



2016 REPORTS & OPINIONS

PERKINS 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 Perkins 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 Perkins 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: Bonnie Appel, Perkins County Assessor

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Introduction

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

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

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

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

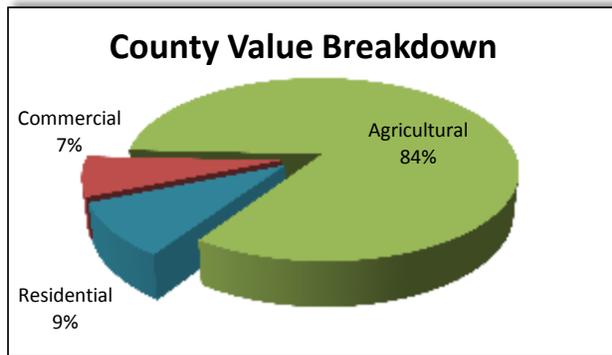
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 883 square miles, Perkins had 2,891 residents, per the Census Bureau Quick Facts for 2014, a 3% population decline from the 2010 US Census. In a review of the past fifty years, Perkins has seen a steady drop in population of -31% (Nebraska Department of Economic Development). Reports indicated that 78% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Perkins convene in around Grant, the county seat. Per the latest information available from the U.S. Census Bureau, there were 127 employer establishments in Perkins.



County-wide employment was at 1,821 people, a 6% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Perkins that has fortified the local rural area economies. Perkins is included in the Upper Republican Natural Resources District (NRD). Dry land makes up the majority of the land in the county followed by irrigated and then grass.

The large grain handling facilities and ethanol plant are also contributory factors in the economy.

Perkins County Quick Facts	
Founded	1887
Namesake	Former Chicago, Burlington, and Quincy Railroad president Charles E. Perkins
Region	West Central
County Seat	Grant
Other Communities	Brandon Madrid Venango Elsie Grinton
Most Populated	Grant (1,137) -2% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Perkins County

Assessment Actions

A questionnaire was sent in September 2015, to all residential owners in Madrid, Elsie, Venango, Brandon and Grinton, requesting information on bedrooms, bathrooms, finish in the basement, updates done to the home, specifically kitchen updates or new windows. Approximately 76% of the questionnaires were returned. The Perkins County Assessor conducted a physical inspection of all residential properties in Madrid, Elsie, Venango, Brandon and Grinton. New pictures were taken of both back and front of properties, along with measurements of all new construction. A review of quality and condition was noted. New values with the most current Marshall and Swift costing tables (06/15) were set. Market derived depreciation tables were used to come up with a cost approach. A sales approach was also used. New lot values were set using market value per lot, value per square foot or value per acre.

Single wide mobile homes were also revalued using Marshall and Swift costing tables (06/15) and comparable mobile home sales when available.

All pickup work was completed in a timely manner countywide.

Description of Analysis

There are six valuation groupings utilized in the valuation of the residential parcels. Valuation Grouping 01 (Grant) is the only subclass with sufficient sales to have a reasonable degree of certainty in the statistical measures. It is noted that Valuation Groupings 02 (Madrid), 04 (Venango, Brandon) with smaller sample sizes have also attained an acceptable level of value however, Valuation Grouping 08 (Rural) with thirteen sales has not. These samples are small and the markets are not stabilized. A review of the medians for Valuation Grouping 08 (Rural) from 2014 to 2016 demonstrate the unstable market and the unreliability of the statistical measures; in 2014 (9 sales) the median was 97.14, 2015 (9 sales) 75.20 and in 2016 (13 sales) 101.48. The statistical measures for all of the small samples cannot be relied upon with any degree of certainty for measurement purposes.

Valuation Grouping	Description
01	Grant
02	Madrid
03	Elsie, Grinton
04	Venango, Brandon
07	Kenton Heights
08	Rural

The residential statistical profile for Perkins County encompasses 100 sales and will be considered an adequate and reliable sample for the measurement of the residential class. Of the measures of central tendency only the mean is out and would be most susceptible to outliers.

2016 Residential Correlation for Perkins County

For the most part the indicated trend for the residential market appears to be on the increase. An approximate 2.5% increase for the county as a whole is observed by examining the 'Study Yrs' statistics on the profile. The same will be observed when reviewing only the substrata Grant.

Study Yrs						
10/01/2013 To 09/30/2014	46	100.00	107.51	96.60	20.79	111.29
10/01/2014 To 09/30/2015	54	97.42	99.15	90.55	20.84	109.50

The 2016 County Abstract of Assessment compared to the 2015 Certificate of Taxes Levied (CTL) notes a difference in value of 2.08% excluding growth and is reflective of the assessment actions taken for 2016.

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 Assessor for further action.

As part of the annual review the Real Estate Transfers were reviewed to determine if they were being filed in a timely manner and that the information was exact. The county does have a process in place for monthly submissions and the data was found to be correct.

An inspection of the values reported on the Assessed Value Update to the property record cards found the values to be accurate with no errors. The frequency of the changes to the sold versus unsold is similar and there is no preference in the treatment of the sold properties.

A review of Perkins County's qualification and verification of the qualified versus non-qualified sales revealed that the county uses all available sales and there is not a bias in the treatment of the sold parcels. A thorough documentation process is in place with the use of questionnaires and/or interviews with parties involved in the transaction. All arm's-length sales are being made available for measurement purposes. A review of the utilization of sales reveals they have remained consistent over the past five years.

Perkins County is on task with the six-year physical inspections and reviews. The home-site and farm-site values carry the same value as the rural residential parcels. The agricultural homes and outbuildings are valued the same as all other residential properties. Lot studies for the residential properties will be done at the time of a reappraisal. A sales comparison will be done to derive a square foot method.

2016 Residential Correlation for Perkins County

Valuation groupings have been discussed with the assessor and they have been identified by economic characteristics for that geographic area.

Equalization and Quality of Assessment

Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	65	98.36	100.24	91.98	21.18	108.98
02	7	100.00	107.09	98.96	14.68	108.22
03	4	112.76	124.00	104.49	34.66	118.67
04	10	98.75	106.47	100.57	12.07	105.87
07	1	75.08	75.08	75.08		100.00
08	13	101.48	107.59	93.76	22.79	114.75
<u>ALL</u>						
10/01/2013 To 09/30/2015	100	100.00	102.99	93.05	20.62	110.68

Level of Value

Based on the analysis of all available information, the level of value of the residential class of real property in Perkins County is 100%.

2016 Commercial Correlation for Perkins County

Assessment Actions

For 2016 an appraisal of all the remaining commercial and industrial properties in the county except hog farms, feedlots, ethanol plant and landfills in Perkins County was completed with the help of Darrel Stanard of Stanard Appraisal Services Inc. Darrel Stanard and staff conducted a physical inspection of all commercial properties in the county. New pictures were taken, along with measurements of all new construction. A review of quality and condition was noted. New values with the most current M&S tables (06/15) were set. This is according to the 3-year plan of assessment. Commercial pickup work was timely completed by Stanard Appraisal Services Inc.

Description of Analysis

Currently there are 5 valuations groupings within the commercial class based on the economic activity within the geographic areas.

Valuation Grouping	Description
01	Grant
02	Madrid
03	Elsie, Grinton
04	Venango, Brandon
08	Rural

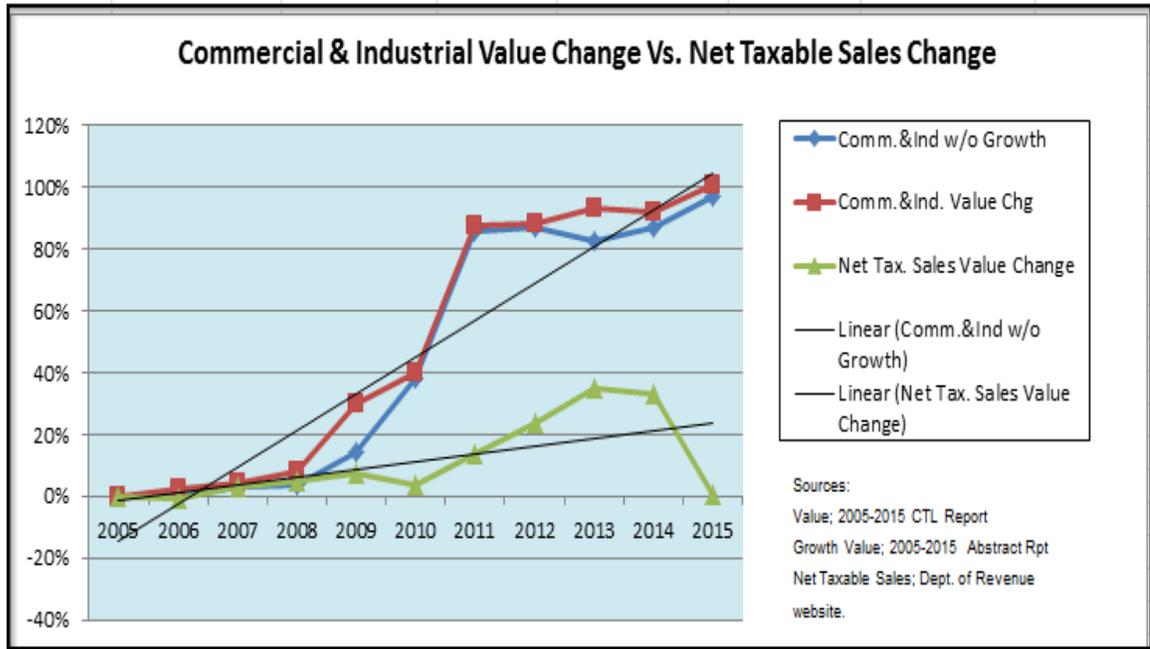
The statistical analysis for the commercial class of real property was based on ten sales. When further stratified, Valuation Grouping 01 (Grant) held eight of these sales and Valuation Grouping 08 (Rural) two sales. These samples are small and offer a lesser degree of certainty in the measurement of the commercial class of real property.

The study years would typically indicate a trend upward or possibly downward in values. The following table taken from the 2016 statistical profile illustrates the medians do not form a clear pattern, indicating that either there is not an upward trend or that there is insufficient data to draw a conclusion.

<u>Study Yrs</u>						
10/01/2012 To 09/30/2013	4	97.00	96.80	99.03	03.47	97.75
10/01/2013 To 09/30/2014	4	120.74	125.55	134.65	22.41	93.24
10/01/2014 To 09/30/2015	2	95.12	95.12	96.14	02.12	98.94

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) as an indicator of the commercial market activity.

2016 Commercial Correlation for Perkins County



While there is not a direct link between the net taxable sales and the market, there is an expectation that they would move in the same direction. The Net Taxable Sales point toward an Average Annual Rate of 0.53% 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 4.07%, a 3.54 point difference. The spike value in 2010 was due to a reappraisal of the commercial class. Overall the commercial values have taken only modest increases.

With the exception of 2010 the movement in the Net Taxable Sales had been in an upward mode until 2013 when a slight decline began, then in 2015 a substantial falling off occurred. This is partially due to sales and use tax now being exempted on the sales of all repair and replacement parts to repair agricultural equipment. Construction also accounted for an approximate 30% decrease in loss of the Net Taxable Sales for 2015.

The 2016 Abstract of Assessment as compared to the 2015 Certificate of Taxes Levied (CTL) shows a 2.04% change excluding growth and this is a reflection of the assessment actions taken for 2016. The total change in value from the CTL to the abstract was 5,262,529 and the growth for 2016 was 4,326,609.

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

2016 Commercial Correlation for Perkins County

three property classes, and any incongruities are noted and discussed with the county assessor for further action.

The Real Estate Transfer Statements were reviewed and found to be both filed timely and accurately. The values reported on the Assessed Value Update were also verified for accuracy and found to be correct. The county is adhering to the statute and regulations.

The review of Perkins County's determination of qualified versus non-qualified sales supported the counties use of all available sales and there is no bias in the treatment of the sold properties. The verification process is thorough. Documentation is available upon request and has been produced at times when discussing various sales. Over the last five years, there has been a high utilization of sales in the last three.

