. Total	18,417.08	100.00%	42,621,622	100.00%	2,314.24
<b>Grass</b>					
63. 1G1	937.37	1.60%	1,452,954	1.92%	1,550.03
64. 1G	3,923.78	6.69%	6,079,719	8.04%	1,549.45
65. 2G1	1,878.21	3.20%	2,637,889	3.49%	1,404.47
66. 2G	1,032.29	1.76%	1,474,135	1.95%	1,428.02
67. 3G1	1,293.45	2.21%	1,746,231	2.31%	1,350.06
68. 3G	2,045.87	3.49%	2,795,667	3.70%	1,366.49
69. 4G1	17,372.33	29.63%	21,726,945	28.74%	1,250.66
70. 4G	30,144.24	51.42%	37,681,521	49.85%	1,250.04
71. Total	58,627.54	100.00%	75,595,061	100.00%	1,289.41
<b>Irrigated Total</b>					
	76,344.32	49.47%	340,381,887	74.10%	4,458.51
<b>Dry Total</b>					
	18,417.08	11.93%	42,621,622	9.28%	2,314.24
<b>Grass Total</b>					
	58,627.54	37.99%	75,595,061	16.46%	1,289.41
72. Waste	826.72	0.54%	646,169	0.14%	781.61
73. Other	106.27	0.07%	79,704	0.02%	750.01
74. Exempt	2,612.66	1.69%	0	0.00%	0.00
75. Market Area Total	154,321.93	100.00%	459,324,443	100.00%	2,976.40

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7300

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	560.51	3.80%	2,774,538	4.21%	4,950.02
46. 1A	7,664.20	51.97%	37,937,864	57.53%	4,950.01
47. 2A1	1,178.13	7.99%	5,301,585	8.04%	4,500.00
48. 2A	505.19	3.43%	2,222,836	3.37%	4,400.00
49. 3A1	204.51	1.39%	838,491	1.27%	4,100.00
50. 3A	591.23	4.01%	2,305,797	3.50%	3,900.00
51. 4A1	1,973.16	13.38%	7,103,376	10.77%	3,600.00
52. 4A	2,070.97	14.04%	7,455,492	11.31%	3,600.00
53. Total	14,747.90	100.00%	65,939,979	100.00%	4,471.14
<b>Dry</b>					
54. 1D1	155.98	1.26%	413,354	1.41%	2,650.04
55. 1D	4,789.25	38.77%	12,691,590	43.29%	2,650.02
56. 2D1	447.18	3.62%	1,140,330	3.89%	2,550.05
57. 2D	448.14	3.63%	1,142,767	3.90%	2,550.02
58. 3D1	164.07	1.33%	401,979	1.37%	2,450.05
59. 3D	121.35	0.98%	285,179	0.97%	2,350.05
60. 4D1	3,185.13	25.79%	7,007,286	23.90%	2,200.00
61. 4D	3,041.48	24.62%	6,235,144	21.27%	2,050.04
62. Total	12,352.58	100.00%	29,317,629	100.00%	2,373.40
<b>Grass</b>					
63. 1G1	141.24	0.27%	218,934	0.33%	1,550.08
64. 1G	2,163.35	4.18%	3,353,317	5.12%	1,550.06
65. 2G1	514.80	1.00%	720,720	1.10%	1,400.00
66. 2G	636.28	1.23%	890,792	1.36%	1,400.00
67. 3G1	184.51	0.36%	249,100	0.38%	1,350.06
68. 3G	490.75	0.95%	637,975	0.97%	1,300.00
69. 4G1	12,179.26	23.56%	15,224,268	23.23%	1,250.02
70. 4G	35,393.97	68.45%	44,242,716	67.51%	1,250.01
71. Total	51,704.16	100.00%	65,537,822	100.00%	1,267.55
<b>Irrigated Total</b>					
	14,747.90	18.62%	65,939,979	40.93%	4,471.14
<b>Dry Total</b>					
	12,352.58	15.59%	29,317,629	18.20%	2,373.40
<b>Grass Total</b>					
	51,704.16	65.27%	65,537,822	40.68%	1,267.55
72. Waste	408.68	0.52%	315,514	0.20%	772.03
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	650.31	0.82%	0	0.00%	0.00
75. Market Area Total	79,213.32	100.00%	161,110,944	100.00%	2,033.89

