



**2016 REPORTS & OPINIONS**

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**SHERMAN COUNTY**



**Pete Ricketts**  
Governor

**STATE OF NEBRASKA**  
DEPARTMENT OF REVENUE  
PO Box 94818 • Lincoln, Nebraska 68509-4818  
Phone: 402-471-5729 • [revenue.nebraska.gov](http://revenue.nebraska.gov)

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Sherman 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 Sherman 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: Sherie Kuszak, Sherman County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

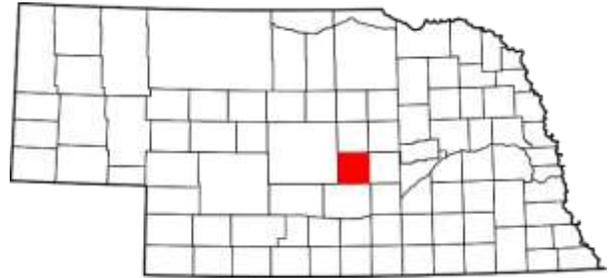
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

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

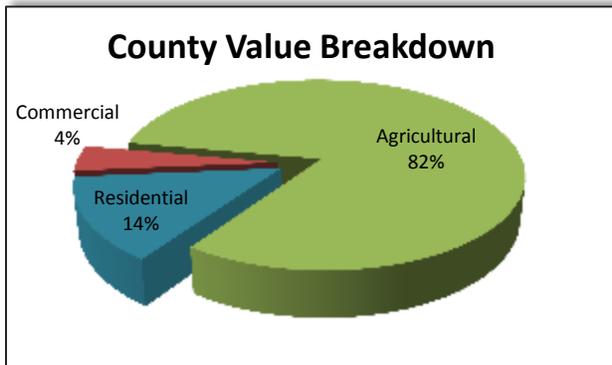
## County Overview

With a total area of 566 square miles, Sherman had 3,074 residents, per the Census Bureau Quick Facts for 2014, a 1.3% decline from the 2010 US Census. In a review of the past fifty years, Sherman has seen a steady drop in population of 43% (Nebraska Department of Economic Development). Reports indicated that 79% of county residents were homeowners and 94% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Sherman convene in and around Loup City, the county seat. Per the latest information available from the U.S. Census Bureau, there were eighty-

one employer establishments in Sherman. County-wide employment was at 1,689 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).



Agriculture is the economic driver of the county. Sherman is included in the Lower Loup Natural Resources District (NRD). Grass land makes up the majority of the land in the county.

Sherman County Quick Facts	
Founded	1873
Namesake	American Civil War General William Tecumseh Sherman
Region	Central
County Seat	Loup City
Other Communities	Ashton Hazard Litchfield Rockville
Most Populated	Loup City (1,020) -1% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

# 2016 Residential Correlation for Sherman County

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## *Assessment Actions*

For the residential class, improvements at Sherman Lake were reviewed; the costing tables were updated for properties at Sherman Lake and for the rural acreages. A sales study was completed of the rural residential sales, and the home sites were increased. For the residential parcels within the villages, a sales analysis was completed; adjustments were made to the depreciation tables in Loup City, the economic depreciation in Litchfield was decreased, and no adjustments were made to the smaller villages. The pick-up work was completed timely.

## *Description of Analysis*

Residential sales are stratified into seven valuation groupings within Sherman County. The majority of sales occur within Loup City which is the county seat and the most organized market within the county.

Valuation Grouping	Assessor Location
1	Loup City
2	Ashton
3	Hazard
4	Litchfield
5	Rockville
10	Sherman Reservoir
15	Rural Acreages

Residential values in Sherman County increased approximately 13% this year, which represents rather modest increases to Loup City, Litchfield, and the Lake properties with more significant increases in the rural residential properties.

Review of the statistical profile shows the median and weighted mean correlate closely and support a level of value at the lower end of the acceptable range, the median is high and is impacted by outlier sales. The qualitative measures are above the range. Sherman County is rather rural with a county population just over 3,000; in rural areas, it is expected to find more dispersion in the sample.

## *Assessment Practice Review*

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

One aspect of the review is to examine the sales verification and qualification processes. In Sherman County, questionnaires are mailed for all residential transactions, onsite reviews and interviews with taxpayers may be conducted if additional information is needed. The county

## 2016 Residential Correlation for Sherman County

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utilizes approximately 65% of residential transactions, and the reasons for non-qualifying sales were well documented and adequately described. The review provides assurance that all arm's length transactions were made available for the measurement of residential property in the county. The sales portion of the review also includes processes to ensure that sales information and assessed values are accurately and timely filed with the Division; the sales information provided by Sherman County has been accurate and complete.

The frequency and completeness of the physical review cycle was also examined. Sherman County recently completed an inspection cycle which began in 2012. The review work completed by the county is thorough and includes a physical inspection, with interior review where permitted. When interior inspections are not permitted, but the staff feels that additional information is needed, a mailing is sent requesting additional information. In addition to routine listing information, the onsite review includes an effective age calculation based on improvements made to the property; the effective age determination is well documented and is filed in the property record card so that it can be reviewed by and explained to taxpayers.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Sherman County, residential valuation changes were uniformly distributed to both sold and unsold property, valuation changes represented the reported actions, and there was no evidence of selective reappraisal.

During the review, the valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. In Sherman County, each small town is valuation grouping which are described by their distances to larger communities and the presence or absence of a school system within the community. Only Loup City and Litchfield have a significant number of sales in any given study period, often, as is the case this year there are no sales in Valuation Group 03, Hazard. While Ashton, Hazard, and Rockville might be economically similar, sales within these groups are routinely analyzed by the Division separately and together. The analysis of re-stratifying the sales supports that there is no bias in the county assessor's decision to keep them separate groupings, nor would combining them produce a meaningful measurement sample. The county started reviewing the small villages in 2015 and will finish that work in calendar year 2016, they have committed to re-examining those groupings when the review work is complete.

The final section of the assessment practices review that pertains to the residential class included a review of the vacant land valuation methodologies. The county conducts a price per square foot sales analysis when establishing land values, tables for Loup City, Sherman Lake, and the Rural Residential properties have been updated within the past few years. The tables in the smaller villages have not been updated in a number of years; however, vacant sales were

## 2016 Residential Correlation for Sherman County

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reviewed and analyzed by the Division and support that land values across the county are equitably assessed.

### *Equalization and Quality of Assessment*

The valuation group substratum only supports that valuation groups one and four have a sufficient number of sales, both are assessed at the low end of the acceptable range. Valuation groups 2, 5, 10, and 15 have been subject to the same inspection and revalue process that valuation groups one and four have; the assessment practice review confirmed that properties in the smaller valuation groups are subject to the same appraisal practices. The assessment process in the county is well documented and can be transparently described. Therefore, it is the Division's conclusion that all residential valuation groups have been assessed at uniform portions of market value. The quality of assessment in Sherman County complies with professionally accepted mass appraisal standards.

<b><u>VALUATION GROUPING</u></b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT. MEAN</b>	<b>COD</b>	<b>PRD</b>
01	40	93.64	107.74	96.20	28.74	112.00
02	3	187.70	190.43	145.30	35.89	131.06
04	16	93.22	93.26	85.66	21.00	108.87
05	6	105.38	121.43	86.21	44.45	140.85
10	4	62.88	66.80	66.70	20.63	100.15
15	6	92.39	118.59	99.16	36.54	119.59
<u>ALL</u>						
10/01/2013 To 09/30/2015	75	93.80	107.74	91.81	32.61	117.35

### *Level of Value*

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

# 2016 Commercial Correlation for Sherman County

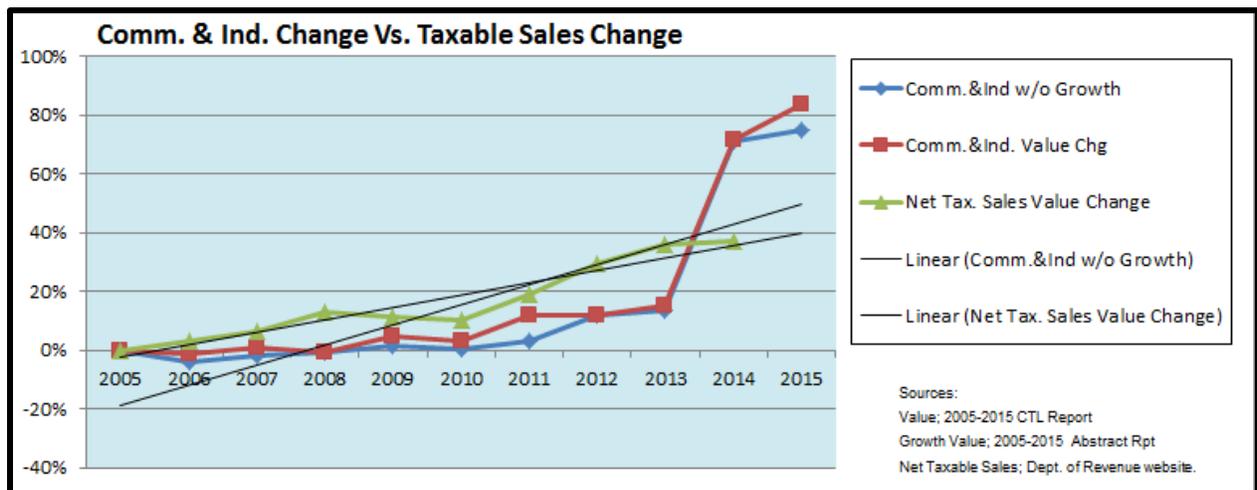
## Assessment Actions

Within the commercial class of property only routine maintenance was completed this year; the class was last reappraised in 2013 and sales analysis supported that those values are still within the acceptable range.

