



2016 REPORTS & OPINIONS

WAYNE COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Wayne 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 Wayne 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: Dawn Duffy, Wayne County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

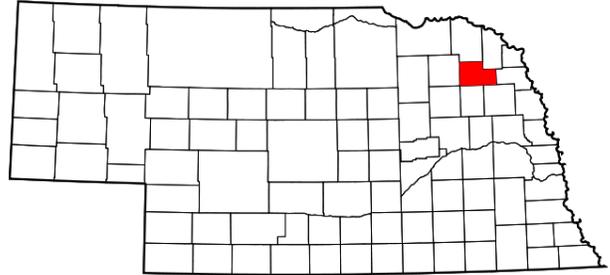
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

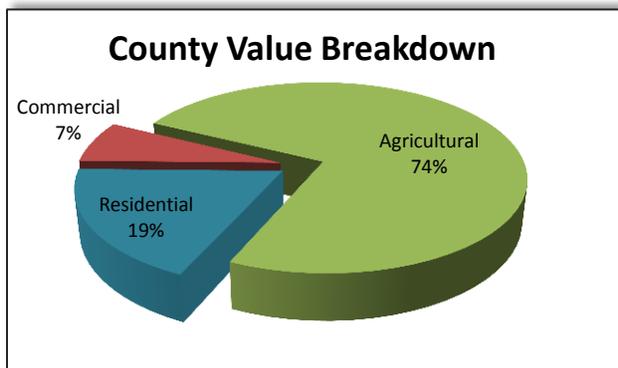
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 443 square miles, Wayne had 9,431 residents, per the Census Bureau Quick Facts for 2014, a 2% population decline from the 2010 US Census. In a review of the past fifty years, Wayne has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 64% of county residents were homeowners and 79% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Wayne convene in and around Wayne, the county seat. Per the latest information available from the U.S. Census Bureau, there were 252 employer establishments in Wayne. County-wide employment was at 5,457 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Wayne that has fortified the local rural area economies. Wayne is included in the Lower Elkhorn Natural Resources District (NRD). Dry land makes up the majority of the land in the county. In value of sales by commodity group, Wayne ranks second in milk from cows and eighth in poultry and eggs, when compared to the other counties in Nebraska. In top livestock inventory items, Wayne ranks sixth in pheasants (USDA AgCensus).

Wayne County Quick Facts	
Founded	1870
Namesake	American Revolutionary War General Anthony Wayne
Region	Northeast
County Seat	Wayne
Other Communities	Carroll Hoskins Sholes Wakefield Winside
Most Populated	Wayne (5,543) -2% from 2010 US Census
Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development	

2016 Residential Correlation for Wayne County

Assessment Actions

Wayne County has had a lot of new construction to assess since the June 2014 tornado. Many homes were damaged and many have either been renovated or rebuilt. In the spring of 2015, the county completed a review of every rural parcel and took new photos. The rural sector is also experiencing new construction.

Wayne County is experiencing growth with new subdivisions being developed in Wayne, these subdivisions are steadily constructing new homes. Also utilizing aerial imagery a review of the suburban properties was completed and updated the land values.

The county has continued with the assessment plans to complete reviews of subdivisions in the city of Wayne as outlined in the review and inspection procedure.

Description of Analysis

Residential parcels are valued utilizing eight valuation groupings that are based on the assessor locations or towns in the county. Valuation group 07 (Wayne) encompasses about 75% of the sales in the residential class of property and is the major trade center of the county.

Valuation Grouping	Definition
01	Beverly Hills
02	Carroll
03	Hoskins
04	Muhs Acres
05	Rural and Sholes
06	Wakefield
07	Wayne
08	Winside

For the residential property class, a review of Wayne County's statistical analysis profiles 187 residential sales, representing all the valuation groupings. All valuation groupings with an adequate number of sales are within the acceptable level of value. All three measures of central tendency for the residential class of properties are within acceptable range.

2016 Residential Correlation for Wayne County

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Wayne County Assessor has developed a consistent procedure for both sales qualification and verification. The county considers all sales good unless there is sufficient reason to call them non arm's-length. When a sale is questionable the county makes a telephone call to the seller of the parcel first or the realtor that handled the transaction. They ask questions concerning physical characteristics of the parcel and any other pertinent information regarding the transaction. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a conversation with the county assessor and a consideration of verification documentation. The review of Wayne County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property the county continues to meet the six-year review cycle. The county assessor and staff have been aggressive in their approach to keep all the inspections up to date and have continued a strong consistent review of the residential class of property.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of the statistics with adequate sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

2016 Residential Correlation for Wayne County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	2	122.68	122.68	116.51	18.83	105.30
02	8	99.70	100.70	98.02	05.82	102.73
03	6	97.04	92.12	91.20	06.90	101.01
04	1	98.81	98.81	98.81	00.00	100.00
05	8	95.20	93.15	91.80	07.99	101.47
06	8	97.36	95.85	94.96	04.53	100.94
07	140	94.99	93.77	92.92	06.73	100.91
08	8	94.64	93.44	92.66	07.81	100.84
20	6	94.07	93.34	91.79	02.67	101.69
____ALL____	187	95.27	94.38	93.15	06.90	101.32

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Wayne County is 95%.