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	35.40	174,731	0.00	0	137,567.24	595,225,133	137,602.64	595,399,864
<b>77. Dry Land</b>	8.25	21,863	0.00	0	43,611.73	102,302,438	43,619.98	102,324,301
<b>78. Grass</b>	8.05	8,043	0.00	0	152,702.76	195,861,655	152,710.81	195,869,698
<b>79. Waste</b>	0.00	0	0.00	0	1,992.51	1,529,521	1,992.51	1,529,521
<b>80. Other</b>	0.00	0	0.00	0	317.65	238,241	317.65	238,241
<b>81. Exempt</b>	29.08	0	0.00	0	3,671.67	0	3,700.75	0
<b>82. Total</b>	<b>51.70</b>	<b>204,637</b>	<b>0.00</b>	<b>0</b>	<b>336,191.89</b>	<b>895,156,988</b>	<b>336,243.59</b>	<b>895,361,625</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	137,602.64	40.92%	595,399,864	66.50%	4,326.95
<b>Dry Land</b>	43,619.98	12.97%	102,324,301	11.43%	2,345.81
<b>Grass</b>	152,710.81	45.42%	195,869,698	21.88%	1,282.62
<b>Waste</b>	1,992.51	0.59%	1,529,521	0.17%	767.64
<b>Other</b>	317.65	0.09%	238,241	0.03%	750.01
<b>Exempt</b>	3,700.75	1.10%	0	0.00%	0.00
<b>Total</b>	<b>336,243.59</b>	<b>100.00%</b>	<b>895,361,625</b>	<b>100.00%</b>	<b>2,662.84</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 7100	15	1,876,720	17	2,662,416	19	2,806,337	34	7,345,473	416,653
83.2 7200	10	1,223,985	10	733,737	13	645,333	23	2,603,055	2,915
83.3 7300	2	257,746	3	273,032	4	362,422	6	893,200	197,959
83.4 Rural	122	2,662,585	594	21,264,472	652	72,128,124	774	96,055,181	3,225,403
83.5 Small Town	133	404,078	575	2,726,438	586	23,547,311	719	26,677,827	164,682
83.6 St Paul	53	671,158	851	9,195,210	865	68,124,945	918	77,991,313	845,812
84 Residential Total	335	7,096,272	2,050	36,855,305	2,139	167,614,472	2,474	211,566,049	4,853,424

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
			<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1		7100	0	0	1	1,170,667	1	290,443	1	1,461,110	0
85.2		7200	0	0	1	477,025	1	571,457	1	1,048,482	0
85.3		Rural	2	21,560	21	825,682	24	5,138,874	26	5,986,116	259,133
85.4		Small Town	27	71,684	128	302,973	134	5,555,432	161	5,930,089	20,891
85.5		St Paul	37	520,691	163	2,651,279	165	25,143,405	202	28,315,375	1,038,685
86		Commercial Total	66	613,935	314	5,427,626	325	36,699,611	391	42,741,172	1,318,709

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

Market Area 7100

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	24.01	0.06%	37,220	0.07%	1,550.19
88. 1G	431.80	1.02%	669,319	1.22%	1,550.07
89. 2G1	752.07	1.77%	1,052,898	1.92%	1,400.00
90. 2G	1,090.84	2.57%	1,527,176	2.79%	1,400.00
91. 3G1	3,383.55	7.98%	4,567,936	8.35%	1,350.04
92. 3G	20,220.56	47.71%	26,286,728	48.02%	1,300.00
93. 4G1	7,394.90	17.45%	9,243,738	16.89%	1,250.02
94. 4G	9,081.38	21.43%	11,351,800	20.74%	1,250.01
95. Total	42,379.11	100.00%	54,736,815	100.00%	1,291.60
<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	42,379.11	100.00%	54,736,815	100.00%	1,291.60
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	42,379.11	100.00%	54,736,815	100.00%	1,291.60