## Description of Analysis

There are no valuation groupings within the commercial class of property, as there are too few properties outside of Loup City to warrant stratification by location. The commercial class was last revalued for assessment year 2014. Analysis of statistical profiles for the current and prior two study periods show that medians have remained stable at 97-99% since the reappraisal was put on, without valuation changes, other than pickup work.

Review of the change in net taxable sales over time offers some insight to the economic conditions in Sherman County, and provides a benchmark to compare assessed value changes against. Taxable sales in Sherman County have been slightly increasing since 2006, but have flattened during 2013-2014; assessed value changes were also gradually increasing, but then spiked in 2014. Minimal valuation changes occurred in 2015 and this year's abstract of assessment shows that values are flat once again. The spike in valuation in 2014 is not reflective of an increase of the bulk of the class, but rather reflects a revaluation of grain elevators in the county which were found to be significantly under assessed prior to the revaluation. If the increase of value attributable to grain elevators was removed, the cumulative valuation change would reduce by 40 percentage points and would nearly parallel the change in net taxable sales. This analysis supports that commercial activity in Sherman County is gradually increasing over time and supports that changes in the assessed value of commercial property have kept pace with these trends.



## 2016 Commercial Correlation for Sherman County

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Although there are a limited number of sales in Sherman County, the stability of the statistics since 2014 and analysis of value changes over time, lends credibility to the use of the statistics. The qualitative statistics are above the acceptable range, but improve as low dollar sales are removed from the sample.

Ranges Excl. Low \$							
Greater Than 4,999	14	96.86	109.01	91.02	35.96	119.76	
Greater Than 14,999	11	94.32	93.44	36.08	19.49	108.55	
Greater Than 29,999	7	94.32	88.51	33.58	21.69	105.90	

Since Sherman County is a small, rural county with a limited commercial market, dispersion in the commercial sample is expected. Since the measures of central tendency remain in the acceptable range as sales are removed, the statistics will be relied upon to support a level of value within the acceptable range.

### *Assessment Practice Review*

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

One aspect of the review is to examine the sales verification and qualification processes. In Sherman County, questionnaires are mailed for all commercial transactions. When necessary, interviews are conducted to gather additional information. Through the review, the county's reasons for non-qualifying sales were found to be well documented and adequately described. The review provides assurance that all arm's-length transactions were made available for the measurement of commercial property in the county. The sales portion of the review also includes processes to ensure that sales information and assessed values are accurately and timely filed with the Division; the sales information provided by Sherman County has been accurate and complete.

The frequency and completeness of the physical review cycle was also examined. Sherman County last reviewed all commercial property in 2013. The majority of the review work and valuation is conducted by county staff and parallels the process used in the residential class. The county assessor's process is well documented and can be transparently explained. For complex commercial properties, a contract appraiser was hired. The appraiser was thorough in his inspection and spent time with taxpayers discussing the properties to ensure that real and personal property were properly inventoried and that the taxpayer understood the valuation process.

## 2016 Commercial Correlation for Sherman County

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The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Sherman County, that since the reappraisal, the only value changes that have been made to either sold or unsold property includes the addition of value for new construction.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. In Sherman County, there are no valuation groups within the commercial class; over 60% of parcels are located in Loup City, which is the only location with an active market. Ashton and Litchfield both have a downtown business district with limited services, Hazard and Rockville each have less than 10 commercial properties; differences in values attributable to location are taken care of with land values.

The final section of the assessment practices review that pertains to the commercial class included a review of the vacant land valuation methodologies. The county conducts a price per square foot sales analysis when establishing land values. Land tables were last reviewed and updated in 2013 for the 2014 assessment year.

### *Equalization and Quality of Assessment*

Since there are no valuation groupings in the commercial class and the assessment practice review supported that, all properties are valued using the same processes and it is believed that commercial assessments are uniformly assessed. Since the measures of central tendency have been within the acceptable range for three years as sales drop off and new sales come into the sample, this also supports that properties are equalized within an acceptable level of value.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	15	99.39	114.74	95.34	39.12	120.35
____ALL____	15	99.39	114.74	95.34	39.12	120.35

### *Level of Value*

Based on the review of all available information, the level of value of commercial property in Sherman County is 99%.

# 2016 Agricultural Correlation for Sherman County

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## *Assessment Actions*

In 2014, the county began physically inspecting improved agricultural parcels; that work was completed this year. After completing the review all agricultural homes and outbuildings were revalued with updated costing; the first acre home site was reviewed and the value was increased to \$14,500.

A study of agricultural land sales was conducted; the irrigated and dry cropland values were not adjusted, grassland and Conservation Reserve Program (CRP) values increased 15%.

## *Description of Analysis*

The majority of agricultural land in Sherman County is grassland. The farmland is primarily irrigated land and is generally clustered around streambeds; there is very little dry land in the county. The dry land tends to include pivot corners or small parcels that are not suitable for irrigation. There are no market areas in the county at this time; all surrounding counties have similar land characteristics and are comparable where they adjoin Sherman County.

Analysis of sales within the county showed that the sample was proportionately balanced in all subclasses except the grassland sample, but there were an unreliable small group of irrigated and dry land sales. The sample was supplemented with comparable sales from the adjoining counties.

The county assessor's decision to increase grassland for 2016, but not adjust irrigated or dry cropland mirrors the trend of the agricultural market across the state, which is a flattening of cropland values, but an increasing market of grassland.

Review of the statistical profile shows that the irrigated and grass subclasses contain a reliable sample and have measures of central tendency within the acceptable range. There is routinely an insufficient sample of dry land sales in the county; the county assessor has annually adjusted dry land to equalize it with adjustments to irrigated land, suggesting that the dry land is also equitably assessed.

## *Assessment Practice Review*

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

One aspect of the review is to examine the sales verification and qualification processes. In Sherman County, questionnaires are mailed for all agricultural transactions with follow-up discussions with taxpayers when additional information is needed. The review provides assurance that all arm's-length transactions were made available for the measurement of agricultural property in the county. The sales portion of the review also includes processes to ensure that sales information and assessed values are accurately and timely filed with the Division; the sales information provided by Sherman County has been accurate and complete.

## 2016 Agricultural Correlation for Sherman County

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The frequency and completeness of the physical review cycle was also examined. All agricultural improvements were inspected during 2014 and 2015; the review included an onsite physical inspection of all properties, new pictures and measurements were taken of all outbuildings as a number of discrepancies were noted, the county also completed farm site plans in the property record card to aid in the future identification of properties that have been added/removed. For properties with farm homes, the review mirrored the process used for residential properties. Based on the completeness of the inspection work, and the Division's review of property record files, it is believed that the county has accurately and comprehensively listed property characteristics that influence value.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Sherman County, it was verified that all properties are valued using the same schedule of values.

During the review, the market areas were reviewed to ensure that they represent unique characteristics that impact market value. There are no market areas within Sherman County. The county is geographically similar and annual review of sales transactions has not shown a need to stratify the county into market areas.

The final portion of the review that related to agricultural land included a discussion of the primary use of a parcel and identification of agricultural and horticultural uses. In Sherman County land use is reviewed using aerial imagery, where possible it is also reviewed during the physical inspection of agricultural improved properties. When primary use is unclear, the county assessor will attempt to get Farm Service Agency (FSA) records or other documentation that support that the parcel is being used to produce an agricultural product. The county does have one special value application on file and annually completes sales verification and analysis to determine if the market is influenced by non-agricultural uses; to date, non-agricultural influences have not been identified.

### ***Equalization and Quality of Assessment***

Agricultural homes and buildings have been valued using the same appraisal tables as the rural residential properties have; all were revalued for the current assessment year. Similarly, the same first acre home site value is used for rural residential and farm home sites. Since rural residential properties have been determined to be assessed in the acceptable range, agricultural improvements are believed to be equalized at the statutory level.

Agricultural values are also equalized at uniform portions of market value; all values are in the acceptable range and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Sherman County complies with professionally accepted mass appraisal standards.