The physical inspections and reviews will be done with the assistance of a qualified appraisal firm. The county has stayed on schedule with their six-year plan and is now on the next physical inspection and review cycle. Lot values will be studied when reappraisals are done and a square foot method will be arrived at from the market.

Equalization and Quality of Assessment

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole or by substratum.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	8	98.57	105.64	100.22	11.03	105.41
08	2	117.25	117.25	139.00	19.83	84.35
<hr/>						
ALL						
10/01/2012 To 09/30/2015	10	98.57	107.96	112.14	13.53	96.27

It is believed that the commercial class of property in Perkins County is in compliance for equalization and quality of assessment and adheres to acceptable mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Perkins County is determined to be 100% of market value.

2016 Agricultural Correlation for Perkins County

Assessment Actions

For 2016, irrigated land classification groups increased an average of 5% or \$190 per acre. Perkins County continues to have a separate valuation for satellite pivots and for irrigated acres that have a well with low pumping capacity. These irrigated sub classes remain at 2015 values. In 2015, a letter was mailed to all irrigated land owners that were receiving the low pumping capacity valuation to verify that the pumping capacity of the well had not changed. This verification must be completed by a reputable drilling company in the county that has done a pumping efficiency test.

Dry land values remain at 2015 values. The grass values were increased \$100 per acre from \$550 to \$650 for an 18% increase on all LCG's.

A letter was mailed to all Conservation Reserve Program (CRP) owners whose contracts expired in 2015 asking for a re-verification of their CRP acres. A map and contract is requested for any contracted CRP acres in the county. These acres are mapped on the geographic information system (GIS). In identifying these acres, the county is able to track some sales in the county that were sold as CRP. The sales show that CRP is selling less than dryland, although many of the new owners did buy out the CRP contract and return the land to production. Based upon these sales, a separate valuation per acre for CRP land was implemented in 2015 and will remain the same for 2016. The range is from \$800 to \$1,000.

Starting in January 2016, a comparison of the Farm Services Agency (FSA) 2012 and 2014 imagery is being reviewed for the six year review and inspection. As of March 1, 2016, approximately 50% of all parcels have been reviewed.

The agricultural homes and outbuildings were last inspected in 2011-12 and revalued in 2013. There were no other assessment actions for this year other than routine maintenance.

Description of Analysis

Perkins County is located in the southwest corner of the state and has soils most suitable for farming. The county is homogenous enough that only one market area exists.

A review of the agricultural sales over the three year study period indicated the sample to be heavily affected by dryland sales. Sales of irrigated and grass, in areas of similar topography and soils were sought in the surrounding counties of Keith – market area 3, Lincoln – market area 3, Hayes and Chase. The sample was expanded and the statistical sampling of 104 sales was considered proportionately distributed and representative of the land uses that exist within the county.

An overall acceptable level of value was achieved; the irrigated and dry land classes have an acceptable level of value. The grass sample is below the range, with a smaller sample of sales. The county increased grass 18% this year. Broader analysis of sales within the region supports

2016 Agricultural Correlation for Perkins County

that the grass values established by the county is acceptable. The grass values in Perkins are equalized with the surrounding counties, the weighted average of grass values for counties surrounding Perkins ranges from 473 to 688; Perkins is 650.

An increase based on the median would place grass in Perkins County above \$730 an acre and would increase disparity in comparison to the comparable counties. Based on the analysis, grass land in Perkins County is believed to be assessed at the statutory level.

Analysis was also conducted on the irrigated subclass used to value low pumping wells and satellite pivots. It is the county's position that sales data supports both the use of the subclass and the value attributed to them. Satellite pivots are identified as a parcel with irrigation certification but not a well. There were no sales of satellite pivots within the study period to form a conclusion regarding the county assessor's value. Analysis conducted by the Division showed only three sales within the current study period in which the majority of acres represent low pumping wells. Two of the three sales contained assessment to sale (a/s) ratios below the range and one was slightly above the range. Review of the county assessor's methodology regarding low pumping wells suggest that the analysis places more emphasis on the production impact of a low pumping well and is not conclusively supported by market evidence. Values in this subclass were held constant for 2016, while the rest of the irrigated land in the county received an increase. As the subclasses were not adjusted based on the general market of similar land, it is unlikely that this subclass is appropriately assessed at uniform portions of market value. As there is not clear evidence with which to support a recommendation, one has not been made.

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.

The Real Estate Transfer Statements as submitted by Perkins County were reviewed and confirmed accurate. The county has become timelier in filing on a monthly basis and the data is correct.

A review of the qualification and verification of the qualified versus non-qualified sales was conducted and no apparent bias exists in the qualification determination of arm's-length transactions. There has been an increase in the percent of sales used in the last two years of a five year study.

A review of the county reveals it is homogenous enough that differences in geographic areas cannot be distinguished. No market areas have been identified within Perkins County.

Agricultural homes, rural residential homes or recreational homes are defined based on their current primary use.

2016 Agricultural Correlation for Perkins County

All physical inspections are done in house and the county has developed a systematic process of reviewing the unimproved agricultural land and improvements with the use of a comparison of prior aerial imagery to more current aerial imagery. FSA and Upper Republican Natural Resource District maps were used to identify CRP acres, as well as information provided by the land owners. Agricultural home sites and rural residential home sites are identical. The valuation of the agricultural homes is applied consistently the same as other residential properties, using 2014 cost indexes and a current depreciation model built from the market. The agricultural outbuildings are costed and depreciated based on age and condition.

Equalization

The analysis supports that the county has generally achieved equalization; although a subclass of irrigated land may not be uniformly assessed, the subclass is too small to affect overall equalization. Comparison of Perkins County values to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at a uniform level. The market adjustments made for 2016 parallel the movement of the agricultural market across this region.

The agricultural improved properties are being treated in the same manner as all other residential properties.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	29	69.17	73.92	69.83	16.12	105.86
1	29	69.17	73.92	69.83	16.12	105.86
<u> Dry </u>						
County	52	69.20	75.82	70.74	22.24	107.18
1	52	69.20	75.82	70.74	22.24	107.18
<u> Grass </u>						
County	15	64.72	80.24	71.03	32.01	112.97
1	15	64.72	80.24	71.03	32.01	112.97
<u> ALL </u>						
	103	69.17	76.97	70.87	22.48	108.61

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

Level of Value

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

2016 Opinions of the Property Tax Administrator for Perkins County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Perkins County

Residential Real Property - Current

Number of Sales	100	Median	100.00
Total Sales Price	\$7,775,867	Mean	102.99
Total Adj. Sales Price	\$7,780,867	Wgt. Mean	93.05
Total Assessed Value	\$7,240,113	Average Assessed Value of the Base	\$64,925
Avg. Adj. Sales Price	\$77,809	Avg. Assessed Value	\$72,401

Confidence Interval - Current

95% Median C.I	95.96 to 100.00
95% Wgt. Mean C.I	88.40 to 97.70
95% Mean C.I	96.73 to 109.25
% of Value of the Class of all Real Property Value in the	6.47
% of Records Sold in the Study Period	8.14
% of Value Sold in the Study Period	9.08

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	94	100	100.00
2014	93	100	100.00
2013	70	99	99.40
2012	47	100	100.00

2016 Commission Summary for Perkins County

Commercial Real Property - Current

Number of Sales	10	Median	98.57
Total Sales Price	\$1,008,620	Mean	107.96
Total Adj. Sales Price	\$1,008,620	Wgt. Mean	112.14
Total Assessed Value	\$1,131,044	Average Assessed Value of the Base	\$273,459
Avg. Adj. Sales Price	\$100,862	Avg. Assessed Value	\$113,104

Confidence Interval - Current

95% Median C.I	93.10 to 140.50
95% Wgt. Mean C.I	89.56 to 134.72
95% Mean C.I	90.51 to 125.41
% of Value of the Class of all Real Property Value in the County	5.48
% of Records Sold in the Study Period	4.05
% of Value Sold in the Study Period	1.67

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	21	100	92.00
2014	16	100	92.00
2013	17		92.00
2012	10		97.45

68 Perkins
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 : 100
Total Sales Price : 7,775,867
Total Adj. Sales Price : 7,780,867
Total Assessed Value : 7,240,113
Avg. Adj. Sales Price : 77,809
Avg. Assessed Value : 72,401

MEDIAN : 100
WGT. MEAN : 93
MEAN : 103
COD : 20.62
PRD : 110.68

COV : 31.00
STD : 31.93
Avg. Abs. Dev : 20.62
MAX Sales Ratio : 283.33
MIN Sales Ratio : 56.75

95% Median C.I. : 95.96 to 100.00
95% Wgt. Mean C.I. : 88.40 to 97.70
95% Mean C.I. : 96.73 to 109.25

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	11	100.00	100.16	99.33	01.94	100.84	95.96	111.11	97.14 to 100.49	79,136	78,603
01-JAN-14 To 31-MAR-14	10	100.84	104.01	94.04	09.67	110.60	75.29	136.00	96.00 to 111.11	62,100	58,400
01-APR-14 To 30-JUN-14	14	100.00	115.70	102.97	27.72	112.36	70.91	183.92	82.54 to 154.17	71,489	73,613
01-JUL-14 To 30-SEP-14	11	80.00	107.61	86.71	45.70	124.10	56.75	283.33	68.18 to 150.00	65,827	57,076
01-OCT-14 To 31-DEC-14	6	86.72	87.04	84.48	16.10	103.03	69.33	106.23	69.33 to 106.23	96,309	81,364
01-JAN-15 To 31-MAR-15	9	103.00	101.87	105.04	15.49	96.98	62.22	134.75	83.33 to 125.00	46,778	49,133
01-APR-15 To 30-JUN-15	19	86.36	97.08	87.10	23.23	111.46	64.29	146.67	77.71 to 111.11	96,885	84,386
01-JUL-15 To 30-SEP-15	20	97.42	103.53	92.73	24.07	111.65	59.26	192.31	84.00 to 120.00	86,238	79,968
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	46	100.00	107.51	96.60	20.79	111.29	56.75	283.33	96.00 to 101.67	69,923	67,544
01-OCT-14 To 30-SEP-15	54	97.42	99.15	90.55	20.84	109.50	59.26	192.31	86.29 to 103.00	84,526	76,538
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	41	100.00	106.48	93.39	25.00	114.02	56.75	283.33	86.36 to 106.23	71,312	66,600
<u>ALL</u>	100	100.00	102.99	93.05	20.62	110.68	56.75	283.33	95.96 to 100.00	77,809	72,401

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	65	98.36	100.24	91.98	21.18	108.98	56.75	283.33	86.36 to 100.00	74,458	68,484
02	7	100.00	107.09	98.96	14.68	108.22	74.26	157.63	74.26 to 157.63	54,964	54,392
03	4	112.76	124.00	104.49	34.66	118.67	78.18	192.31	N/A	32,538	34,000
04	10	98.75	106.47	100.57	12.07	105.87	90.41	146.67	93.33 to 128.00	40,280	40,510
07	1	75.08	75.08	75.08	00.00	100.00	75.08	75.08	N/A	162,500	122,000
08	13	101.48	107.59	93.76	22.79	114.75	70.91	183.92	75.29 to 134.75	143,147	134,214
<u>ALL</u>	100	100.00	102.99	93.05	20.62	110.68	56.75	283.33	95.96 to 100.00	77,809	72,401

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	100	100.00	102.99	93.05	20.62	110.68	56.75	283.33	95.96 to 100.00	77,809	72,401
06											
07											
<u>ALL</u>	100	100.00	102.99	93.05	20.62	110.68	56.75	283.33	95.96 to 100.00	77,809	72,401

68 Perkins
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 : 100
Total Sales Price : 7,775,867
Total Adj. Sales Price : 7,780,867
Total Assessed Value : 7,240,113
Avg. Adj. Sales Price : 77,809
Avg. Assessed Value : 72,401

MEDIAN : 100
WGT. MEAN : 93
MEAN : 103
COD : 20.62
PRD : 110.68

COV : 31.00
STD : 31.93
Avg. Abs. Dev : 20.62
MAX Sales Ratio : 283.33
MIN Sales Ratio : 56.75