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

Market Area 7200

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	937.37	1.60%	1,452,954	1.92%	1,550.03
88. 1G	3,923.78	6.69%	6,079,719	8.04%	1,549.45
89. 2G1	1,878.21	3.20%	2,637,889	3.49%	1,404.47
90. 2G	1,032.29	1.76%	1,474,135	1.95%	1,428.02
91. 3G1	1,293.45	2.21%	1,746,231	2.31%	1,350.06
92. 3G	2,045.87	3.49%	2,795,667	3.70%	1,366.49
93. 4G1	17,372.33	29.63%	21,726,945	28.74%	1,250.66
94. 4G	30,144.24	51.42%	37,681,521	49.85%	1,250.04
95. Total	58,627.54	100.00%	75,595,061	100.00%	1,289.41
<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	58,627.54	100.00%	75,595,061	100.00%	1,289.41
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	58,627.54	100.00%	75,595,061	100.00%	1,289.41

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

Market Area 7300

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	141.24	0.27%	218,934	0.33%	1,550.08
88. 1G	2,163.35	4.18%	3,353,317	5.12%	1,550.06
89. 2G1	514.80	1.00%	720,720	1.10%	1,400.00
90. 2G	636.28	1.23%	890,792	1.36%	1,400.00
91. 3G1	184.51	0.36%	249,100	0.38%	1,350.06
92. 3G	490.75	0.95%	637,975	0.97%	1,300.00
93. 4G1	12,179.26	23.56%	15,224,268	23.23%	1,250.02
94. 4G	35,393.97	68.45%	44,242,716	67.51%	1,250.01
95. Total	51,704.16	100.00%	65,537,822	100.00%	1,267.55
<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	51,704.16	100.00%	65,537,822	100.00%	1,267.55
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	51,704.16	100.00%	65,537,822	100.00%	1,267.55

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

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	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	195,221,102	201,540,677	6,319,575	3.24%	4,667,478	0.85%
02. Recreational	9,223,073	10,025,372	802,299	8.70%	185,946	6.68%
03. Ag-Homesite Land, Ag-Res Dwelling	66,436,653	66,684,310	247,657	0.37%	1,392,750	-1.72%
<b>04. Total Residential (sum lines 1-3)</b>	<b>270,880,828</b>	<b>278,250,359</b>	<b>7,369,531</b>	<b>2.72%</b>	<b>6,246,174</b>	<b>0.41%</b>
05. Commercial	37,395,066	42,741,172	5,346,106	14.30%	1,318,709	10.77%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	35,119,980	35,052,299	-67,681	-0.19%	0	-0.19%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>72,515,046</b>	<b>77,793,471</b>	<b>5,278,425</b>	<b>7.28%</b>	<b>1,318,709</b>	<b>5.46%</b>
<b>10. Total Non-Agland Real Property</b>	<b>343,395,874</b>	<b>356,110,223</b>	<b>12,714,349</b>	<b>3.70%</b>	<b>7,564,883</b>	<b>1.50%</b>
11. Irrigated	590,929,597	595,399,864	4,470,267	0.76%		
12. Dryland	86,263,975	102,324,301	16,060,326	18.62%		
13. Grassland	187,217,417	195,869,698	8,652,281	4.62%		
14. Wasteland	2,075,534	1,529,521	-546,013	-26.31%		
15. Other Agland	345,421	238,241	-107,180	-31.03%		
<b>16. Total Agricultural Land</b>	<b>866,831,944</b>	<b>895,361,625</b>	<b>28,529,681</b>	<b>3.29%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>1,210,227,818</b>	<b>1,251,471,848</b>	<b>41,244,030</b>	<b>3.41%</b>	<b>7,564,883</b>	<b>2.78%</b>