## 2016 Agricultural Correlation for Sherman County

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### *Level of Value*

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

## 2016 Opinions of the Property Tax Administrator for Sherman County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>99</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Sherman County

### Residential Real Property - Current

Number of Sales	75	Median	93.80
Total Sales Price	\$4,288,400	Mean	107.74
Total Adj. Sales Price	\$4,312,400	Wgt. Mean	91.81
Total Assessed Value	\$3,959,355	Average Assessed Value of the Base	\$56,840
Avg. Adj. Sales Price	\$57,499	Avg. Assessed Value	\$52,791

### Confidence Interval - Current

95% Median C.I	88.09 to 98.82
95% Wgt. Mean C.I	85.33 to 98.30
95% Mean C.I	96.04 to 119.44
% of Value of the Class of all Real Property Value in the	10.17
% of Records Sold in the Study Period	4.65
% of Value Sold in the Study Period	4.32

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	66	94	94.33
2014	72	96	95.51
2013	79	96	96.39
2012	65	99	98.54

## 2016 Commission Summary for Sherman County

### Commercial Real Property - Current

Number of Sales	15	Median	99.39
Total Sales Price	\$530,250	Mean	114.74
Total Adj. Sales Price	\$553,250	Wgt. Mean	95.34
Total Assessed Value	\$527,465	Average Assessed Value of the Base	\$73,505
Avg. Adj. Sales Price	\$36,883	Avg. Assessed Value	\$35,164

### Confidence Interval - Current

95% Median C.I	75.14 to 127.87
95% Wgt. Mean C.I	73.85 to 116.82
95% Mean C.I	81.22 to 148.26
% of Value of the Class of all Real Property Value in the County	1.77
% of Records Sold in the Study Period	6.91
% of Value Sold in the Study Period	3.31

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	9	100	97.43
2014	9	100	97.43
2013	8		97.06
2012	8		98.90

**82 Sherman  
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 : 75  
 Total Sales Price : 4,288,400  
 Total Adj. Sales Price : 4,312,400  
 Total Assessed Value : 3,959,355  
 Avg. Adj. Sales Price : 57,499  
 Avg. Assessed Value : 52,791

MEDIAN : 94  
 WGT. MEAN : 92  
 MEAN : 108  
 COD : 32.61  
 PRD : 117.35

COV : 47.97  
 STD : 51.68  
 Avg. Abs. Dev : 30.59  
 MAX Sales Ratio : 292.83  
 MIN Sales Ratio : 32.79

95% Median C.I. : 88.09 to 98.82  
 95% Wgt. Mean C.I. : 85.33 to 98.30  
 95% Mean C.I. : 96.04 to 119.44

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	8	95.62	129.74	110.89	44.14	117.00	84.94	260.45	84.94 to 260.45	48,694	53,999	
01-JAN-14 To 31-MAR-14	5	80.82	120.94	79.91	65.57	151.35	58.29	292.83	N/A	78,040	62,359	
01-APR-14 To 30-JUN-14	15	100.93	112.64	102.01	22.33	110.42	79.24	235.62	90.52 to 129.67	63,833	65,119	
01-JUL-14 To 30-SEP-14	10	92.63	109.61	84.46	34.60	129.78	62.85	274.23	69.75 to 139.65	66,575	56,232	
01-OCT-14 To 31-DEC-14	4	75.31	95.78	79.13	53.58	121.04	44.81	187.70	N/A	72,000	56,973	
01-JAN-15 To 31-MAR-15	3	94.54	118.17	106.73	34.95	110.72	80.43	179.54	N/A	27,500	29,352	
01-APR-15 To 30-JUN-15	12	96.45	113.97	94.98	34.64	119.99	63.84	214.87	82.15 to 168.43	41,283	39,211	
01-JUL-15 To 30-SEP-15	18	89.36	85.92	85.29	18.79	100.74	32.79	152.65	72.03 to 95.64	57,972	49,444	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	38	97.61	116.54	95.00	34.82	122.67	58.29	292.83	88.86 to 102.53	63,237	60,076	
01-OCT-14 To 30-SEP-15	37	90.75	98.70	87.80	29.34	112.41	32.79	214.87	82.15 to 95.64	51,605	45,310	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	34	96.04	110.99	90.33	34.92	122.87	44.81	292.83	84.56 to 102.53	67,690	61,141	
<u>ALL</u>	75	93.80	107.74	91.81	32.61	117.35	32.79	292.83	88.09 to 98.82	57,499	52,791	

<b>VALUATION GROUPING</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	40	93.64	107.74	96.20	28.74	112.00	63.84	274.23	87.98 to 98.82	53,338	51,312	
02	3	187.70	190.43	145.30	35.89	131.06	90.75	292.83	N/A	13,333	19,373	
04	16	93.22	93.26	85.66	21.00	108.87	32.79	148.44	72.08 to 105.02	44,534	38,146	
05	6	105.38	121.43	86.21	44.45	140.85	58.29	213.93	58.29 to 213.93	28,475	24,548	
10	4	62.88	66.80	66.70	20.63	100.15	44.81	96.61	N/A	118,500	79,043	
15	6	92.39	118.59	99.16	36.54	119.59	80.82	260.45	80.82 to 260.45	130,250	129,157	
<u>ALL</u>	75	93.80	107.74	91.81	32.61	117.35	32.79	292.83	88.09 to 98.82	57,499	52,791	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	71	94.54	110.04	94.91	32.47	115.94	32.79	292.83	88.86 to 99.87	54,062	51,312	
06	3	62.91	74.12	69.23	17.88	107.06	62.85	96.61	N/A	141,667	98,072	
07	1	44.81	44.81	44.81	00.00	100.00	44.81	44.81	N/A	49,000	21,955	
<u>ALL</u>	75	93.80	107.74	91.81	32.61	117.35	32.79	292.83	88.09 to 98.82	57,499	52,791	

**82 Sherman  
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 : 75  
 Total Sales Price : 4,288,400  
 Total Adj. Sales Price : 4,312,400  
 Total Assessed Value : 3,959,355  
 Avg. Adj. Sales Price : 57,499  
 Avg. Assessed Value : 52,791

MEDIAN : 94  
 WGT. MEAN : 92  
 MEAN : 108  
 COD : 32.61  
 PRD : 117.35

COV : 47.97  
 STD : 51.68  
 Avg. Abs. Dev : 30.59  
 MAX Sales Ratio : 292.83  
 MIN Sales Ratio : 32.79

95% Median C.I. : 88.09 to 98.82  
 95% Wgt. Mean C.I. : 85.33 to 98.30  
 95% Mean C.I. : 96.04 to 119.44

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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	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	11	139.65	148.59	144.70	38.41	102.69	76.00	292.83	80.43 to 213.93	10,355	14,983	
Less Than 30,000	27	111.33	138.60	129.10	48.28	107.36	32.79	292.83	90.75 to 179.54	18,404	23,759	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	75	93.80	107.74	91.81	32.61	117.35	32.79	292.83	88.09 to 98.82	57,499	52,791	
Greater Than 14,999	64	91.47	100.71	90.38	27.34	111.43	32.79	274.23	87.96 to 96.61	65,602	59,290	
Greater Than 29,999	48	89.38	90.38	86.96	16.83	103.93	44.81	260.45	84.58 to 94.95	79,490	69,122	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	11	139.65	148.59	144.70	38.41	102.69	76.00	292.83	80.43 to 213.93	10,355	14,983	
15,000 TO 29,999	16	106.18	131.73	124.46	48.56	105.84	32.79	274.23	87.98 to 198.39	23,938	29,792	
30,000 TO 59,999	20	92.25	98.42	97.82	22.63	100.61	44.81	260.45	84.94 to 100.01	43,470	42,525	
60,000 TO 99,999	13	91.48	87.48	87.47	10.12	100.01	58.29	101.59	80.07 to 97.12	71,123	62,214	
100,000 TO 149,999	11	89.13	83.74	84.17	11.42	99.49	66.27	100.93	69.75 to 95.64	118,636	99,859	
150,000 TO 249,999	4	73.74	77.82	78.18	20.26	99.54	62.85	100.95	N/A	179,125	140,039	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	75	93.80	107.74	91.81	32.61	117.35	32.79	292.83	88.09 to 98.82	57,499	52,791	

**82 Sherman**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 15  
Total Sales Price : 530,250  
Total Adj. Sales Price : 553,250  
Total Assessed Value : 527,465  
Avg. Adj. Sales Price : 36,883  
Avg. Assessed Value : 35,164

MEDIAN : 99  
WGT. MEAN : 95  
MEAN : 115  
COD : 39.12  
PRD : 120.35

COV : 52.75  
STD : 60.53  
Avg. Abs. Dev : 38.88  
MAX Sales Ratio : 285.71  
MIN Sales Ratio : 42.62

95% Median C.I. : 75.14 to 127.87  
95% Wgt. Mean C.I. : 73.85 to 116.82  
95% Mean C.I. : 81.22 to 148.26

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13	1	127.87	127.87	127.87	00.00	100.00	127.87	127.87	N/A	15,000	19,180
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13	3	94.32	95.39	96.93	02.45	98.41	92.47	99.39	N/A	35,333	34,248
01-OCT-13 To 31-DEC-13	1	82.16	82.16	82.16	00.00	100.00	82.16	82.16	N/A	25,000	20,540
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	4	117.42	118.11	105.79	35.39	111.65	42.62	194.96	N/A	37,000	39,141
01-JAN-15 To 31-MAR-15	2	219.51	219.51	239.19	30.16	91.77	153.31	285.71	N/A	9,250	22,125
01-APR-15 To 30-JUN-15	4	74.20	78.37	76.50	16.29	102.44	59.31	105.78	N/A	60,188	46,046
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	4	96.86	103.51	100.76	10.45	102.73	92.47	127.87	N/A	30,250	30,481
01-OCT-13 To 30-SEP-14	1	82.16	82.16	82.16	00.00	100.00	82.16	82.16	N/A	25,000	20,540
01-OCT-14 To 30-SEP-15	10	108.13	122.49	94.54	47.42	129.56	42.62	285.71	59.31 to 194.96	40,725	38,500
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	5	94.32	99.24	97.58	11.16	101.70	82.16	127.87	N/A	29,200	28,493
01-JAN-14 To 31-DEC-14	4	117.42	118.11	105.79	35.39	111.65	42.62	194.96	N/A	37,000	39,141
<u>ALL</u>	15	99.39	114.74	95.34	39.12	120.35	42.62	285.71	75.14 to 127.87	36,883	35,164