95% Median C.I. : 95.96 to 100.00
95% Wgt. Mean C.I. : 88.40 to 97.70
95% Mean C.I. : 96.73 to 109.25

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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												
Less Than 15,000	7	120.00	144.51	144.30	42.03	100.15	59.26	283.33	59.26 to 283.33	11,286	16,286	
Less Than 30,000	21	111.11	126.23	121.87	28.52	103.58	59.26	283.33	100.00 to 146.67	19,105	23,282	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	100	100.00	102.99	93.05	20.62	110.68	56.75	283.33	95.96 to 100.00	77,809	72,401	
Greater Than 14,999	93	99.18	99.87	92.52	18.08	107.94	56.75	183.92	94.73 to 100.00	82,816	76,625	
Greater Than 29,999	79	97.50	96.82	91.48	17.56	105.84	56.75	183.92	90.41 to 100.00	93,414	85,458	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	7	120.00	144.51	144.30	42.03	100.15	59.26	283.33	59.26 to 283.33	11,286	16,286	
15,000 TO 29,999	14	105.56	117.09	116.36	20.55	100.63	83.33	157.63	96.00 to 147.37	23,014	26,781	
30,000 TO 59,999	28	103.54	106.71	106.58	21.44	100.12	56.75	183.92	93.33 to 111.11	44,117	47,018	
60,000 TO 99,999	23	95.96	93.96	93.05	11.79	100.98	69.33	132.86	83.33 to 100.00	76,435	71,121	
100,000 TO 149,999	17	99.57	93.24	92.25	15.45	101.07	66.36	138.67	74.43 to 103.00	120,418	111,085	
150,000 TO 249,999	7	86.36	87.32	86.52	13.94	100.92	64.29	106.23	64.29 to 106.23	178,536	154,465	
250,000 TO 499,999	4	74.27	75.86	76.10	05.09	99.68	70.91	84.00	N/A	272,389	207,296	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	100	100.00	102.99	93.05	20.62	110.68	56.75	283.33	95.96 to 100.00	77,809	72,401	

68 Perkins
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 : 10
Total Sales Price : 1,008,620
Total Adj. Sales Price : 1,008,620
Total Assessed Value : 1,131,044
Avg. Adj. Sales Price : 100,862
Avg. Assessed Value : 113,104

MEDIAN : 99
WGT. MEAN : 112
MEAN : 108
COD : 13.53
PRD : 96.27

COV : 22.59
STD : 24.39
Avg. Abs. Dev : 13.34
MAX Sales Ratio : 164.71
MIN Sales Ratio : 92.86

95% Median C.I. : 93.10 to 140.50
95% Wgt. Mean C.I. : 89.56 to 134.72
95% Mean C.I. : 90.51 to 125.41

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	10,000	9,400
01-JAN-13 To 31-MAR-13	1	92.86	92.86	92.86	00.00	100.00	92.86	92.86	N/A	70,000	65,000
01-APR-13 To 30-JUN-13	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	181,500	182,130
01-JUL-13 To 30-SEP-13	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	250,000	250,000
01-OCT-13 To 31-DEC-13	2	118.25	118.25	137.08	18.82	86.26	96.00	140.50	N/A	162,500	222,757
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	1	164.71	164.71	164.71	00.00	100.00	164.71	164.71	N/A	17,000	28,000
01-JUL-14 To 30-SEP-14	1	100.98	100.98	100.98	00.00	100.00	100.98	100.98	N/A	38,620	39,000
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	95.12	95.12	96.14	02.12	98.94	93.10	97.14	N/A	58,250	56,000
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	4	97.00	96.80	99.03	03.47	97.75	92.86	100.35	N/A	127,875	126,633
01-OCT-13 To 30-SEP-14	4	120.74	125.55	134.65	22.41	93.24	96.00	164.71	N/A	95,155	128,129
01-OCT-14 To 30-SEP-15	2	95.12	95.12	96.14	02.12	98.94	93.10	97.14	N/A	58,250	56,000
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	5	100.00	105.94	114.05	10.40	92.89	92.86	140.50	N/A	165,300	188,529
01-JAN-14 To 31-DEC-14	2	132.85	132.85	120.46	23.99	110.29	100.98	164.71	N/A	27,810	33,500
<u>ALL</u>	10	98.57	107.96	112.14	13.53	96.27	92.86	164.71	93.10 to 140.50	100,862	113,104

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	8	98.57	105.64	100.22	11.03	105.41	92.86	164.71	92.86 to 164.71	87,328	87,516
08	2	117.25	117.25	139.00	19.83	84.35	94.00	140.50	N/A	155,000	215,457
<u>ALL</u>	10	98.57	107.96	112.14	13.53	96.27	92.86	164.71	93.10 to 140.50	100,862	113,104

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	10	98.57	107.96	112.14	13.53	96.27	92.86	164.71	93.10 to 140.50	100,862	113,104
04											
<u>ALL</u>	10	98.57	107.96	112.14	13.53	96.27	92.86	164.71	93.10 to 140.50	100,862	113,104

68 Perkins
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 : 10
Total Sales Price : 1,008,620
Total Adj. Sales Price : 1,008,620
Total Assessed Value : 1,131,044
Avg. Adj. Sales Price : 100,862
Avg. Assessed Value : 113,104

MEDIAN : 99
WGT. MEAN : 112
MEAN : 108
COD : 13.53
PRD : 96.27

COV : 22.59
STD : 24.39
Avg. Abs. Dev : 13.34
MAX Sales Ratio : 164.71
MIN Sales Ratio : 92.86

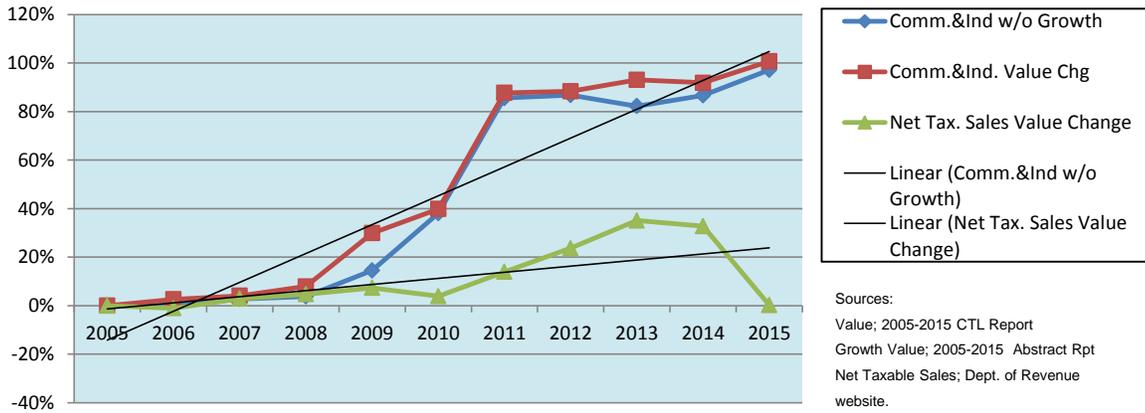
95% Median C.I. : 93.10 to 140.50
95% Wgt. Mean C.I. : 89.56 to 134.72
95% Mean C.I. : 90.51 to 125.41

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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	Asstd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	10,000	9,400	
Less Than 30,000	4	95.00	111.95	109.14	19.37	102.57	93.10	164.71	N/A	20,250	22,100	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	10	98.57	107.96	112.14	13.53	96.27	92.86	164.71	93.10 to 140.50	100,862	113,104	
Greater Than 14,999	9	100.00	109.52	112.32	14.16	97.51	92.86	164.71	93.10 to 140.50	110,958	124,627	
Greater Than 29,999	6	100.18	105.31	112.40	08.62	93.69	92.86	140.50	92.86 to 140.50	154,603	173,774	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	10,000	9,400	
15,000 TO 29,999	3	96.00	117.94	111.27	24.86	105.99	93.10	164.71	N/A	23,667	26,333	
30,000 TO 59,999	1	100.98	100.98	100.98	00.00	100.00	100.98	100.98	N/A	38,620	39,000	
60,000 TO 99,999	2	95.00	95.00	95.24	02.25	99.75	92.86	97.14	N/A	78,750	75,000	
100,000 TO 149,999												
150,000 TO 249,999	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	181,500	182,130	
250,000 TO 499,999	2	120.25	120.25	122.09	16.84	98.49	100.00	140.50	N/A	275,000	335,757	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	10	98.57	107.96	112.14	13.53	96.27	92.86	164.71	93.10 to 140.50	100,862	113,104	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
344	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	250,000	250,000	
353	2	128.79	128.79	106.90	27.90	120.48	92.86	164.71	N/A	43,500	46,500	
406	3	94.00	96.03	97.14	02.80	98.86	93.10	100.98	N/A	25,873	25,133	
420	1	140.50	140.50	140.50	00.00	100.00	140.50	140.50	N/A	300,000	421,514	
528	2	96.57	96.57	96.89	00.59	99.67	96.00	97.14	N/A	56,250	54,500	
543	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	181,500	182,130	
___ ALL ___	10	98.57	107.96	112.14	13.53	96.27	92.86	164.71	93.10 to 140.50	100,862	113,104	

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	\$ 30,998,471	\$ 544,876	1.76%	\$ 30,453,595	-	\$ 23,341,456	-
2006	\$ 31,807,608	\$ 816,252	2.57%	\$ 30,991,356	-0.02%	\$ 23,092,485	-1.07%
2007	\$ 32,266,976	\$ 404,104	1.25%	\$ 31,862,872	0.17%	\$ 24,024,906	4.04%
2008	\$ 33,459,006	\$ 1,282,584	3.83%	\$ 32,176,422	-0.28%	\$ 24,446,598	1.76%
2009	\$ 40,272,225	\$ 4,771,330	11.85%	\$ 35,500,895	6.10%	\$ 25,049,595	2.47%
2010	\$ 43,365,269	\$ 538,814	1.24%	\$ 42,826,455	6.34%	\$ 24,253,257	-3.18%
2011	\$ 58,200,878	\$ 676,437	1.16%	\$ 57,524,441	32.65%	\$ 26,596,818	9.66%
2012	\$ 58,377,087	\$ 487,290	0.83%	\$ 57,889,797	-0.53%	\$ 28,867,751	8.54%
2013	\$ 59,857,988	\$ 3,362,758	5.62%	\$ 56,495,230	-3.22%	\$ 31,526,102	9.21%
2014	\$ 59,470,777	\$ 1,596,597	2.68%	\$ 57,874,180	-3.31%	\$ 30,993,425	-1.69%
2015	\$ 62,223,235	\$ 1,103,500	1.77%	\$ 61,119,735	2.77%	\$ 23,405,254	-24.48%
Ann %chg	7.22%			Average	4.07%	3.20%	0.53%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.02%	2.61%	-1.07%
2007	2.79%	4.09%	2.93%
2008	3.80%	7.94%	4.73%
2009	14.52%	29.92%	7.32%
2010	38.16%	39.89%	3.91%
2011	85.57%	87.75%	13.95%
2012	86.75%	88.32%	23.68%
2013	82.25%	93.10%	35.06%
2014	86.70%	91.85%	32.78%
2015	97.17%	100.73%	0.27%

County Number: 68
 County Name: Perkins

68 Perkins
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 : 103
 Total Sales Price : 56,334,330
 Total Adj. Sales Price : 56,293,192
 Total Assessed Value : 39,897,635
 Avg. Adj. Sales Price : 546,536
 Avg. Assessed Value : 387,356

MEDIAN : 69
 WGT. MEAN : 71
 MEAN : 77
 COD : 22.48
 PRD : 108.61

COV : 32.40
 STD : 24.94
 Avg. Abs. Dev : 15.55
 MAX Sales Ratio : 169.30
 MIN Sales Ratio : 43.28

95% Median C.I. : 65.93 to 71.80
 95% Wgt. Mean C.I. :
 95% Mean C.I. : 72.15 to 81.79