## 2016 Assessment Survey for Howard 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>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	1 - summer help to assist with property reviews
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$136,038
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$136,938
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	None
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	None
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$9,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,400
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$1,600
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$1,823

## 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>
	None
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 howard.gisworkshop.com
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop Inc., assessor, and staff
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, adopted 2015
3.	<b>What municipalities in the county are zoned?</b>
	St. Paul, Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell
4.	<b>When was zoning implemented?</b>
	1973 for St. Paul and Boelus. 2015 for everything else

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	Yes, as needed.
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop Inc.
<b>3.</b>	<b>Other services:</b>
	None

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, for 2015 Stanard Appraisal did some commercial work.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Recommendation of the assessor
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes, on the properties they reviewed.

## 2016 Residential Assessment Survey for Howard County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Assessor and staff																												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																												
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Ag	Agricultural homes and outbuildings																												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																												
	Cost and sales comparison approaches																												
<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>																												
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information are used.																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
	Depreciation tables are developed on a county-wide basis and then modified with economic depreciation developed for individual valuation groups.																												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																												
	Sales comparison and availability																												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																												
	All lots are treated the same; no applications to combine lots have been received																												
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<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	2008	2008	2012	2012																									
02	2008	2008	2013	2013																									
03	2008	2008	2014	2014																									
Ag	2008	2008	2014	2014																									

## 2016 Commercial Assessment Survey for Howard County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	Assessor and staff			
<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	St Paul - Village and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island		
	02	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business		
	03	Rural - all commercial parcels not located within the boundaries of a town		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	Sales comparison, income, and cost approaches			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	Physical inspection, joint review with commercial appraiser, state sales file query			
<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>			
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	Depreciation tables are developed on a county-wide bases and modified with economic depreciation developed for each valuation group			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Sales comparison			
<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	2008	2008	2015
	02	2008	2008	2015
	03	2008	2008	2015

## 2016 Agricultural Assessment Survey for Howard County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	Assessor and staff													
<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="width: 15%;"><u>Market Area</u></th> <th style="width: 60%;"><u>Description of unique characteristics</u></th> <th style="width: 25%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">7100</td> <td>This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">7200</td> <td>This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">7300</td> <td>This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	7100	This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2015	7200	This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2015	7300	This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2015
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	Although separate market areas have been identified, the same value is currently being applied to all areas; will continue to monitor the market for changes													
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>													
	River boundaries, common geographic characteristics, topography, and market characteristics													
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>													
	Through review of questionnaires and discussions with owner													
<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													
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>													
	Through review of questionnaires, discussions with sellers, buyers, and real estate agents, sales analysis; valued as grass land at 100% of market value													

	<b><u>If your county has special value applications, please answer the following</u></b>
<b>7a.</b>	<b>How many special valuation applications are on file?</b>
	10
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Sales review is conducted annually
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	There are no areas of influence.
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	The parcels with applications on file are scattered throughout the county
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Analysis of agricultural sales; parcels are valued as ag land as there is no indication of non-agricultural influence present in the market.

## **2015 Plan of Assessment for Howard County**

**Assessment years 2016, 2017, 2018**

**Date: June 15, 2015**

### Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

### Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.”

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land.

2) 75% of actual value for agricultural land and horticulture land

### General Description of Real Property in Howard County

Per the 2015 County Abstract, Howard County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2444	44%	16.9%
Commercial	401	7%	3%
Agricultural	2717	49%	80.1%

Agricultural land – value for taxable acres for 2015 assessment was \$866,885,317

Agricultural land is 73% of the real property valuation base in Howard County and of that 68% is assessed as irrigated, 22% is assessed as grass and 10% is assessed as dry.

For assessment year 2015, an estimated 200 permits were filed for new property construction/additions in the county.

For more information see 2015 Reports & Opinions, Abstract and Assessor Survey.