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	15	99.39	114.74	95.34	39.12	120.35	42.62	285.71	75.14 to 127.87	36,883	35,164
<u>ALL</u>	15	99.39	114.74	95.34	39.12	120.35	42.62	285.71	75.14 to 127.87	36,883	35,164

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	15	99.39	114.74	95.34	39.12	120.35	42.62	285.71	75.14 to 127.87	36,883	35,164
04											
<u>ALL</u>	15	99.39	114.74	95.34	39.12	120.35	42.62	285.71	75.14 to 127.87	36,883	35,164

**82 Sherman  
COMMERCIAL**

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

Qualified

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

Number of Sales : 15  
 Total Sales Price : 530,250  
 Total Adj. Sales Price : 553,250  
 Total Assessed Value : 527,465  
 Avg. Adj. Sales Price : 36,883  
 Avg. Assessed Value : 35,164

MEDIAN : 99  
 WGT. MEAN : 95  
 MEAN : 115  
 COD : 39.12  
 PRD : 120.35

COV : 52.75  
 STD : 60.53  
 Avg. Abs. Dev : 38.88  
 MAX Sales Ratio : 285.71  
 MIN Sales Ratio : 42.62

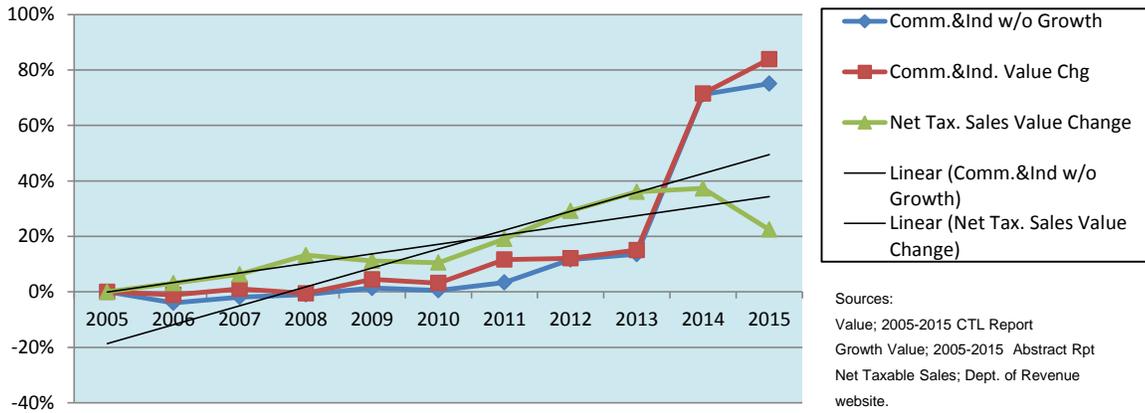
95% Median C.I. : 75.14 to 127.87  
 95% Wgt. Mean C.I. : 73.85 to 116.82  
 95% Mean C.I. : 81.22 to 148.26

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SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	194.96	194.96	194.96	00.00	100.00	194.96	194.96	N/A	23,000	44,840
Less Than 15,000	4	174.14	173.32	189.57	38.48	91.43	59.31	285.71	N/A	12,375	23,459
Less Than 30,000	8	116.83	137.70	134.82	45.17	102.14	59.31	285.71	59.31 to 285.71	15,875	21,403
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	96.86	109.01	91.02	35.96	119.76	42.62	285.71	73.26 to 127.87	37,875	34,473
Greater Than 14,999	11	94.32	93.44	86.08	19.49	108.55	42.62	127.87	73.26 to 124.37	45,795	39,421
Greater Than 29,999	7	94.32	88.51	83.58	21.69	105.90	42.62	124.37	42.62 to 124.37	60,893	50,891
<u>Incremental Ranges</u>											
0 TO 4,999	1	194.96	194.96	194.96	00.00	100.00	194.96	194.96	N/A	23,000	44,840
5,000 TO 14,999	3	153.31	166.11	184.89	49.23	89.84	59.31	285.71	N/A	8,833	16,332
15,000 TO 29,999	4	99.13	102.07	99.86	14.89	102.21	82.16	127.87	N/A	19,375	19,348
30,000 TO 59,999	4	102.40	92.95	90.36	23.91	102.87	42.62	124.37	N/A	39,000	35,241
60,000 TO 99,999	2	87.27	87.27	85.11	13.90	102.54	75.14	99.39	N/A	73,000	62,128
100,000 TO 149,999	1	73.26	73.26	73.26	00.00	100.00	73.26	73.26	N/A	124,250	91,020
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	15	99.39	114.74	95.34	39.12	120.35	42.62	285.71	75.14 to 127.87	36,883	35,164

OCCUPANCY CODE											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	92.47	92.47	92.47	00.00	100.00	92.47	92.47	N/A	15,000	13,870
341	1	194.96	194.96	194.96	00.00	100.00	194.96	194.96	N/A	23,000	44,840
343	1	110.47	110.47	110.47	00.00	100.00	110.47	110.47	N/A	50,000	55,235
344	1	82.16	82.16	82.16	00.00	100.00	82.16	82.16	N/A	25,000	20,540
353	7	99.39	120.48	91.02	56.03	132.37	42.62	285.71	42.62 to 285.71	33,214	30,230
442	2	83.79	83.79	77.46	12.57	108.17	73.26	94.32	N/A	77,625	60,130
471	2	115.08	115.08	116.40	08.08	98.87	105.78	124.37	N/A	26,250	30,555
<u>ALL</u>	15	99.39	114.74	95.34	39.12	120.35	42.62	285.71	75.14 to 127.87	36,883	35,164

### 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	\$ 8,297,750	\$ 197,275	2.38%	\$ 8,100,475	-	\$ 8,505,678	-
2006	\$ 8,207,590	\$ 239,850	2.92%	\$ 7,967,740	-3.98%	\$ 8,768,900	3.09%
2007	\$ 8,389,565	\$ 247,815	2.95%	\$ 8,141,750	-0.80%	\$ 9,044,341	3.14%
2008	\$ 8,251,525	\$ 34,580	0.42%	\$ 8,216,945	-2.06%	\$ 9,626,648	6.44%
2009	\$ 8,669,055	\$ 256,125	2.95%	\$ 8,412,930	1.96%	\$ 9,457,148	-1.76%
2010	\$ 8,561,700	\$ 222,140	2.59%	\$ 8,339,560	-3.80%	\$ 9,398,031	-0.63%
2011	\$ 9,260,265	\$ 682,410	7.37%	\$ 8,577,855	0.19%	\$ 10,126,450	7.75%
2012	\$ 9,304,230	\$ 38,475	0.41%	\$ 9,265,755	0.06%	\$ 10,988,246	8.51%
2013	\$ 9,543,480	\$ 122,230	1.28%	\$ 9,421,250	1.26%	\$ 11,576,026	5.35%
2014	\$ 14,230,230	\$ 23,675	0.17%	\$ 14,206,555	48.86%	\$ 11,676,383	0.87%
2015	\$ 15,258,250	\$ 731,317	4.79%	\$ 14,526,933	2.09%	\$ 10,414,575	-10.81%
<b>Ann %chg</b>	6.28%			<b>Average</b>	<b>4.38%</b>	<b>3.58%</b>	<b>2.20%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-3.98%	-1.09%	3.09%
2007	-1.88%	1.11%	6.33%
2008	-0.97%	-0.56%	13.18%
2009	1.39%	4.47%	11.19%
2010	0.50%	3.18%	10.49%
2011	3.38%	11.60%	19.06%
2012	11.67%	12.13%	29.19%
2013	13.54%	15.01%	36.10%
2014	71.21%	71.50%	37.28%
2015	75.07%	83.88%	22.44%

County Number: 82  
 County Name: Sherman

**82 Sherman**  
**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 : 71	MEDIAN : 71	COV : 53.56	95% Median C.I. : 65.84 to 76.45
Total Sales Price : 47,591,320	WGT. MEAN : 71	STD : 41.56	95% Wgt. Mean C.I. : 66.15 to 76.44
Total Adj. Sales Price : 47,591,320	MEAN : 78	Avg. Abs. Dev : 20.42	95% Mean C.I. : 67.92 to 87.26
Total Assessed Value : 33,930,135			
Avg. Adj. Sales Price : 670,300	COD : 28.68	MAX Sales Ratio : 350.00	
Avg. Assessed Value : 477,889	PRD : 108.84	MIN Sales Ratio : 00.00	