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrrs</u>												
01-OCT-12 To 31-DEC-12	19	68.95	85.72	72.22	37.04	118.69	50.22	166.17	58.29 to 86.24	421,262	304,240	
01-JAN-13 To 31-MAR-13	8	65.68	82.38	69.86	32.80	117.92	58.30	169.30	58.30 to 169.30	489,475	341,945	
01-APR-13 To 30-JUN-13	4	64.27	65.06	67.36	04.50	96.59	61.75	69.96	N/A	520,575	350,651	
01-JUL-13 To 30-SEP-13	6	66.66	78.74	70.26	26.21	112.07	54.34	144.27	54.34 to 144.27	389,167	273,441	
01-OCT-13 To 31-DEC-13	10	96.44	91.38	86.50	14.05	105.64	64.18	120.65	64.42 to 102.81	543,172	469,832	
01-JAN-14 To 31-MAR-14	6	62.45	62.34	64.21	05.89	97.09	53.33	69.72	53.33 to 69.72	826,516	530,672	
01-APR-14 To 30-JUN-14	11	61.12	64.43	63.92	17.26	100.80	43.28	84.73	52.09 to 79.18	369,936	236,466	
01-JUL-14 To 30-SEP-14	8	68.28	77.77	65.97	20.46	117.89	56.74	123.76	56.74 to 123.76	596,375	393,408	
01-OCT-14 To 31-DEC-14	7	72.00	73.56	71.86	19.10	102.37	54.06	104.94	54.06 to 104.94	623,286	447,903	
01-JAN-15 To 31-MAR-15	13	68.46	70.93	69.06	08.87	102.71	61.67	99.81	64.04 to 71.05	875,962	604,949	
01-APR-15 To 30-JUN-15	9	74.03	74.79	73.51	10.62	101.74	60.85	89.87	64.34 to 85.93	459,944	338,102	
01-JUL-15 To 30-SEP-15	2	89.63	89.63	79.63	16.48	112.56	74.86	104.39	N/A	417,500	332,475	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	37	68.45	81.63	70.76	30.90	115.36	50.22	169.30	62.60 to 74.65	441,542	312,415	
01-OCT-13 To 30-SEP-14	35	69.46	74.82	70.88	21.35	105.56	43.28	123.76	64.18 to 79.18	549,460	389,450	
01-OCT-14 To 30-SEP-15	31	70.23	73.85	70.97	13.48	104.06	54.06	104.94	65.66 to 78.61	668,549	474,436	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	28	69.57	82.34	76.12	27.73	108.17	54.34	169.30	64.18 to 94.02	491,601	374,183	
01-JAN-14 To 31-DEC-14	32	65.75	69.37	66.44	17.40	104.41	43.28	123.76	60.86 to 72.00	567,575	377,117	
<u>ALL</u>	103	69.17	76.97	70.87	22.48	108.61	43.28	169.30	65.93 to 71.80	546,536	387,356	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	103	69.17	76.97	70.87	22.48	108.61	43.28	169.30	65.93 to 71.80	546,536	387,356	
<u>ALL</u>	103	69.17	76.97	70.87	22.48	108.61	43.28	169.30	65.93 to 71.80	546,536	387,356	

68 Perkins
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 : 103
 Total Sales Price : 56,334,330
 Total Adj. Sales Price : 56,293,192
 Total Assessed Value : 39,897,635
 Avg. Adj. Sales Price : 546,536
 Avg. Assessed Value : 387,356

MEDIAN : 69
 WGT. MEAN : 71
 MEAN : 77
 COD : 22.48
 PRD : 108.61

COV : 32.40
 STD : 24.94
 Avg. Abs. Dev : 15.55
 MAX Sales Ratio : 169.30
 MIN Sales Ratio : 43.28

95% Median C.I. : 65.93 to 71.80
 95% Wgt. Mean C.I. :
 95% Mean C.I. : 72.15 to 81.79

Printed:4/5/2016 10:32:16AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	60.68	60.68	62.63	07.50	96.89	56.13	65.22	N/A	1,925,000	1,205,533
1	2	60.68	60.68	62.63	07.50	96.89	56.13	65.22	N/A	1,925,000	1,205,533
_____Dry_____											
County	45	68.94	77.17	71.58	24.22	107.81	43.28	166.17	64.34 to 80.21	357,465	255,877
1	45	68.94	77.17	71.58	24.22	107.81	43.28	166.17	64.34 to 80.21	357,465	255,877
_____Grass_____											
County	12	63.32	74.02	68.45	24.76	108.14	50.22	169.30	60.85 to 70.51	468,948	321,009
1	12	63.32	74.02	68.45	24.76	108.14	50.22	169.30	60.85 to 70.51	468,948	321,009
_____ALL_____	103	69.17	76.97	70.87	22.48	108.61	43.28	169.30	65.93 to 71.80	546,536	387,356

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	29	69.17	73.92	69.83	16.12	105.86	56.13	162.34	64.18 to 74.51	930,350	649,666
1	29	69.17	73.92	69.83	16.12	105.86	56.13	162.34	64.18 to 74.51	930,350	649,666
_____Dry_____											
County	52	69.20	75.82	70.74	22.24	107.18	43.28	166.17	65.58 to 74.65	358,977	253,931
1	52	69.20	75.82	70.74	22.24	107.18	43.28	166.17	65.58 to 74.65	358,977	253,931
_____Grass_____											
County	15	64.72	80.24	71.03	32.01	112.97	50.22	169.30	61.12 to 102.11	410,892	291,863
1	15	64.72	80.24	71.03	32.01	112.97	50.22	169.30	61.12 to 102.11	410,892	291,863
_____ALL_____	103	69.17	76.97	70.87	22.48	108.61	43.28	169.30	65.93 to 71.80	546,536	387,356

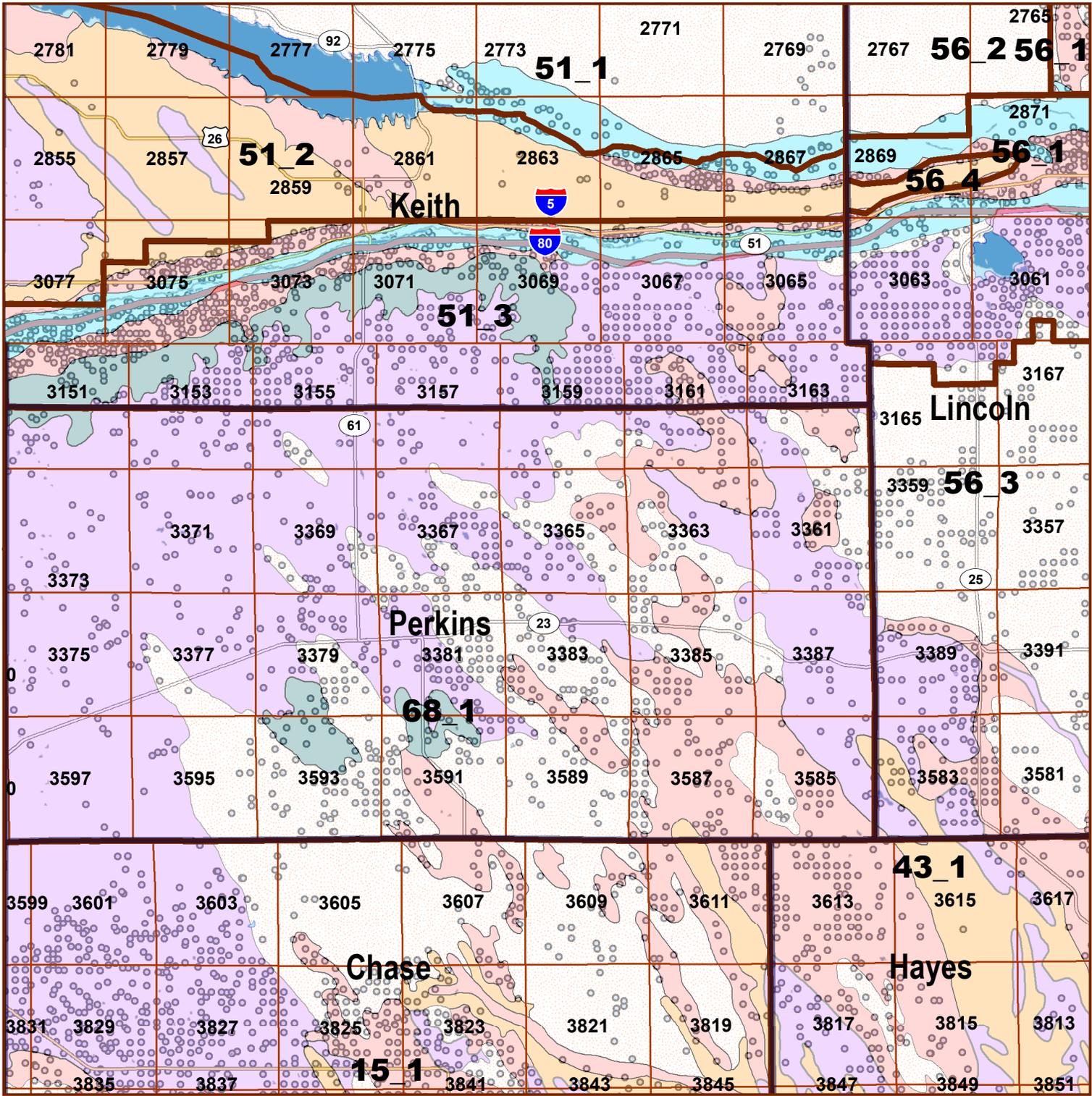
Perkins County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Perkins	1	n/a	3,886	3,879	3,755	3,793	3,640	3,683	3,676	3,799
Keith	3	4,585	4,585	4,235	4,235	4,040	4,040	4,040	4,040	4,387
Lincoln	3	n/a	3,942	3,990	3,990	3,986	3,856	3,973	3,929	3,960
Hayes	1	3,310	3,310	2,975	2,975	2,805	2,805	2,615	2,615	3,028
Chase	1	n/a	4,445	4,445	4,445	4,190	4,190	4,190	4,190	4,312

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Perkins	1	n/a	1,475	1,475	1,375	1,375	1,375	1,295	1,295	1,424
Keith	3	1,620	1,620	1,505	1,505	1,270	1,270	1,240	1,240	1,525
Lincoln	3	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430
Hayes	1	1,400	1,400	1,255	1,255	1,205	1,205	1,140	1,140	1,329
Chase	1	n/a	1,520	1,520	1,520	1,400	1,400	1,320	1,320	1,481

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Perkins	1	n/a	650	650	650	650	650	650	650	650
Keith	3	555	555	525	525	495	495	480	480	497
Lincoln	3	720	720	720	720	720	635	635	628	638
Hayes	1	490	490	490	490	490	490	490	490	490
Chase	1	n/a	1,045	1,237	788	861	912	730	656	717