### Current Resources

There are currently three full time employees on staff including the assessor. Also there is one part-time summer help. The assessor and deputy are certified by the Property Tax Administrator.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and

regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The county started a GIS project in 2005, which was greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on correcting and completing the county map. GIS Workshop completed our land use conversion prior to January 1, 2010 and also put Howard County Assessor data on line. Our website is <http://howard.assessor.gisworkshop.com>. The Howard County Board accepted GIS Workshop's proposal for maintenance for the mapping and the website. With the GIS Workshop completion of the mapping information, maps will be printed in the future when the information is available.

Office Budget for July 1, 2014 – June 30, 2015 was \$122,820. Office Budget for July 1, 2015 – June 30, 2016 is \$130,638.

Terra Scan is the vendor for the assessment administration and CAMA. Howard County has the GIS mapping on a public website, which has the mapping and assessment information available.

#### Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4 week turnaround time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires by telephone calls to sellers, buyers and realtors involved in the sale. Physical inspections are performed if deemed necessary to confirm any corrections to the parcel information. Most residential sales are inspected and new photos taken if necessary. Building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

2008 Marshall & Swift costing was implemented for 2009.

It is the goal of the office to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after September 30 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance with state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Changes are mailed to the property owners on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	95	11.60	103.91
Commercial	100	34.11	125.1
Agricultural Land	70	25.79	108.62

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

Assessment Actions Planned for Assessment Year 2016:

Residential:

All residential pick-up work and building permits will be reviewed and completed by March 1, 2016. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when correct information is obtained.

Commercial:

A physical review of all commercial properties in the county will be completed for 2016. The review and market study will be completed for adjusting values for 2016. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2016

Agricultural Land:

A market analysis will be conducted for 2016 and agricultural land values will be assessed by the market values. Corrections of listing errors will be done when correct information is obtained. Also with changes to irrigated acres or the transfer of irrigated acres will be corrected when the information is obtained. The certification of irrigated acres for the NRD was completed and those changes were updated for the 2009 assessment year. New land use conversion was implemented for 2010. The use of agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property.

Assessment actions planned for assessment year 2017:

Residential:

A complete physical review of St Paul city residential properties will be completed for 2017. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2017. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2017 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2017.

Agricultural:

A market analysis will be conducted for 2017 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will begin a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2018:

Residential:

A physical review will be completed for all improved parcels in Market Area 7300 and all of the small towns in the county. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be

reviewed and completed by March 1, 2018. Corrections of listing errors will be done when information is obtained.

#### Commercial:

A ratio study will be completed for 2018 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2018.

#### Agricultural Land:

A market analysis will be conducted for 2018 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

#### Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forwarded to the property tax division electronically on a quarterly basis. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package. Assessor's website is updated monthly by GIS Workshop.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstract
  - b. Assessor Survey
  - c. Sales information to PAD rosters & annual Assessed Value Update & w/Abstract
  - d. Certification of Value to Political Subdivision
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report
  - g. Certificate of Taxes Levied Report
  - h. Report of all exempt property and taxable government owned property
  - i. Annual Plan of Assessment Report

3. Personal Property: administer annual filing of approximately 780 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 325 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists – prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and work toward an appraiser license. The staff of the assessor’s office with an assessor’s certificate will meet their 60 hours of education in the 4 year period to maintain it.

Conclusion:

The Howard County Assessor’s Office will strive for a uniform and proportionate valuing of property throughout the county.

Amendment

The County Board approved the Adopted Budget at \$136,938. The difference was the office equipment (desks, etc.) that were purchased.

Neal Dethlefs  
Howard County Assessor  
(308)754-4261

February 26, 2016

Re: Special Value for 2016

I have reviewed the Special Valuation parcels for Howard County for the 2016 tax year. We currently have ten parcels.

The highest and best use for these parcels is agricultural. They are not suburban in nature and are not within any town or village's zoning jurisdiction. There are not any residential or commercial influences in regard to value. They are all currently used for agriculture.

They are being valued as agland, based on land use and soil type, which is derived from the three year agland sales file.

The income approach to value does not apply at this time.

Sincerely,

Neal Dethlefs  
Howard County Assessor