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	13	73.26	82.80	84.82	31.68	97.62	43.55	186.10	58.93 to 99.07	432,109	366,513
01-JAN-13 To 31-MAR-13	3	89.93	92.13	82.27	13.78	111.98	74.65	111.82	N/A	893,751	735,328
01-APR-13 To 30-JUN-13	5	76.45	76.23	75.84	08.02	100.51	65.84	85.71	N/A	803,987	609,747
01-JUL-13 To 30-SEP-13	3	83.37	76.74	69.95	15.70	109.71	53.79	93.07	N/A	676,402	473,147
01-OCT-13 To 31-DEC-13	6	66.59	56.03	57.02	25.92	98.26	00.00	80.18	00.00 to 80.18	586,967	334,693
01-JAN-14 To 31-MAR-14	12	67.40	91.97	69.08	50.50	133.14	53.12	350.00	54.84 to 83.07	891,873	616,121
01-APR-14 To 30-JUN-14	3	64.17	65.04	63.18	03.26	102.94	62.34	68.60	N/A	487,860	308,243
01-JUL-14 To 30-SEP-14	2	91.41	91.41	93.69	09.17	97.57	83.03	99.78	N/A	481,250	450,888
01-OCT-14 To 31-DEC-14	9	74.84	84.65	79.28	21.90	106.77	61.04	145.36	63.60 to 99.57	759,889	602,432
01-JAN-15 To 31-MAR-15	7	61.22	61.85	54.56	32.11	113.36	00.00	111.76	00.00 to 111.76	589,944	321,899
01-APR-15 To 30-JUN-15	7	70.15	68.43	66.33	13.86	103.17	52.01	84.58	52.01 to 84.58	646,364	428,702
01-JUL-15 To 30-SEP-15	1	53.37	53.37	53.37	00.00	100.00	53.37	53.37	N/A	1,100,000	587,100
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	24	75.55	81.84	79.73	24.09	102.65	43.55	186.10	65.84 to 89.93	597,826	476,618
01-OCT-13 To 30-SEP-14	23	67.26	79.03	67.43	36.89	117.20	00.00	350.00	60.97 to 79.99	723,928	488,179
01-OCT-14 To 30-SEP-15	24	70.66	71.97	67.88	24.12	106.03	00.00	145.36	60.26 to 80.66	691,381	469,300
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	17	74.65	72.00	70.86	20.15	101.61	00.00	111.82	65.84 to 85.71	720,717	510,725
01-JAN-14 To 31-DEC-14	26	72.56	86.29	73.33	33.42	117.67	53.12	350.00	63.60 to 83.03	767,983	563,148
<u>ALL</u>	71	71.19	77.59	71.29	28.68	108.84	00.00	350.00	65.84 to 76.45	670,300	477,889

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	71	71.19	77.59	71.29	28.68	108.84	00.00	350.00	65.84 to 76.45	670,300	477,889
<u>ALL</u>	71	71.19	77.59	71.29	28.68	108.84	00.00	350.00	65.84 to 76.45	670,300	477,889

**82 Sherman**  
**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 : 71  
Total Sales Price : 47,591,320  
Total Adj. Sales Price : 47,591,320  
Total Assessed Value : 33,930,135  
Avg. Adj. Sales Price : 670,300  
Avg. Assessed Value : 477,889

MEDIAN : 71  
WGT. MEAN : 71  
MEAN : 78  
COD : 28.68  
PRD : 108.84

COV : 53.56  
STD : 41.56  
Avg. Abs. Dev : 20.42  
MAX Sales Ratio : 350.00  
MIN Sales Ratio : 00.00

95% Median C.I. : 65.84 to 76.45  
95% Wgt. Mean C.I. : 66.15 to 76.44  
95% Mean C.I. : 67.92 to 87.26

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	3	67.26	81.97	72.08	22.30	113.72	66.83	111.82	N/A	466,587	336,322
1	3	67.26	81.97	72.08	22.30	113.72	66.83	111.82	N/A	466,587	336,322
<b>_____Dry_____</b>											
County	4	82.62	145.96	83.91	86.34	173.95	68.60	350.00	N/A	140,825	118,163
1	4	82.62	145.96	83.91	86.34	173.95	68.60	350.00	N/A	140,825	118,163
<b>_____Grass_____</b>											
County	24	73.05	81.25	80.52	23.59	100.91	57.53	186.10	63.60 to 83.03	427,885	344,517
1	24	73.05	81.25	80.52	23.59	100.91	57.53	186.10	63.60 to 83.03	427,885	344,517
<b>_____ALL_____</b>											
	71	71.19	77.59	71.29	28.68	108.84	00.00	350.00	65.84 to 76.45	670,300	477,889

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	18	69.22	72.74	69.27	20.66	105.01	49.96	117.84	54.84 to 74.84	1,054,974	730,773
1	18	69.22	72.74	69.27	20.66	105.01	49.96	117.84	54.84 to 74.84	1,054,974	730,773
<b>_____Dry_____</b>											
County	5	80.66	128.10	79.01	76.70	162.13	56.65	350.00	N/A	137,306	108,492
1	5	80.66	128.10	79.01	76.70	162.13	56.65	350.00	N/A	137,306	108,492
<b>_____Grass_____</b>											
County	27	70.15	78.71	78.01	23.98	100.90	56.79	186.10	62.27 to 81.96	428,317	334,136
1	27	70.15	78.71	78.01	23.98	100.90	56.79	186.10	62.27 to 81.96	428,317	334,136
<b>_____ALL_____</b>											
	71	71.19	77.59	71.29	28.68	108.84	00.00	350.00	65.84 to 76.45	670,300	477,889

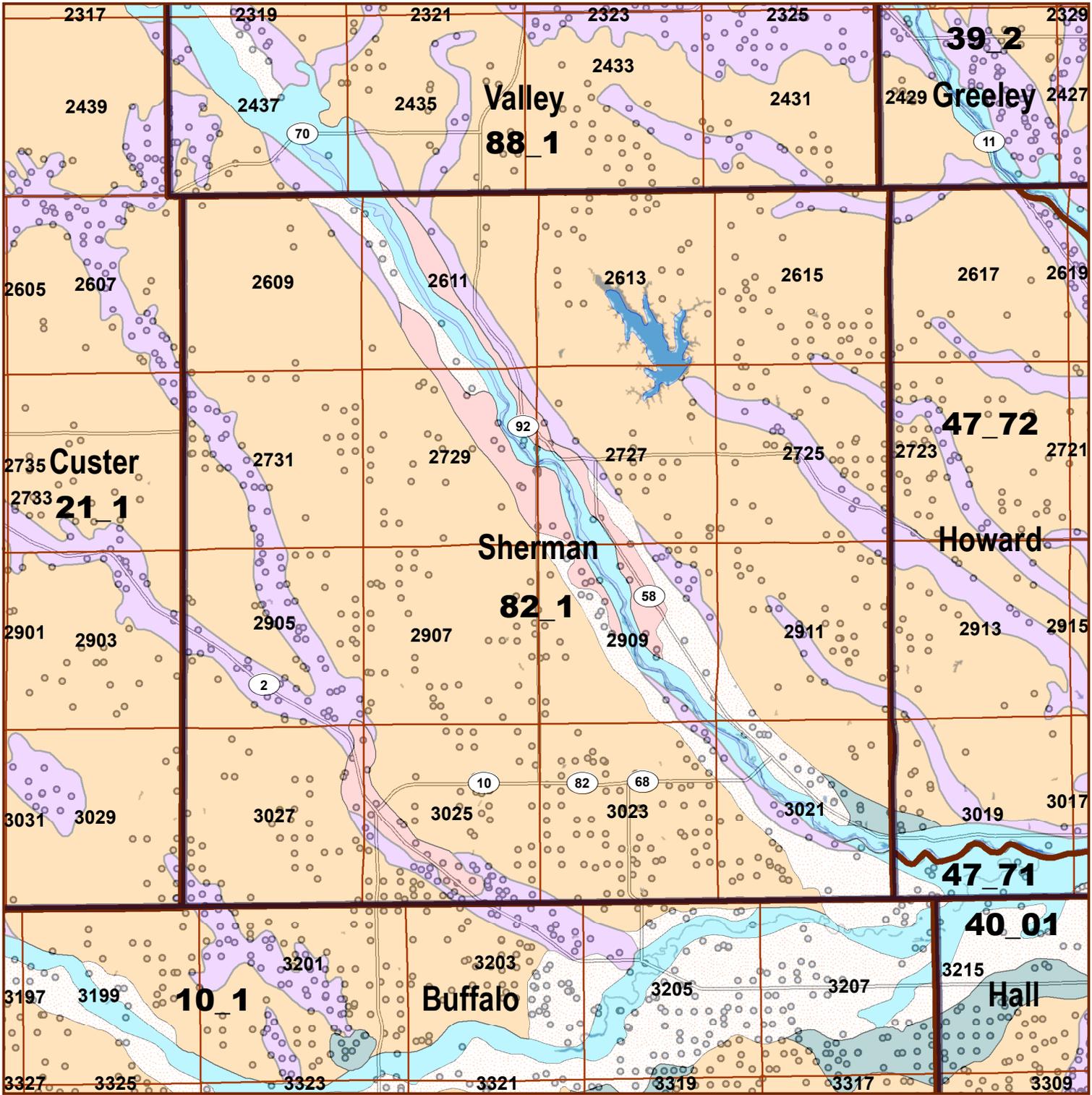
## Sherman County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
<b>Sherman</b>	1	n/a	4,680	4,510	4,510	4,355	4,355	4,250	4,246	<b>4,406</b>
<b>Custer</b>	1	n/a	5,555	5,238	4,713	4,447	4,069	4,053	4,045	<b>4,856</b>
<b>Valley</b>	1	n/a	5,060	5,060	4,350	4,110	4,110	3,360	3,360	<b>4,411</b>
<b>Greeley</b>	2	n/a	5,475	5,275	4,845	4,735	4,580	4,540	4,180	<b>4,841</b>
<b>Howard</b>	7200	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	<b>4,459</b>
<b>Buffalo</b>	1	5,850	5,837	5,600	5,447	4,922	5,145	4,722	4,721	<b>5,264</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
<b>Sherman</b>	1	n/a	2,180	2,070	2,070	1,960	1,960	1,850	1,850	<b>1,946</b>
<b>Custer</b>	1	n/a	2,589	2,290	2,165	2,045	1,865	1,860	1,855	<b>2,150</b>
<b>Valley</b>	1	n/a	2,150	2,150	2,150	2,115	2,115	2,115	1,980	<b>2,096</b>
<b>Greeley</b>	2	n/a	2,780	2,675	2,675	2,570	2,460	2,300	2,140	<b>2,444</b>
<b>Howard</b>	7200	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	<b>2,314</b>
<b>Buffalo</b>	1	2,750	2,750	2,550	2,550	2,375	2,275	2,225	2,225	<b>2,423</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Sherman</b>	1	n/a	1,350	1,300	1,300	1,235	1,235	1,220	1,219	<b>1,226</b>
<b>Custer</b>	1	n/a	1,071	1,065	1,065	1,060	1,060	1,011	983	<b>994</b>
<b>Valley</b>	1	n/a	1,331	1,332	1,304	1,330	1,274	1,115	1,093	<b>1,122</b>
<b>Greeley</b>	2	n/a	1,275	1,210	1,210	1,200	1,182	1,171	1,148	<b>1,160</b>
<b>Howard</b>	7200	1,550	1,549	1,404	1,428	1,350	1,366	1,251	1,250	<b>1,289</b>
<b>Buffalo</b>	1	1,700	1,700	1,675	1,650	1,625	1,600	1,550	1,525	<b>1,559</b>