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



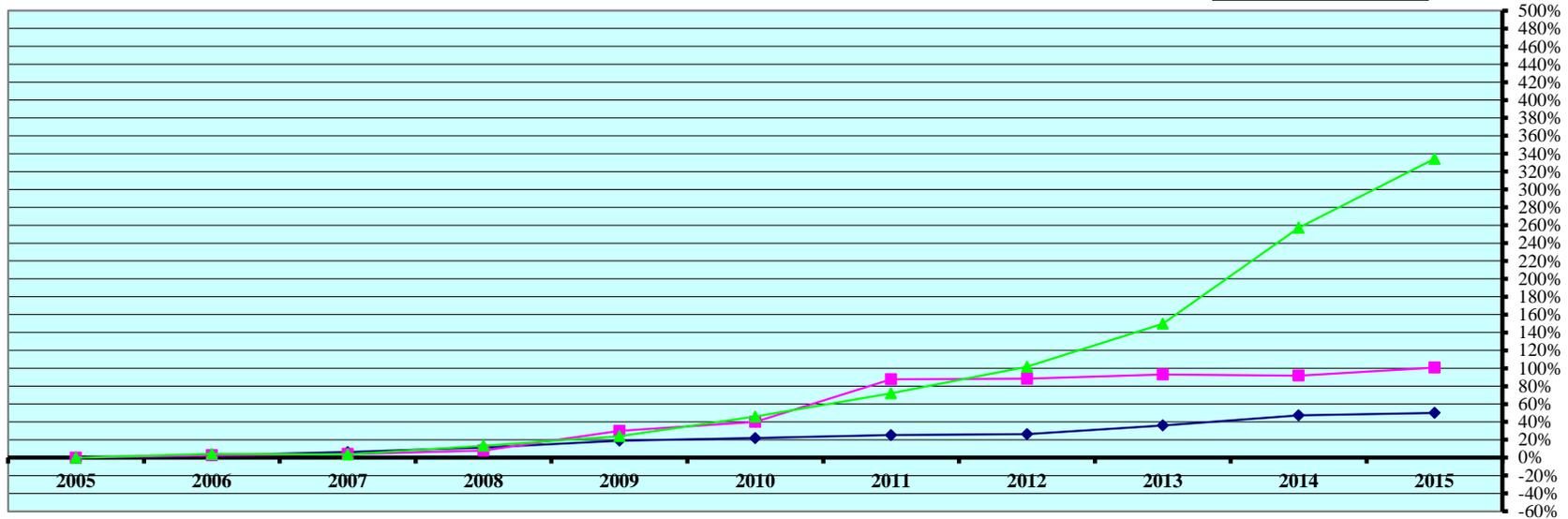
Legend

- 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

Perkins County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	51,404,272	--	--	--	30,998,471	--	--	--	229,208,510	--	--	--
2006	52,826,397	1,422,125	2.77%	2.77%	31,807,608	809,137	2.61%	2.61%	238,762,076	9,553,566	4.17%	4.17%
2007	54,555,902	1,729,505	3.27%	6.13%	32,266,976	459,368	1.44%	4.09%	237,632,600	-1,129,476	-0.47%	3.68%
2008	57,133,377	2,577,475	4.72%	11.15%	33,459,006	1,192,030	3.69%	7.94%	259,954,277	22,321,677	9.39%	13.41%
2009	61,213,716	4,080,339	7.14%	19.08%	40,272,225	6,813,219	20.36%	29.92%	284,307,940	24,353,663	9.37%	24.04%
2010	62,661,462	1,447,746	2.37%	21.90%	43,365,269	3,093,044	7.68%	39.89%	334,572,107	50,264,167	17.68%	45.97%
2011	64,331,133	1,669,671	2.66%	25.15%	58,200,878	14,835,609	34.21%	87.75%	394,090,098	59,517,991	17.79%	71.94%
2012	64,974,915	643,782	1.00%	26.40%	58,377,087	176,209	0.30%	88.32%	462,453,377	68,363,279	17.35%	101.76%
2013	69,977,606	5,002,691	7.70%	36.13%	59,857,988	1,480,901	2.54%	93.10%	572,555,561	110,102,184	23.81%	149.80%
2014	75,702,611	5,725,005	8.18%	47.27%	59,470,777	-387,211	-0.65%	91.85%	818,545,972	245,990,411	42.96%	257.12%
2015	77,116,076	1,413,465	1.87%	50.02%	62,223,235	2,752,458	4.63%	100.73%	995,619,365	177,073,393	21.63%	334.37%

Rate Annual %chg: Residential & Recreational 4.14%

Commercial & Industrial 7.22%

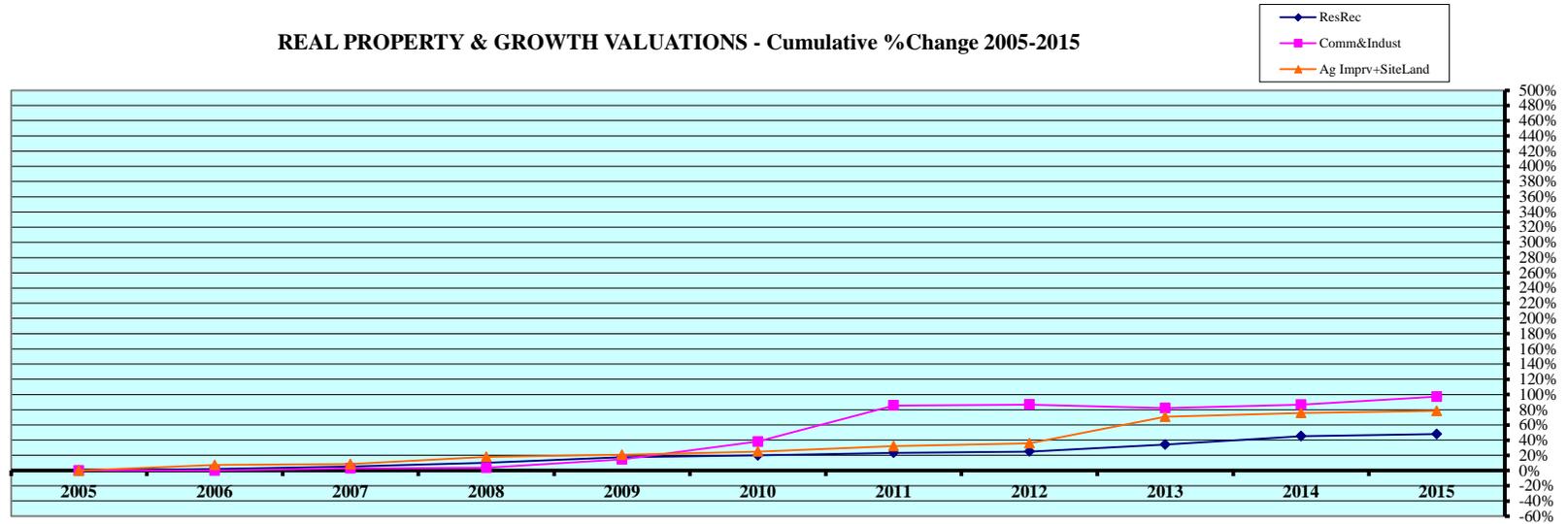
Agricultural Land 15.82%

Cnty# 68
 County PERKINS

CHART 1 EXHIBIT 68B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	51,404,272	667,271	1.30%	50,737,001	--	--	30,998,471	544,876	1.76%	30,453,595	--	--	
2006	52,826,397	406,638	0.77%	52,419,759	1.98%	1.98%	31,807,608	816,252	2.57%	30,991,356	-0.02%	-0.02%	
2007	54,555,902	383,988	0.70%	54,171,914	2.55%	5.38%	32,266,976	404,104	1.25%	31,862,872	0.17%	2.79%	
2008	57,133,377	545,970	0.96%	56,587,407	3.72%	10.08%	33,459,006	1,282,584	3.83%	32,176,422	-0.28%	3.80%	
2009	61,213,716	728,503	1.19%	60,485,213	5.87%	17.67%	40,272,225	4,771,330	11.85%	35,500,895	6.10%	14.52%	
2010	62,661,462	1,032,371	1.65%	61,629,091	0.68%	19.89%	43,365,269	538,814	1.24%	42,826,455	6.34%	38.16%	
2011	64,331,133	941,475	1.46%	63,389,658	1.16%	23.32%	58,200,878	676,437	1.16%	57,524,441	32.65%	85.57%	
2012	64,974,915	698,440	1.07%	64,276,475	-0.08%	25.04%	58,377,087	487,290	0.83%	57,889,797	-0.53%	86.75%	
2013	69,977,606	917,628	1.31%	69,059,978	6.29%	34.35%	59,857,988	3,362,758	5.62%	56,495,230	-3.22%	82.25%	
2014	75,702,611	1,027,647	1.36%	74,674,964	6.71%	45.27%	59,470,777	1,596,597	2.68%	57,874,180	-3.31%	86.70%	
2015	77,116,076	1,000,442	1.30%	76,115,634	0.55%	48.07%	62,223,235	1,103,500	1.77%	61,119,735	2.77%	97.17%	
Rate Ann%chg	4.14%			Resid & Rec. w/o growth			7.22%			C & I w/o growth			4.07%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	22,213,078	7,251,476	29,464,554	571,673	1.94%	--	--
2006	24,418,639	7,787,696	32,206,335	603,258	1.87%	7.26%	7.26%
2007	24,591,651	8,388,950	32,980,601	989,502	3.00%	-0.67%	8.57%
2008	26,445,666	8,679,369	35,125,035	349,676	1.00%	5.44%	18.02%
2009	26,518,029	10,645,717	37,163,746	1,539,821	4.14%	1.42%	20.90%
2010	27,115,929	11,436,668	38,552,597	1,711,284	4.44%	-0.87%	25.04%
2011	27,256,440	12,623,455	39,879,895	925,937	2.32%	1.04%	32.21%
2012	27,663,489	14,030,747	41,694,236	1,640,765	3.94%	0.44%	35.94%
2013	33,832,979	18,391,753	52,224,732	1,941,843	3.72%	20.60%	70.66%
2014	34,098,680	19,134,393	53,233,073	1,447,954	2.72%	-0.84%	75.75%
2015	34,203,270	20,435,478	54,638,748	2,080,364	3.81%	-1.27%	78.38%
Rate Ann%chg	4.41%	10.92%	6.37%	Ag Imprv+Site w/o growth		3.26%	

(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.

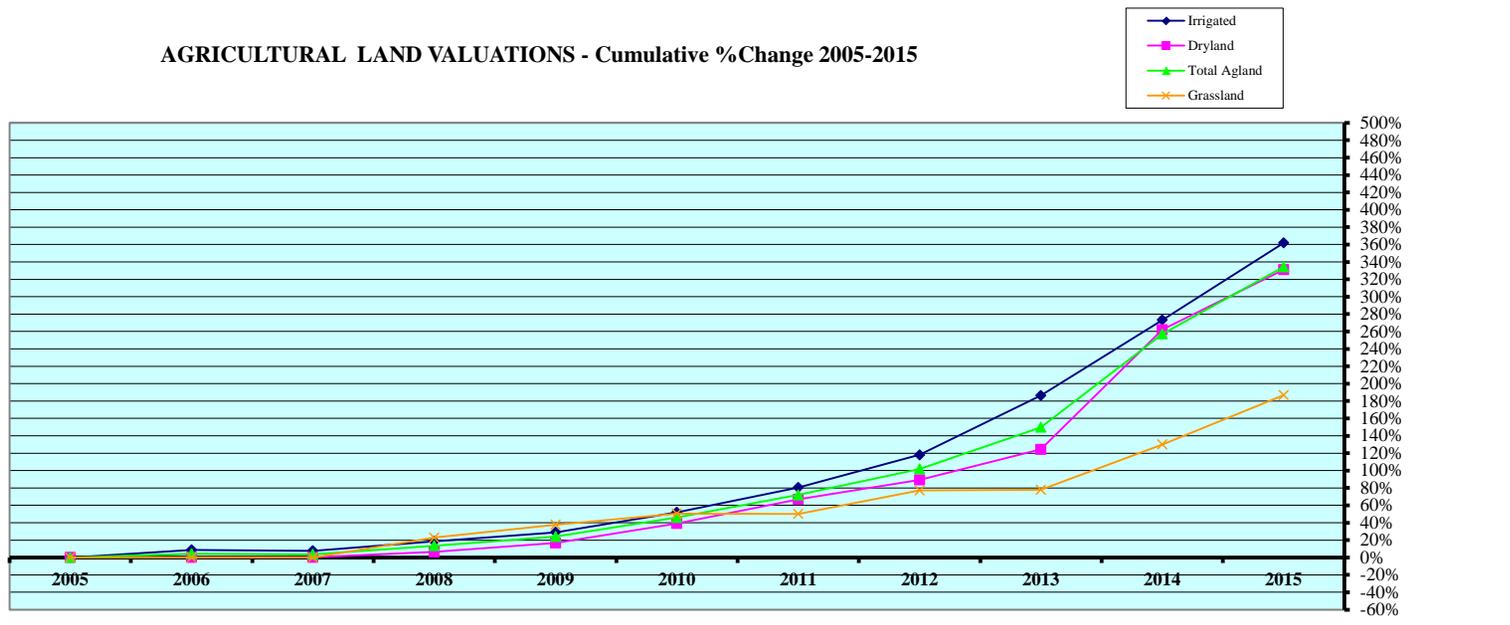
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 68
County PERKINS

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	107,522,643	--	--	--	104,219,846	--	--	--	16,971,117	--	--	--
2006	116,984,150	9,461,507	8.80%	8.80%	104,307,469	87,623	0.08%	0.08%	16,959,204	-11,913	-0.07%	-0.07%
2007	115,835,381	-1,148,769	-0.98%	7.73%	104,332,619	25,150	0.02%	0.11%	16,955,410	-3,794	-0.02%	-0.09%
2008	127,578,651	11,743,270	10.14%	18.65%	110,903,686	6,571,067	6.30%	6.41%	20,852,044	3,896,634	22.98%	22.87%
2009	138,664,418	11,085,767	8.69%	28.96%	121,683,120	10,779,434	9.72%	16.76%	23,370,554	2,518,510	12.08%	37.71%
2010	163,391,975	24,727,557	17.83%	51.96%	144,998,603	23,315,483	19.16%	39.13%	25,545,109	2,174,555	9.30%	50.52%
2011	194,017,896	30,625,921	18.74%	80.44%	173,947,829	28,949,226	19.97%	66.90%	25,489,489	-55,620	-0.22%	50.19%
2012	234,465,160	40,447,264	20.85%	118.06%	197,205,936	23,258,107	13.37%	89.22%	30,065,884	4,576,395	17.95%	77.16%
2013	307,813,998	73,348,838	31.28%	186.28%	233,861,017	36,655,081	18.59%	124.39%	30,166,453	100,569	0.33%	77.75%
2014	401,328,091	93,514,093	30.38%	273.25%	377,297,145	143,436,128	61.33%	262.02%	39,043,040	8,876,587	29.43%	130.06%
2015	496,693,551	95,365,460	23.76%	361.94%	449,343,474	72,046,329	19.10%	331.15%	48,657,640	9,614,600	24.63%	186.71%

Rate Ann.%chg: Irrigated **16.54%** Dryland **15.73%** Grassland **11.11%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	416,992	--	--	--	77,912	--	--	--	229,208,510	--	--	--
2006	432,037	15,045	3.61%	3.61%	79,216	1,304	1.67%	1.67%	238,762,076	9,553,566	4.17%	4.17%
2007	429,913	-2,124	-0.49%	3.10%	79,277	61	0.08%	1.75%	237,632,600	-1,129,476	-0.47%	3.68%
2008	372,619	-57,294	-13.33%	-10.64%	247,277	168,000	211.92%	217.38%	259,954,277	22,321,677	9.39%	13.41%
2009	134,859	-237,760	-63.81%	-67.66%	454,989	207,712	84.00%	483.98%	284,307,940	24,353,663	9.37%	24.04%
2010	134,988	129	0.10%	-67.63%	501,432	46,443	10.21%	543.59%	334,572,107	50,264,167	17.68%	45.97%
2011	135,162	174	0.13%	-67.59%	499,722	-1,710	-0.34%	541.39%	394,090,098	59,517,991	17.79%	71.94%
2012	135,304	142	0.11%	-67.55%	581,093	81,371	16.28%	645.83%	462,453,377	68,363,279	17.35%	101.76%
2013	133,751	-1,553	-1.15%	-67.92%	580,342	-751	-0.13%	644.87%	572,555,561	110,102,184	23.81%	149.80%
2014	133,074	-677	-0.51%	-68.09%	744,622	164,280	28.31%	855.72%	818,545,972	245,990,411	42.96%	257.12%
2015	119,193	-13,881	-10.43%	-71.42%	805,507	60,885	8.18%	933.87%	995,619,365	177,073,393	21.63%	334.37%

Cnty# **68**
County **PERKINS**

Rate Ann.%chg: Total Agric Land **15.82%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	107,418,924	133,254	806			104,263,824	321,979	324			16,970,032	87,620	194		
2006	117,010,502	133,303	878	8.89%	8.89%	104,299,809	322,076	324	0.00%	0.00%	16,958,240	87,564	194	0.00%	0.00%
2007	115,853,587	133,174	870	-0.89%	7.92%	104,331,980	322,149	324	0.01%	0.01%	16,960,670	87,575	194	0.00%	0.00%
2008	126,060,776	135,510	930	6.93%	15.40%	111,289,240	320,611	347	7.18%	7.19%	20,952,705	86,882	241	24.52%	24.52%
2009	138,641,574	137,545	1,008	8.35%	25.04%	121,730,144	322,539	377	8.73%	16.55%	23,367,656	84,972	275	14.03%	41.99%
2010	163,391,975	137,569	1,188	17.83%	47.34%	144,999,097	322,322	450	19.20%	38.92%	25,544,899	85,150	300	9.09%	54.90%
2011	194,017,896	137,590	1,410	18.72%	74.93%	173,947,827	322,443	539	19.92%	66.59%	25,489,489	84,965	300	0.00%	54.90%
2012	234,465,161	137,060	1,711	21.32%	112.21%	197,206,244	322,062	612	13.51%	89.09%	30,065,884	85,900	350	16.67%	80.72%
2013	307,814,024	137,068	2,246	31.28%	178.58%	234,009,560	321,727	727	18.79%	124.62%	30,094,594	85,982	350	0.00%	80.72%
2014	401,707,061	137,068	2,931	30.50%	263.56%	379,077,083	321,970	1,177	61.87%	263.58%	38,562,183	85,692	450	28.57%	132.35%
2015	497,526,427	137,044	3,630	23.88%	350.36%	449,342,360	318,936	1,409	19.66%	335.08%	48,657,854	88,467	550	22.22%	183.98%

Rate Annual %chg Average Value/Acre: 16.24%

15.84%

11.00%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	416,992	5,213	80			78,030	975	80			229,147,802	549,041	417		
2006	432,153	5,402	80	0.00%	0.00%	79,443	993	80	0.00%	0.00%	238,780,147	549,337	435	4.15%	4.15%
2007	432,001	5,400	80	0.00%	0.00%	79,427	993	80	0.00%	0.00%	237,657,665	549,291	433	-0.46%	3.67%
2008	390,653	4,883	80	0.00%	0.00%	247,284	1,048	236	194.87%	194.86%	258,940,658	548,934	472	9.03%	13.02%
2009	132,130	1,652	80	0.00%	0.01%	455,250	1,655	275	16.60%	243.80%	284,326,754	548,363	519	9.92%	24.23%
2010	134,612	1,683	80	0.00%	0.00%	501,552	1,672	300	9.08%	275.02%	334,572,135	548,395	610	17.66%	46.18%
2011	135,162	1,689	80	0.00%	0.00%	499,722	1,666	300	0.00%	275.02%	394,090,096	548,353	719	17.80%	72.20%
2012	135,303	1,683	80	0.50%	0.50%	581,093	1,660	350	16.69%	337.60%	462,453,685	548,364	843	17.34%	102.06%
2013	136,600	1,699	80	0.00%	0.50%	580,568	1,658	350	0.00%	337.60%	572,635,346	548,135	1,045	23.88%	150.31%
2014	133,279	1,655	81	0.20%	0.70%	745,441	1,656	450	28.57%	462.61%	820,225,047	548,041	1,497	43.26%	258.60%
2015	119,193	1,475	81	0.29%	0.99%	805,506	1,464	550	22.22%	587.62%	996,451,340	547,387	1,820	21.63%	336.17%

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PERKINS

Rate Annual %chg Average Value/Acre: 15.87%

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

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,970	PERKINS	87,757,978	56,851,934	4,373,724	77,116,076	45,917,043	16,306,192	0	995,619,365	34,203,270	20,435,478	18,200	1,338,599,260
cnty.sector.value % of total value:		6.56%	4.25%	0.33%	5.76%	3.43%	1.22%		74.38%	2.56%	1.53%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
106	ELSIE	793,648	97,499	70,187	2,389,884	1,141,626	0	0	34,082	0	222,632	0	4,749,558
3.57%	%sector of county sector	0.90%	0.17%	1.60%	3.10%	2.49%			0.00%		1.09%		0.35%
	%sector of municipality	16.71%	2.05%	1.48%	50.32%	24.04%			0.72%		4.69%		100.00%
1,172	GRANT	2,430,864	746,338	148,740	38,280,218	10,296,121	0	0	26,032	18,200	360	0	51,946,873
39.46%	%sector of county sector	2.77%	1.31%	3.40%	49.64%	22.42%			0.00%	0.05%	0.00%		3.88%
	%sector of municipality	4.68%	1.44%	0.29%	73.69%	19.82%			0.05%	0.04%	0.00%		100.00%
231	MADRID	7,385,572	118,712	39,771	5,436,218	1,690,140	16,306,192	0	619,780	0	0	0	31,596,385
7.78%	%sector of county sector	8.42%	0.21%	0.91%	7.05%	3.68%	100.00%		0.06%				2.36%
	%sector of municipality	23.37%	0.38%	0.13%	17.21%	5.35%	51.61%		1.96%				100.00%
164	VENANGO	1,738,236	82,030	47,707	2,785,783	5,300,198	0	0	179,890	0	309,208	0	10,443,052
5.52%	%sector of county sector	1.98%	0.14%	1.09%	3.61%	11.54%			0.02%		1.51%		0.78%
	%sector of municipality	16.64%	0.79%	0.46%	26.68%	50.75%			1.72%		2.96%		100.00%
1,673	Total Municipalities	12,348,320	1,044,579	306,405	48,892,103	18,428,085	16,306,192	0	859,784	18,200	532,200	0	98,735,868
56.33%	%all municip.sect of cnty	14.07%	1.84%	7.01%	63.40%	40.13%	100.00%		0.09%	0.05%	2.60%		7.38%

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

Cnty#	County
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CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,516	Value : 1,232,217,693	Growth 7,784,732	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	166	628,227	6	58,585	11	88,708	183	775,520	
02. Res Improve Land	797	5,109,105	42	729,665	175	3,956,056	1,014	9,794,826	
03. Res Improvements	809	45,226,333	42	4,847,382	194	19,083,572	1,045	69,157,287	
04. Res Total	975	50,963,665	48	5,635,632	205	23,128,336	1,228	79,727,633	1,010,737
% of Res Total	79.40	63.92	3.91	7.07	16.69	29.01	27.19	6.47	12.98
05. Com UnImp Land	21	175,430	11	176,888	23	396,675	55	748,993	
06. Com Improve Land	111	1,233,320	22	495,780	41	5,792,629	174	7,521,729	
07. Com Improvements	122	19,819,131	24	3,908,415	45	19,181,304	191	42,908,850	
08. Com Total	143	21,227,881	35	4,581,083	68	25,370,608	246	51,179,572	4,326,609
% of Com Total	58.13	41.48	14.23	8.95	27.64	49.57	5.45	4.15	55.58
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	115,246	0	0	0	0	1	115,246	
11. Ind Improvements	1	16,249,522	0	0	0	0	1	16,249,522	
12. Ind Total	1	16,364,768	0	0	0	0	1	16,364,768	51,076
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.02	1.33	0.66
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	975	50,963,665	48	5,635,632	205	23,128,336	1,228	79,727,633	1,010,737
% of Res & Rec Total	79.40	63.92	3.91	7.07	16.69	29.01	27.19	6.47	12.98
Com & Ind Total	144	37,592,649	35	4,581,083	68	25,370,608	247	67,544,340	4,377,685
% of Com & Ind Total	58.30	55.66	14.17	6.78	27.53	37.56	5.47	5.48	56.23
17. Taxable Total	1,119	88,556,314	83	10,216,715	273	48,498,944	1,475	147,271,973	5,388,422
% of Taxable Total	75.86	60.13	5.63	6.94	18.51	32.93	32.66	11.95	69.22

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	3,186,565	548,938	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	3,186,565	548,938
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	3,186,565	548,938

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	14	7,000	14	7,000	0
24. Non-Producing	0	0	0	0	8	11,200	8	11,200	0
25. Total	0	0	0	0	22	18,200	22	18,200	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	77	1	163	241

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	148,358	9	72,535	2,463	821,174,948	2,477	821,395,841
28. Ag-Improved Land	0	0	3	70,621	509	215,061,838	512	215,132,459
29. Ag Improvements	0	0	3	280,828	539	48,118,392	542	48,399,220
30. Ag Total							3,019	1,084,927,520