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



**Legend**

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

## Sherman County Map



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,764</b>	<b>Value : 902,116,251</b>	<b>Growth 3,050,759</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	205	603,605	16	276,795	16	167,270	237	1,047,670	
<b>02. Res Improve Land</b>	885	3,030,665	61	2,956,960	117	7,307,450	1,063	13,295,075	
<b>03. Res Improvements</b>	888	36,914,105	62	4,782,445	128	12,799,485	1,078	54,496,035	
<b>04. Res Total</b>	1,093	40,548,375	78	8,016,200	144	20,274,205	1,315	68,838,780	897,189
<b>% of Res Total</b>	83.12	58.90	5.93	11.64	10.95	29.45	34.94	7.63	29.41
<b>05. Com UnImp Land</b>	46	118,180	2	2,455	0	0	48	120,635	
<b>06. Com Improve Land</b>	150	624,520	6	95,135	5	93,970	161	813,625	
<b>07. Com Improvements</b>	154	13,178,660	6	636,230	8	1,023,140	168	14,838,030	
<b>08. Com Total</b>	200	13,921,360	8	733,820	8	1,117,110	216	15,772,290	509,220
<b>% of Com Total</b>	92.59	88.26	3.70	4.65	3.70	7.08	5.74	1.75	16.69
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	48,470	0	0	0	0	1	48,470	
<b>11. Ind Improvements</b>	1	129,915	0	0	0	0	1	129,915	
<b>12. Ind Total</b>	1	178,385	0	0	0	0	1	178,385	0
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.02	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	5	175,645	5	175,645	
<b>14. Rec Improve Land</b>	0	0	0	0	293	6,433,870	293	6,433,870	
<b>15. Rec Improvements</b>	0	0	0	0	294	16,291,985	294	16,291,985	
<b>16. Rec Total</b>	0	0	0	0	299	22,901,500	299	22,901,500	519,540
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	7.94	2.54	17.03
<b>Res &amp; Rec Total</b>	1,093	40,548,375	78	8,016,200	443	43,175,705	1,614	91,740,280	1,416,729
<b>% of Res &amp; Rec Total</b>	67.72	44.20	4.83	8.74	27.45	47.06	42.88	10.17	46.44
<b>Com &amp; Ind Total</b>	201	14,099,745	8	733,820	8	1,117,110	217	15,950,675	509,220
<b>% of Com &amp; Ind Total</b>	92.63	88.40	3.69	4.60	3.69	7.00	5.77	1.77	16.69
<b>17. Taxable Total</b>	1,294	54,648,120	86	8,750,020	451	44,292,815	1,831	107,690,955	1,925,949
<b>% of Taxable Total</b>	70.67	50.75	4.70	8.13	24.63	41.13	48.65	11.94	63.13

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	7	621,205	8,329,405	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	7	621,205	8,329,405
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				7	621,205	8,329,405

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	169	18	343	530

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	57,070	90	22,422,850	1,123	395,156,845	1,214	417,636,765
28. Ag-Improved Land	0	0	64	23,635,180	632	305,858,340	696	329,493,520
29. Ag Improvements	0	0	66	4,410,740	653	42,884,271	719	47,295,011
30. Ag Total							1,933	794,425,296

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	43	44.00	638,000	
33. HomeSite Improvements	0	0.00	0	43	43.00	2,868,670	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	60	188.27	188,020	
37. FarmSite Improvements	0	0.00	0	64	0.00	1,542,070	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	316.62	0	
40. Other- Non Ag Use	0	0.00	0	0	7.64	3,020	
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	5.00	72,500	5	5.00	72,500	
32. HomeSite Improv Land	375	387.09	5,626,000	418	431.09	6,264,000	
33. HomeSite Improvements	381	378.09	24,417,275	424	421.09	27,285,945	1,124,810
34. HomeSite Total				<b>429</b>	<b>436.09</b>	<b>33,622,445</b>	
35. FarmSite UnImp Land	45	74.54	57,540	45	74.54	57,540	
36. FarmSite Improv Land	570	2,175.08	2,196,750	630	2,363.35	2,384,770	
37. FarmSite Improvements	630	0.00	18,466,996	694	0.00	20,009,066	0
38. FarmSite Total				<b>739</b>	<b>2,437.89</b>	<b>22,451,376</b>	
39. Road & Ditches	0	4,955.71	0	0	5,272.33	0	
40. Other- Non Ag Use	0	2.04	805	0	9.68	3,825	
41. Total Section VI				<b>1,168</b>	<b>8,155.99</b>	<b>56,077,646</b>	<b>1,124,810</b>

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	441.25	1,086,525	2	441.25	1,086,525
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	22,863.42	25.07%	107,000,860	26.62%	4,680.00
47. 2A1	6,540.42	7.17%	29,497,275	7.34%	4,510.00
48. 2A	7,159.60	7.85%	32,289,720	8.03%	4,509.99
49. 3A1	5,986.50	6.56%	26,071,170	6.49%	4,354.99
50. 3A	3,263.99	3.58%	14,214,175	3.54%	4,354.85
51. 4A1	21,832.08	23.94%	92,787,690	23.09%	4,250.06
52. 4A	23,565.89	25.84%	100,052,205	24.89%	4,245.64
53. Total	91,211.90	100.00%	401,913,095	100.00%	4,406.37
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,387.45	16.89%	16,104,720	18.92%	2,180.01
56. 2D1	3,233.05	7.39%	6,692,375	7.86%	2,069.99
57. 2D	2,492.22	5.70%	5,158,900	6.06%	2,070.00
58. 3D1	3,729.42	8.53%	7,309,665	8.59%	1,960.00
59. 3D	926.52	2.12%	1,815,960	2.13%	1,959.98
60. 4D1	13,300.37	30.42%	24,605,765	28.91%	1,850.01
61. 4D	12,659.33	28.95%	23,419,850	27.52%	1,850.01
62. Total	43,728.36	100.00%	85,107,235	100.00%	1,946.27
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,413.97	2.66%	7,311,905	2.93%	1,350.56
65. 2G1	2,836.24	1.39%	3,700,765	1.48%	1,304.81
66. 2G	3,611.49	1.78%	4,697,585	1.88%	1,300.73
67. 3G1	5,016.34	2.47%	6,217,910	2.49%	1,239.53
68. 3G	5,481.70	2.70%	6,784,390	2.72%	1,237.64
69. 4G1	48,985.24	24.09%	59,803,765	23.97%	1,220.85
70. 4G	131,977.76	64.91%	161,015,720	64.53%	1,220.02
71. Total	203,322.74	100.00%	249,532,040	100.00%	1,227.27
<b>Irrigated Total</b>					
	91,211.90	26.85%	401,913,095	54.50%	4,406.37
<b>Dry Total</b>					
	43,728.36	12.87%	85,107,235	11.54%	1,946.27
<b>Grass Total</b>					
	203,322.74	59.86%	249,532,040	33.84%	1,227.27
72. Waste	739.76	0.22%	66,600	0.01%	90.03
73. Other	685.52	0.20%	838,255	0.11%	1,222.80
74. Exempt	9,507.31	2.80%	0	0.00%	0.00
75. Market Area Total	339,688.28	100.00%	737,457,225	100.00%	2,170.98