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	2	2.00	30,000	
33. HomeSite Improvements	0	0.00	0	1	1.00	3,200	
34. HomeSite Total							
35. FarmSite UnImp Land	2	9.92	10,695	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	3	17.64	26,460	
37. FarmSite Improvements	0	0.00	0	2	0.00	277,628	
38. FarmSite Total							
39. Road & Ditches	0	0.27	0	0	1.44	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	7	7.00	105,000	7	7.00	105,000	
32. HomeSite Improv Land	298	303.00	4,509,600	300	305.00	4,539,600	
33. HomeSite Improvements	298	295.00	30,612,245	299	296.00	30,615,445	2,396,310
34. HomeSite Total				306	312.00	35,260,045	
35. FarmSite UnImp Land	68	508.09	441,756	70	518.01	452,451	
36. FarmSite Improv Land	496	2,449.38	3,439,505	499	2,467.02	3,465,965	
37. FarmSite Improvements	513	0.00	17,506,147	515	0.00	17,783,775	0
38. FarmSite Total				585	2,985.03	21,702,191	
39. Road & Ditches	0	9,030.05	0	0	9,031.76	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				891	12,328.79	56,962,236	2,396,310

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	41,737.67	30.49%	162,186,157	31.19%	3,885.85
47. 2A1	22,109.25	16.15%	85,768,268	16.49%	3,879.29
48. 2A	19,387.07	14.16%	72,795,900	14.00%	3,754.87
49. 3A1	17,805.33	13.01%	67,532,667	12.99%	3,792.83
50. 3A	6,861.04	5.01%	24,973,702	4.80%	3,639.93
51. 4A1	28,749.06	21.00%	105,873,364	20.36%	3,682.67
52. 4A	233.62	0.17%	858,883	0.17%	3,676.41
53. Total	136,883.04	100.00%	519,988,941	100.00%	3,798.78
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	136,530.36	44.09%	201,382,830	45.66%	1,475.00
56. 2D1	40,118.12	12.95%	59,174,406	13.42%	1,475.00
57. 2D	48,791.66	15.76%	67,088,755	15.21%	1,375.00
58. 3D1	39,030.39	12.60%	53,666,956	12.17%	1,375.00
59. 3D	14,490.45	4.68%	19,924,483	4.52%	1,375.01
60. 4D1	28,188.20	9.10%	36,503,749	8.28%	1,295.00
61. 4D	2,533.44	0.82%	3,280,807	0.74%	1,295.00
62. Total	309,682.62	100.00%	441,021,986	100.00%	1,424.11
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,289.12	5.41%	4,082,227	6.20%	771.82
65. 2G1	4,599.82	4.70%	3,362,773	5.10%	731.07
66. 2G	4,180.61	4.27%	2,958,821	4.49%	707.75
67. 3G1	7,489.22	7.66%	5,208,439	7.91%	695.46
68. 3G	6,262.95	6.40%	4,325,739	6.57%	690.69
69. 4G1	55,992.81	57.24%	36,735,661	55.76%	656.08
70. 4G	14,008.66	14.32%	9,210,271	13.98%	657.47
71. Total	97,823.19	100.00%	65,883,931	100.00%	673.50
Irrigated Total					
Irrigated Total	136,883.04	25.01%	519,988,941	50.58%	3,798.78
Dry Total					
Dry Total	309,682.62	56.58%	441,021,986	42.90%	1,424.11
Grass Total					
Grass Total	97,823.19	17.87%	65,883,931	6.41%	673.50
72. Waste	1,485.11	0.27%	120,224	0.01%	80.95
73. Other	1,461.70	0.27%	950,202	0.09%	650.07
74. Exempt	337.75	0.06%	0	0.00%	0.00
75. Market Area Total	547,335.66	100.00%	1,027,965,284	100.00%	1,878.13

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	136,883.04	519,988,941	136,883.04	519,988,941
77. Dry Land	88.45	127,775	42.31	58,021	309,551.86	440,836,190	309,682.62	441,021,986
78. Grass	14.44	9,387	43.24	28,109	97,765.51	65,846,435	97,823.19	65,883,931
79. Waste	0.00	0	0.00	0	1,485.11	120,224	1,485.11	120,224
80. Other	0.77	501	0.87	566	1,460.06	949,135	1,461.70	950,202
81. Exempt	0.00	0	0.00	0	337.75	0	337.75	0
82. Total	103.66	137,663	86.42	86,696	547,145.58	1,027,740,925	547,335.66	1,027,965,284

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	136,883.04	25.01%	519,988,941	50.58%	3,798.78
Dry Land	309,682.62	56.58%	441,021,986	42.90%	1,424.11
Grass	97,823.19	17.87%	65,883,931	6.41%	673.50
Waste	1,485.11	0.27%	120,224	0.01%	80.95
Other	1,461.70	0.27%	950,202	0.09%	650.07
Exempt	337.75	0.06%	0	0.00%	0.00
Total	547,335.66	100.00%	1,027,965,284	100.00%	1,878.13

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 Brandon	10	12,345	9	24,296	9	266,613	19	303,254	0
83.2 Elsie	19	66,675	67	276,882	69	2,308,152	88	2,651,709	0
83.3 Grinton	32	21,977	16	11,889	16	204,706	48	238,572	0
83.4 Grant	36	293,117	529	4,403,444	536	38,766,846	572	43,463,407	630,605
83.5 Kenton Heights	4	20,000	12	125,000	12	1,171,347	16	1,316,347	0
83.6 Madrid	43	178,148	123	711,035	125	5,313,018	168	6,202,201	72,000
83.7 Rural	9	72,523	167	3,886,096	186	18,414,315	195	22,372,934	295,099
83.8 Venango	30	110,735	91	356,184	92	2,712,290	122	3,179,209	13,033
84 Residential Total	183	775,520	1,014	9,794,826	1,045	69,157,287	1,228	79,727,633	1,010,737

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Brandon	0	0	1	15,000	2	369,399	2	384,399	0
85.2	Elsie	1	1,670	16	213,119	17	1,165,395	18	1,380,184	0
85.3	Grainton	0	0	1	2,726	2	107,945	2	110,671	0
85.4	Grant	20	203,234	89	1,046,125	97	9,384,849	117	10,634,208	100,000
85.5	Madrid	11	70,940	14	162,700	15	17,764,869	26	17,998,509	51,076
85.6	Rural	20	449,214	42	6,152,405	46	28,649,440	66	35,251,059	4,226,609
85.7	Venango	3	23,935	12	44,900	13	1,716,475	16	1,785,310	0
86	Commercial Total	55	748,993	175	7,636,975	192	59,158,372	247	67,544,340	4,377,685

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,448.60	3.89%	2,241,707	3.89%	650.03
89. 2G1	3,534.69	3.99%	2,297,641	3.99%	650.03
90. 2G	3,215.27	3.63%	2,090,015	3.63%	650.03
91. 3G1	6,127.84	6.92%	3,983,197	6.92%	650.02
92. 3G	5,244.02	5.92%	3,408,702	5.92%	650.02
93. 4G1	53,726.52	60.63%	34,922,629	60.63%	650.01
94. 4G	13,311.33	15.02%	8,652,407	15.02%	650.00
95. Total	88,608.27	100.00%	57,596,298	100.00%	650.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,840.52	19.97%	1,840,520	22.21%	1,000.00
98. 2C1	1,065.13	11.56%	1,065,132	12.85%	1,000.00
99. 2C	965.34	10.48%	868,806	10.48%	900.00
100. 3C1	1,361.38	14.77%	1,225,242	14.78%	900.00
101. 3C	1,018.93	11.06%	917,037	11.07%	900.00
102. 4C1	2,266.29	24.59%	1,813,032	21.88%	800.00
103. 4C	697.33	7.57%	557,864	6.73%	800.00
104. Total	9,214.92	100.00%	8,287,633	100.00%	899.37
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	88,608.27	90.58%	57,596,298	87.42%	650.01
CRP Total	9,214.92	9.42%	8,287,633	12.58%	899.37
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	97,823.19	100.00%	65,883,931	100.00%	673.50

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

68 Perkins

	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	77,116,076	79,727,633	2,611,557	3.39%	1,010,737	2.08%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	34,203,270	35,260,045	1,056,775	3.09%	2,396,310	-3.92%
04. Total Residential (sum lines 1-3)	111,319,346	114,987,678	3,668,332	3.30%	3,407,047	0.23%
05. Commercial	45,917,043	51,179,572	5,262,529	11.46%	4,326,609	2.04%
06. Industrial	16,306,192	16,364,768	58,576	0.36%	51,076	0.05%
07. Ag-Farmsite Land, Outbuildings	20,435,478	21,702,191	1,266,713	6.20%	0	6.20%
08. Minerals	18,200	18,200	0	0.00	0	0.00
09. Total Commercial (sum lines 5-8)	82,676,913	89,264,731	6,587,818	7.97%	4,377,685	2.67%
10. Total Non-Agland Real Property	193,996,259	204,252,409	10,256,150	5.29%	7,784,732	1.27%
11. Irrigated	496,693,551	519,988,941	23,295,390	4.69%		
12. Dryland	449,343,474	441,021,986	-8,321,488	-1.85%		
13. Grassland	48,657,640	65,883,931	17,226,291	35.40%		
14. Wasteland	119,193	120,224	1,031	0.86%		
15. Other Agland	805,507	950,202	144,695	17.96%		
16. Total Agricultural Land	995,619,365	1,027,965,284	32,345,919	3.25%		
17. Total Value of all Real Property (Locally Assessed)	1,189,615,624	1,232,217,693	42,602,069	3.58%	7,784,732	2.93%

2016 Assessment Survey for Perkins County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 110,900
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	Perkins County has a separate appraisal budget.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$ 28,500
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 19,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 700
12.	Other miscellaneous funds:
	\$ 90,700
13.	Amount of last year's assessor's budget not used:
	\$ 6,961.98

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters
2.	CAMA software:
	Thomson Reuters
3.	Are cadastral maps currently being used?
	Yes, electronic
4.	If so, who maintains the Cadastral Maps?
	Deputy Assessor
5.	Does the county have GIS software?
	Yes, with GIS Workshop
6.	Is GIS available to the public? If so, what is the web address?
	yes, perkins.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The Deputy Assessor and GIS Workshop.
8.	Personal Property software:
	Thomson Reuters

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Grant, Madrid, Venango
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Stanard Appraisal Services, Inc.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal Services, Inc.
2.	If so, is the appraisal or listing service performed under contract?
	Yes, for the commercial properties being revalued for 2016.
3.	What appraisal certifications or qualifications does the County require?
	Appraisal experience and credentialed.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	They work with the assessor to set the assessed value.

2016 Residential Assessment Survey for Perkins County

1.	Valuation data collection done by:																
	The assessor and staff.																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Grant is the main source of all services for residents within Perkins County, with medical facilities, school, grocery and retail stores.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Madrid is located east of Grant on highway 23. With a grain elevator, ethanol plant, bank and miscellaneous commercial businesses.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Elsie is located east of Madrid with a Co-op headquarters and a bank. This grouping also includes the small Village of Grinton.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Kenton Heights is a neighborhood that is located north of Grant on the highway 61 corridor to Ogallala. It has unique characteristics and is located on the edge of the golf course.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Rural, including rural acreages outside of the incorporated villages.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Grant is the main source of all services for residents within Perkins County, with medical facilities, school, grocery and retail stores.	02	Madrid is located east of Grant on highway 23. With a grain elevator, ethanol plant, bank and miscellaneous commercial businesses.	03	Elsie is located east of Madrid with a Co-op headquarters and a bank. This grouping also includes the small Village of Grinton.	04	Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.	07	Kenton Heights is a neighborhood that is located north of Grant on the highway 61 corridor to Ogallala. It has unique characteristics and is located on the edge of the golf course.	08	Rural, including rural acreages outside of the incorporated villages.	AG	Agricultural homes and outbuildings.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
01	Grant is the main source of all services for residents within Perkins County, with medical facilities, school, grocery and retail stores.																
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03	Elsie is located east of Madrid with a Co-op headquarters and a bank. This grouping also includes the small Village of Grinton.																
04	Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.																
07	Kenton Heights is a neighborhood that is located north of Grant on the highway 61 corridor to Ogallala. It has unique characteristics and is located on the edge of the golf course.																
08	Rural, including rural acreages outside of the incorporated villages.																
AG	Agricultural homes and outbuildings.																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost and market approaches.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	The county uses depreciation tables based on local market information.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Individual tables are developed for Grant, Rural and Venango. The same table is used for Madrid and Elsie.																
6.	Describe the methodology used to determine the residential lot values?																
	Market approach using value per lot, value per square foot, and value per acre.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	Not applicable at this time.																