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	28.60	17.82%	133,845	19.27%	4,679.90
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	51.12	31.85%	217,260	31.28%	4,250.00
52. 4A	80.80	50.34%	343,400	49.45%	4,250.00
<b>53. Total</b>	<b>160.52</b>	<b>100.00%</b>	<b>694,505</b>	<b>100.00%</b>	<b>4,326.59</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	12.81	68.47%	23,700	68.47%	1,850.12
61. 4D	5.90	31.53%	10,915	31.53%	1,850.00
<b>62. Total</b>	<b>18.71</b>	<b>100.00%</b>	<b>34,615</b>	<b>100.00%</b>	<b>1,850.08</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4.20	3.19%	5,670	3.52%	1,350.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	32.20	24.44%	39,285	24.35%	1,220.03
70. 4G	95.37	72.38%	116,350	72.13%	1,219.99
<b>71. Total</b>	<b>131.77</b>	<b>100.00%</b>	<b>161,305</b>	<b>100.00%</b>	<b>1,224.14</b>
<b>Irrigated Total</b>					
	160.52	51.61%	694,505	78.00%	4,326.59
<b>Dry Total</b>					
	18.71	6.02%	34,615	3.89%	1,850.08
<b>Grass Total</b>					
	131.77	42.37%	161,305	18.12%	1,224.14
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	115.44	37.12%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>311.00</b>	<b>100.00%</b>	<b>890,425</b>	<b>100.00%</b>	<b>2,863.10</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	10.50	49,140	6,213.07	27,689,645	85,148.85	374,868,815	91,372.42	402,607,600
<b>77. Dry Land</b>	0.00	0	3,238.10	6,382,390	40,508.97	78,759,460	43,747.07	85,141,850
<b>78. Grass</b>	6.50	7,930	8,966.69	11,023,045	194,481.32	238,662,370	203,454.51	249,693,345
<b>79. Waste</b>	0.00	0	104.84	9,435	634.92	57,165	739.76	66,600
<b>80. Other</b>	0.00	0	101.85	124,475	583.67	713,780	685.52	838,255
<b>81. Exempt</b>	0.00	0	164.86	0	9,457.89	0	9,622.75	0
<b>82. Total</b>	<b>17.00</b>	<b>57,070</b>	<b>18,624.55</b>	<b>45,228,990</b>	<b>321,357.73</b>	<b>693,061,590</b>	<b>339,999.28</b>	<b>738,347,650</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	91,372.42	26.87%	402,607,600	54.53%	4,406.23
<b>Dry Land</b>	43,747.07	12.87%	85,141,850	11.53%	1,946.23
<b>Grass</b>	203,454.51	59.84%	249,693,345	33.82%	1,227.27
<b>Waste</b>	739.76	0.22%	66,600	0.01%	90.03
<b>Other</b>	685.52	0.20%	838,255	0.11%	1,222.80
<b>Exempt</b>	9,622.75	2.83%	0	0.00%	0.00
<b>Total</b>	<b>339,999.28</b>	<b>100.00%</b>	<b>738,347,650</b>	<b>100.00%</b>	<b>2,171.62</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreage	36	619,710	183	10,584,160	196	18,081,445	232	29,285,315	412,150
83.2 Ashton	45	120,175	120	408,635	120	4,152,890	165	4,681,700	19,440
83.3 Hazard	18	114,355	46	139,785	47	1,979,385	65	2,233,525	0
83.4 Litchfield	17	42,945	137	482,395	139	4,854,810	156	5,380,150	36,829
83.5 Loup City	93	245,770	512	1,715,425	512	23,980,125	605	25,941,320	442,045
83.6 Rockville	32	80,360	68	158,045	68	1,650,910	100	1,889,315	1,995
83.7 Sherman Lake	1	0	290	6,240,500	290	16,088,455	291	22,328,955	504,270
84 Residential Total	242	1,223,315	1,356	19,728,945	1,372	70,788,020	1,614	91,740,280	1,416,729

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	Ashton	9	10,545	17	36,905	18	1,475,040	27	1,522,490	100,585
85.2	Hazard	4	5,890	5	25,360	6	210,175	10	241,425	0
85.3	Litchfield	15	26,680	28	96,860	29	2,115,625	44	2,239,165	2,350
85.4	Loup City	15	73,415	91	497,660	92	9,162,010	107	9,733,085	135,570
85.5	Rockville	3	1,650	10	16,205	10	345,725	13	363,580	104,070
85.6	Rural Comm	2	2,455	11	189,105	14	1,659,370	16	1,850,930	166,645
86	Commercial Total	48	120,635	162	862,095	169	14,967,945	217	15,950,675	509,220

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	5,346.57	2.69%	7,217,870	2.96%	1,350.00
89. 2G1	2,665.60	1.34%	3,465,285	1.42%	1,300.00
90. 2G	3,578.39	1.80%	4,651,915	1.91%	1,300.00
91. 3G1	4,669.66	2.35%	5,767,230	2.37%	1,235.04
92. 3G	5,259.79	2.65%	6,495,910	2.66%	1,235.01
93. 4G1	47,590.99	23.94%	58,060,950	23.82%	1,220.00
94. 4G	129,654.46	65.23%	158,111,585	64.86%	1,219.48
95. Total	198,765.46	100.00%	243,770,745	100.00%	1,226.42
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	67.40	1.48%	94,035	1.63%	1,395.18
98. 2C1	170.64	3.74%	235,480	4.09%	1,379.98
99. 2C	33.10	0.73%	45,670	0.79%	1,379.76
100. 3C1	346.68	7.61%	450,680	7.82%	1,299.99
101. 3C	221.91	4.87%	288,480	5.01%	1,299.99
102. 4C1	1,394.25	30.59%	1,742,815	30.25%	1,250.00
103. 4C	2,323.30	50.98%	2,904,135	50.41%	1,250.00
104. Total	4,557.28	100.00%	5,761,295	100.00%	1,264.20
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	198,765.46	97.76%	243,770,745	97.69%	1,226.42
CRP Total	4,557.28	2.24%	5,761,295	2.31%	1,264.20
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	203,322.74	100.00%	249,532,040	100.00%	1,227.27

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	4.20	3.19%	5,670	3.52%	1,350.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	32.20	24.44%	39,285	24.35%	1,220.03
94. 4G	95.37	72.38%	116,350	72.13%	1,219.99
95. Total	131.77	100.00%	161,305	100.00%	1,224.14
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	131.77	100.00%	161,305	100.00%	1,224.14
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	131.77	100.00%	161,305	100.00%	1,224.14

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

82 Sherman

	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	59,966,650	68,838,780	8,872,130	14.80%	897,189	13.30%
02. Recreational	21,635,740	22,901,500	1,265,760	5.85%	519,540	3.45%
03. Ag-Homesite Land, Ag-Res Dwelling	27,559,480	33,622,445	6,062,965	22.00%	1,124,810	17.92%
<b>04. Total Residential (sum lines 1-3)</b>	<b>109,161,870</b>	<b>125,362,725</b>	<b>16,200,855</b>	<b>14.84%</b>	<b>2,541,539</b>	<b>12.51%</b>
05. Commercial	15,079,865	15,772,290	692,425	4.59%	509,220	1.21%
06. Industrial	178,385	178,385	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	20,178,490	22,451,376	2,272,886	11.26%	0	11.26%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>35,436,740</b>	<b>38,402,051</b>	<b>2,965,311</b>	<b>8.37%</b>	<b>509,220</b>	<b>6.93%</b>
<b>10. Total Non-Agland Real Property</b>	<b>144,598,610</b>	<b>163,768,601</b>	<b>19,169,991</b>	<b>13.26%</b>	<b>3,050,759</b>	<b>11.15%</b>
11. Irrigated	402,528,370	402,607,600	79,230	0.02%		
12. Dryland	85,098,460	85,141,850	43,390	0.05%		
13. Grassland	216,853,125	249,693,345	32,840,220	15.14%		
14. Wasteland	66,600	66,600	0	0.00%		
15. Other Agland	732,275	838,255	105,980	14.47%		
<b>16. Total Agricultural Land</b>	<b>705,278,830</b>	<b>738,347,650</b>	<b>33,068,820</b>	<b>4.69%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>849,877,440</b>	<b>902,116,251</b>	<b>52,238,811</b>	<b>6.15%</b>	<b>3,050,759</b>	<b>5.79%</b>

## 2016 Assessment Survey for Sherman County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	The part-time employee is sometimes shared with the county court office.
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$142,331
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$20,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$16,800 for the CAMA system and the GIS
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	n/a
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$25,044.34

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan
2.	<b>CAMA software:</b>
	TerraScan
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The assessor and the deputy assessor
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, sherman.gisworkshop.com
7.	<b>Who maintains the GIS software and maps?</b>
	The maintenance of the GIS system is shared between the assessor, deputy assessor, and the vendor.
8.	<b>Personal Property software:</b>
	TerraScan

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Loup City has its own zoning, and Ashton, Rockville, Litchfield & Hazard are governed by county zoning.
4.	<b>When was zoning implemented?</b>
	1999

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Robin Hendricksen
2.	<b>GIS Services:</b>
	GIS Workshop, Inc.
3.	<b>Other services:</b>
	n/a

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, the county contract with Robin Hendricksen for the appraisal of large commercial properties.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	The county does not specify requirements; however, the appraiser is a Certified General Appraiser
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2016 Residential Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	The assessor and deputy assessor																		
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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>Loup City - largest community with a school system and some employment opportunities. The residential market is most active here.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Ashton - small community with no school and limited services</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Hazard - bedroom community, less than 30 miles North of Kearney. Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Litchfield - small community with a school system, some business district</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rockville - bedroom community, about 30 miles from Grand Island. Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Sherman Lake - Trail # 12, residential/recreational homes on leased land</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Acreage - rural residential parcels</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	Loup City - largest community with a school system and some employment opportunities. The residential market is most active here.	02	Ashton - small community with no school and limited services	03	Hazard - bedroom community, less than 30 miles North of Kearney. Limited amenities and no school system.	04	Litchfield - small community with a school system, some business district	05	Rockville - bedroom community, about 30 miles from Grand Island. Limited amenities and no school system.	10	Sherman Lake - Trail # 12, residential/recreational homes on leased land	15	Acreage - rural residential parcels	Ag	Agricultural homes and outbuildings
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15	Acreage - rural residential parcels																		
Ag	Agricultural homes and outbuildings																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	Only the cost approach is used.																		
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	Yes, depreciation tables are developed using local market information.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	Yes																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		
	Square foot method																		
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																		
	Lots being held for sale or resale are valued the same as all other lots within the same neighborhood.																		