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2014	2013	2014	2013
02	2016	2015	2016	2015
03	2016	2015	2016	2015
04	2016	2015	2016	2015
07	2014	2013	2014	2013
08	2013	2012	2013	2012
AG	2013	2012	2013	2011 - 2012

2016 Commercial Assessment Survey for Perkins County

1.	Valuation data collection done by:				
	The Assessor and with the assistance from Stanard Appraisal Services.				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	01	Grant is the primary commercial base for residents with retail, grocery, medical and school facilities.			
	02	Madrid is a small village with fuel for the rural farms, one bank and an ethanol plant.			
	03	Elsie is similar to Madrid with a bank and rural cooperative with a main office. Also includes the Village of Grainton.			
	04	Venango is located on the far west edge of the county near Colorado with no commercial base except one large grain facility and a small grain facility. A new ag chemical facility is being built. Also includes the Village of Brandon.			
	08	Rural commercials outside City of Villages limits.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Cost, market and income when available.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The cost approach.				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	The county uses local market information to develop the depreciation tables.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	No, they are used countywide.				
6.	Describe the methodology used to determine the commercial lot values.				
	Market approach using value per lot, value per square foot, and value per acre.				
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2016	2015	2016	2016
	02	2016	2015	2016	2016
	03	2016	2015	2016	2016
	04	2016	2015	2016	2016
	08	2016	2015	2016	2016

Everything was done except the feedlots, hog farms, ethanol plant and landfill, they will be done in 2017.

2016 Agricultural Assessment Survey for Perkins County

1.	Valuation data collection done by:							
	Assessor and staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center; width: 65%;"><u>Description of unique characteristics</u></th> <th style="text-align: center; width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.</td> <td style="text-align: center;">2012-16</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2012-16	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2012-16						
	The assessor is always watching for land changes with the aid of FSA maps, certified acres from the NRD, and has identified all CRP acres within the county by maps and contracts. Comparing 2012 to 2014 imagery in order to complete the six year review of agricultural land in 2016.							
3.	Describe the process used to determine and monitor market areas.							
	Not applicable.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Market data of actual rural acreages are reviewed and valued.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Farm home sites carry the same value as rural residential home sites.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Looked at all sales of Wetland Reserve Easements that transferred and from analysis, it is comparable to grassland values.							

**2015 Plan of Assessment for Perkins County
Assessment Years 2016, 2017, and 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 or 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.” Neb. Rev. Stat. 77-112(Reissue 2006).

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 horticultural land.

Reference, Neb. Rev. Stat. 77-5023(2), 77-1344.

General Description of Real Property in Perkins County*

	Parcels	% of Total Parcels	Total Value	% of Taxable Value Base		
Residential	1217	26.95%	\$131,897,506	11.08%		
Commercial & Industrial	258	5.71%	\$62,093,537	5.22%		
Agricultural	2777	61.51%	\$996,451,340	83.70%		
Tax Exempt Mineral	241 22	5.34% .49%	0 \$18,200	.00%		
Total	4515	100%	\$1,190,460,583	100%		

*2015 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 547,387 acres

Other pertinent facts: 83.70% of Perkins County Valuation is agricultural and of that 83.70%, the primary land use is dry, but the greatest amount of valuation is in irrigated land with \$497.5 million of value, with dryland valuation at \$449.3 million.

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

Current Resources

A. Staff/Budget/Training

Staff

- 1 Assessor
- 1 Deputy Assessor
- 1 Part-time Employee

Budget Request

- 2015-16 Assessor = \$110,900
- 2015-16 Reappraisal = \$28,500

Training

The Assessor holds a current Assessor Certification dated September 21, 1995. The Deputy Assessor holds a current Assessor Certification dated February 7, 2002.

B. Cadastral Maps - Cadastral maps of agricultural land used in the Assessor's office were scanned by GIS Workshop as part of the upgrade to a GIS system. The new soil conversion was implemented during the summer and fall of 2008 for the 2009 assessment year.

C. Property Record Cards – Hard copies and electronic copies of the property record cards are maintained. The information contained within these property record cards meets the requirements of the law. Property record cards are available to the public on our website, perkins.gisworkshop.com.

D. Software for CAMA and Assessment Administration is contracted through Terra Scan/Thomson Reuters. We have been with Terra Scan since June, 1998. GIS was implemented in summer, 2006 and our website came on line February, 2007. The website is kept updated by GIS Workshop.

Current Assessment Procedures for Real Property

- A. Discover, List & Inventory all property – Building permits are provided from the city of Grant on a monthly basis, and by the village of Madrid and the Village of Venango at the end of each year. No building permits are provided to the assessor's office from Elsie. Zoning permits are provided to the assessor's office by the Zoning Administrator. These building and zoning permits help us to list new construction in the incorporated areas. Zoning permits are not required for agricultural buildings. Improvement statements are filed by the office personnel whenever new construction is observed or reported. Notice is published at the end of each year to remind the taxpayers that an improvement statement must be filed with the County Assessor on all improvements to real property amounting to a value of two thousand five hundred dollars or more.
- B. Data Collection – Data collection is done yearly on different parts of the county.

- C. Review assessment sales ratio studies before assessment actions.
Assessment sales ratios are reviewed yearly to determine what areas need to be adjusted.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons- Residential and Commercial sales books are kept updated when new sales are processed.
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study. – The 06/13 Marshall and Swift cost were used for the Grant residential revaluation for 2014. The 06/12 Marshall and Swift costs were used for the rural residential revaluation done in 2013, and the 06/10 Marshall and Swift costs were used for the Village revaluation in 2011. A current depreciation study is done and implemented on whatever part of the county that is being revalued.
 - 3) Income Approach; income and expense data collection/analysis from the market when available.
 - 4) Land valuation studies, establish market areas- Sales Books are kept updated on all vacant land sales and agricultural sales.
 - 5) Reconciliation of Final Value and documentation
- E. Review assessment sales ratio studies after assessment actions-A complete review of sales ratios is done after the yearly assessment actions to determine the new ratios.
- F. Notices and Public Relations – Notices are published timely to notify the public.

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

<u>Property Class</u>	<u>LEVEL OF VALUE</u>
Residential	100.00%
Commercial	100.00%
Agricultural	73.00%

Assessment Actions Planned for Assessment Year 2016

Residential

For 2016, all residential property in Madrid, Elsie, Venango, Brandon and Grafton including lot values will be updated and revalued. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures will be taken and new measurements will be taken if needed. There are approximately 180 parcels in Madrid, 85 in Elsie, 115 in Venango and 20 in Brandon and Grafton. These properties will be valued using the most current M & S cost tables and a market derived depreciation table and sales approach to value. The county also plans to review all single-wide manufactured homes in Perkins County. There are approximately 60 single-wide manufactured homes in Perkins County. These properties will be valued using the cost approach with a market derived depreciation table and the sales approach to value. In the fall, 2016, a physical review of all rural properties will be started with plans to finish the physical review in 2017 with a revaluation for 2018. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures will be taken and new measurements will be taken if needed. Sales review and pick-up work will also be completed for residential properties. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received, including sales of residential lots in towns and sales of rural residential land.

Commercial

An appraisal firm will be contracted for 2016 to reappraise the remaining commercial and industrial properties in the county. This includes all downtown commercial and rural commercial property except for the grain and chemical facilities that were reviewed and revalued for 2015. It does not include the feedlots, ethanol plant and landfill which will be reviewed and revalued in 2017. Pritchett & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. Appraisal maintenance will be done on all remaining commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review

includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales will be plotted on maps for the 3 year sales period, by land classification group. Sales books will be updated as sales are received. Satellite pivot sales and sale of irrigated land with low pumping capacity wells will continue to be monitored and sales books will be updated. CRP sales will also be monitored and a sale book of CRP land will be updated. Also, in 2016, a review of all ag buildings will be started in conjunction with the review of rural residential properties, with plans to finish the physical review in 2017 for a revaluation for 2018. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures will be taken and new measurements will be taken if needed.

Assessment Actions Planned for Assessment Year 2017

Residential

The review of Rural Residential property will be completed in 2017 for revaluation in 2018 including land values. There are approximately 500 parcels in Perkins County. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures will be taken and new measurements will be taken if needed. Appraisal maintenance will be done on all other residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits,

and information statements. Sale books will be updated as sales are received.

Commercial

An appraisal firm will be contracted for 2017 to reappraise all livestock feeding facilities over 1,000 head (per DEQ), including the two hog confinements in the county. The ethanol plant and the landfill will also be reappraised. All other commercial and industrial properties were reappraised by Stanard Appraisal in 2015 and 2016. Pritchett & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. Appraisal maintenance will be done on all remaining Pritchett & Abbott of Fort Worth, Texas will value the mineral interests in Perkins County. Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

The review of rural outbuildings will be completed in 2017 in preparation for the revaluation in 2018. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales will be plotted on maps for the 3 year sales period, by land classification group. Sales books will be updated as sales are received. Satellite pivot sales and sale of irrigated land with low pumping capacity wells will continue to be monitored and sales books will be updated. CRP sales will also be monitored and a sale book of CRP land will be updated.

Assessment Actions Planned for Assessment Year 2018

Residential

Rural Residential property will be revalued for 2018 including land values. There are approximately 500 parcels in Perkins County. This revaluation will complete the rural residential sector that was reviewed in 2016 and 2017 with exterior physical inspections of the property and new digital pictures. These properties will be valued using the most recent M & S cost tables available and a market derived depreciation and sales approach to value. Appraisal maintenance will be done on all other residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sale books will be updated as sales are received including sales of residential lots in towns and sales of rural residential land.

Commercial

Pritchett & Abbott of Fort Worth, Texas will value the mineral interests in Perkins County. Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A revaluation of rural outbuildings will be completed for 2018. This revaluation will complete the review that was started in 2016 and 2017 with exterior inspection and digital photographs. These properties will be valued using the most recent M & S cost tables available and a market derived depreciation and sales approach to value. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if

necessary. Sales will be plotted on maps for the 3 year sales period, by land classification group. Sales books will be updated as sales are received. Satellite pivot sales and sale of irrigated land with low pumping capacity wells will continue to be monitored and sales books will be updated. CRP sales will also be monitored and a sale book of CRP land will be updated.

The following is a time line table to give an overview of the narrative portion of the plan.

Class		2016	2017	2018	
Residential		Review of Madrid(180) Elsie(85) Venango(115) Brandon/ Grinton(20) Manufactured Homes(60) Begin physical review of rural residential	Complete physical review of Rural Residential (500)	Revaluation of Rural Residential (500)	
Commercial		Reappraisal of remaining Commercial and Industrial	Reappraisal of feedlots, ethanol plant, and landfill	Appraisal maintenance of all Commercial and Industrial	
Agricultural		Market analysis by land classification. Begin review of rural outbuildings	Market analysis by land classification. Completion of review of rural outbuildings	Market analysis by land classification. Revaluation of rural outbuildings	

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to Nebraska Department of Revenue, rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 750 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 120 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. 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.
9. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list corrections documents for county board approval.

11. County Board of Equalization – attend County Board of Equalization meetings for valuation protests, assemble and provide information.
12. TERC Appeals – prepare information and attend taxpayer appeal hearing before TERC, defend valuation.
13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education/Assessor Education – attend meeting, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
15. Update and maintain GIS and Perkins County Assessor’s website.

Conclusion:

For 2015, sales of agricultural land continued to increase and consequently, our assessed agricultural values increased approximately 23% on irrigated, 22% on dryland, and 22% on grassland.

Respectfully submitted:

Assessor Signature: Bonnie Appel Date: 6/15/15

Copy distribution: Submit the plan to the County Board of Equalization on or before July 31 of each year.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.