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2015	2012	2015	2013
	02	2013	2010	unknown	2012
	03	2013	2010	unknown	2012
	04	2013	2010	2008	2012
	05	2013	2010	unknown	2012
	10	2013	2012	2014	2012
	15	2011	2012	2016	2012
	Ag	2011	2012	2016	2014-2015

Although it is currently unknown when lot values studies were last completed in some of the smaller communities, the market has been relatively stable in these areas and the current sales analysis suggest that values are maintaining within the acceptable range.

## 2016 Commercial Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The assessor and the deputy assessor complete most of the work; however, an appraisal contract is maintained for the larger commercial properties.			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	Only the cost approach is used. The sales comparison and income approaches may be developed by the contract appraiser when sufficient information is available.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	The county contracts with a licensed appraiser for the appraisal of large, unique commercial properties.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Depreciation studies are developed using local market information.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	n/a			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	All lots are valued by the square foot or by the acre, based on sales and similar properties.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2007	2013

## 2016 Agricultural Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	The assessor and deputy assessor						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No discernible differences have been determined for agricultural land in 2014</td> <td style="text-align: center;">2009</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No discernible differences have been determined for agricultural land in 2014	2009
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	No discernible differences have been determined for agricultural land in 2014	2009					
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Annually sales are plotted, topography and geographic characteristics are reviewed.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Generally, any parcel less than 40 acres is classified as rural residential land. All parcels are reviewed for primary use, parcels are classified as recreational when they are not being used for agricultural, residential, or commercial purposes. The majority of recreational parcels in the county are those with seasonal cabins at Sherman Reservoir.						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>						
	Yes						
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	n/a						
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>						
<b>7a.</b>	<b>How many special valuation applications are on file?</b>						
	1						
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>						
	Non-agricultural influences or are monitored through written sales verification and zoning permits. Sales analysis is also conducted annually to ensure that there are non-agricultural influences present in the county.						
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>						
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>						
	n/a						
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>						
	n/a						
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>						

	n/a
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**2015 PLAN OF ASSESSMENT  
FOR  
SHERMAN COUNTY  
By Sherie Kuszak  
Sherman County Assessor**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), 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 Revenue, Property Assessment Division 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 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2009).

General Description of Real Property in Sherman County:

Per the 2015 County Abstract, Sherman County consists of 3,751 parcels of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value	
Residential	1310	35.00%	7.00%	
Commercial	214	5.70%	1.70%	
Industrial	1	.03%	.03%	
Recreational	298	7.95 %	2.50%	
Agricultural	1928	51.30%	88.60%	
Special Value	-	---		---

Agricultural land - taxable acres 340,012.09 with a value of 705,325,570

Other pertinent facts: County is predominantly agricultural with 60.00% grassland, 26.80% irrigated, and 12.80% dry-broke and .11 for other and waste.

Current Resources:

A. Staff: County Assessor, Deputy and Part time Clerk.

The assessor is required to obtain 60 hours of continuing education every 4 years. The Assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

The Deputy Assessor has taken and passed her Assessor's Exam.

B. Cadastral Maps 1969/soil maps/land use maps, aerial photos.

The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Sherman County were new in 1994 for Residential and Commercial and 1997 for Agricultural. The office went on-line in June of 2006 with the property record information.

D. The County uses the CAMA and Assessment Administration system. Sherman County **does not** have GIS.

E. Web based – property record information access- June 2006. The County is now with GIS Workshop.

- F. Agri-data, Inc software implemented to re-measure all rural parcels to original plat with consideration to documented surveys and to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property (*e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements*).

The Assessor's staff processes sales transactions in the computer system and prints a copy of the 521 forms, property review sheet, which are given to the staff for review. Buyer/seller questionnaires are mailed at this time. The staff reviews the sales, takes new pictures, check accuracy of the data that we currently are using. Information confirmed is the land use for agricultural sales including verification with FSA records, the quality, condition and other data for any and all improvements. Properties are re-measured if something doesn't appear to be correct. Permits are provided to the Office by either the county zoning administrator or the city clerk which ever has the jurisdiction for the applicable property. The permits are all entered in the computer system to facilitate possible changes on parcels. In addition to the permits property information statements are utilized to track property alterations. The permits remain in the system for reference through the Property Record Card.

- B. Data Collection (*e.g. frequency & method of physical property inspections, listing, gather market and income data*)

In accordance with Neb. Statute §77-1311.03 the County is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each Assessor Location.

The permit and sales review system offer opportunity for individual property reviews annually.

Working with ag-land property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions (*e.g. how you perform A/S ratio studies internally or work with Field Liaison on analysis of A/S ratio studies*).

All statistics are reviewed annually to determine if adjustments are necessary to remain current with the market and building activity. For each assessor location and market area consideration is given to the number of sales in the study and the epoch of the parcel data.

The application of definitive market area boundaries within the agricultural sector is reviewed annually. This review attempts to ensure equality of sales distribution and types of classes and sub-classes moving in the market.

Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value (*e.g. how you perform mass appraisal techniques or calibrate models, etc*);

1) Market Approach; sales comparisons,

Similar and like properties are studied to determine if action is necessary for adjustments for the upcoming year.

2) Cost Approach; cost manual used & date of manual and latest depreciation study,

The Department of Revenue, Property Assessment Division CAMA system is utilized for costing and applying market depreciation. Marshall & Swift cost manual dates are updated when appropriate to revaluing and introducing updated depreciation tables.

Specific manual dates and depreciation studies may vary between assigned assessor locations. A preliminary and final chart depicting this information is completed each assessment year.

3) Income Approach; income and expense data collection/analysis from the market,

Gather income information as available for commercial properties. Rental income has been requested for residential property. The income approach generally is not used since income/expense data is not readily available.

4) Land valuation studies, establish market areas, special value for agricultural land

Sales are plotted on a map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: number of sales; time frame of sales; number of acres selling; Further review is completed in attempt to make note of any difference in selling price paid per acre to be classed as special value.

E. Reconciliation of Final Value and documentation

The market is analyzed based on the standard approaches to valuation and the final valuation is determined based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions.

Assessment ratios on current sale study periods are reviewed after final values are applied. The new costing and depreciation is then applied to the entire population of the class or sub-class being studied. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

G. Notices and Public Relations

Notices of valuation change are mailed to property owners with assessed values different than the previous year on or before June 1<sup>st</sup>. These are mailed to the last known address of property owners. After notices have been mailed the appraisal staff is available to answer any questions or concerns of the taxpayers.

**Level of Value, Quality, and Uniformity for Assessment Year 2015:**

<u>Property Class</u>	<u>Median</u>
Residential	94.00
Commercial	100.00
Agricultural Land	72.00
Special Value Agland	N/A

\*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2011 Reports & Opinions.

**Assessment Actions Planned for Assessment Year 2015:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos will be in place in Loup City and the Acreages. We also will walk the Cabins and the Marina.

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercials will be reviewed and new photos added to parcels.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

**Assessment Actions Planned for Assessment Year 2017:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion

of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos of the top two tiers of our rural. We will enter all data from the reviews of the rural improvements and out buildings.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

**Assessment Actions Planned for Assessment Year 2018:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos of the bottom two tiers of our rural. We will enter all data from the reviews of the rural improvements and out buildings.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

*(Optional Section as it may be relevant to achieving assessment actions planned - for example describe):*

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to Department of Revenue, Property Assessment Division 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. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
- 3. Personal Property; administer annual filing of 732 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 230 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
- 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Tax Year 2015 finds 6 TIF's in Loup City City with a TIF Excess Value of 2,183,700.
- 9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
- 10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- 11. Tax List Corrections – prepare tax list correction documents for county board approval.
- 12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
- 13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- 14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
- 15. Education: Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

*Summarize current budget request & resources needed for the future to achieve assessment actions planned.*

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

SHERIE KUSZAK  
SHERMAN COUNTY ASSESSOR

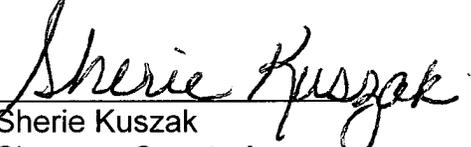
Copy distribution: Submit the plan to County Board of Equalization.  
Mail a copy of the plan and any amendments to Department of Revenue, Property Assessment Division on or before October 31 of each year.



## 2016 Methodology Report for Special Valuation Sherman County, Nebraska

Upon review of the properties and the sales within the current time period, there is no evidence for cause to implement special value for Sherman County. Sherman County has two filings from one property owner in 2004. There is no evidence to implement special value at this time. The parcels that have applications on file for special value are valued the same as other agricultural land within their own market area.

Dated this 5<sup>TH</sup> day of February, 2016.

  
Sherie Kuszak  
Sherman County Assessor