2016 Commercial Correlation for Wayne County

Assessment Actions

For the current assessment year, the county continued updating commercial properties in the city of Wayne. On October 4, 2013 there was a major tornado that went through Wayne County and destroyed much of the commercial and industrial buildings on the east side of Wayne. Due to this, the county has had a lot of new construction in this area. Most of the properties destroyed have now been rebuilt and construction continues in this area of the county. Wayne County continues to monitor the sales activity in the commercial class of property and determined that the assessed values are acceptable for the 2016 assessment year.

Description of Analysis

Wayne County has eight valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

Valuation Grouping	Definition
01	Beverly Hills
02	Carroll
03	Hoskins
04	Muhs Acres
05	Rural and Sholes
06	Wakefield
07	Wayne
08	Winside

For the commercial property class, a review of the Wayne statistical analysis showed twenty-six commercial sales, representing five of the valuation groupings. Valuation group 07 (Wayne) accounts for 77% of the sold parcels. With twenty sales this valuation grouping has a median of 95.59, COD of 10.86, and a PRD of 112.61 it will be given the most consideration in developing a reliable sample that would be considered statistically sufficient in the analysis of the commercial class of real property.

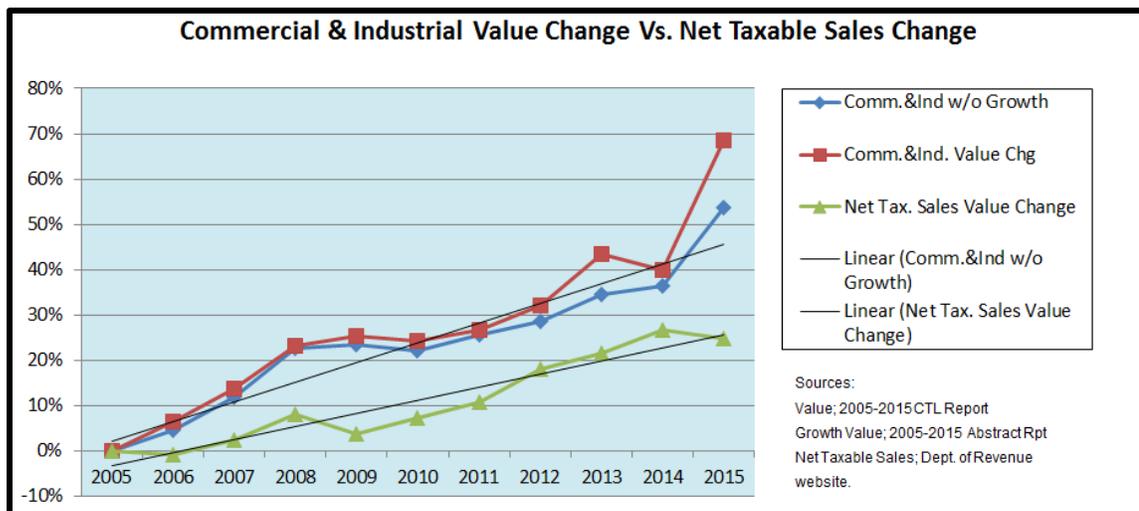
From an examination of the commercial market trends there should be indication of an increasing or decreasing market. The expectation would be a statistical measurement difference between the three years of the study period. As well the number of qualified sales occurring in the county from one year to the next could represent a fluctuation in the market. Even though the samples by year are small it may be logical to consider them a reasonable indicator of the market. The study year statistics below demonstrate little difference from one year to the next, both in terms of sales and the measurement, the level of value has remained within an acceptable range.

2016 Commercial Correlation for Wayne County

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
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Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10/01/2012 To 09/30/2013	10	95.15	82.73	88.39	14.25	93.60
10/01/2013 To 09/30/2014	7	94.84	84.88	67.46	18.54	125.82
10/01/2014 To 09/30/2015	9	97.59	103.33	98.44	16.79	104.97

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property was examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If local sales are in an upward trend, if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The Net Taxable Sales has experienced a slight decline in 2009 but overall there has been a slight increase in the commercial activity. The trend is indicating that the commercial values have been on a steady and moderate incline, notably the value change between 2014 and 2015 is the result of new construction occurring after the tornado that damaged the county.



Another stratification that is done in the commercial & industrial sales file is the review of occupancy codes and the more general review of the series codes that exist in the sales file. This is done to see if like uses of property have demonstrated any valuation trends in the county. In Wayne County, the 16 different occupancy codes that were represented in the qualified sales file are compressed into 9 occupancy series. The series codes were consolidated in an effort to narrow the commercial sales file and potentially create a subclass based on the primary use of parcels. Even with the series analysis, no group exceeds eight sales. This would cause the statistics from any individual occupancy series to be unreliable.

2016 Commercial Correlation for Wayne County

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Wayne County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Wayne County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Wayne County has been inspected during the first six-year review cycle and the county is continuing the next cyclical review.

Valuation groups were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

Valuation grouping (07) Wayne will be used as the proxy in the determination of the level of value. Confidence in the assessment practices of the county, and evaluation of the general movement of assessed values relative to the market, indicates that the county has uniformly valued the commercial class of property.

2016 Commercial Correlation for Wayne County

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
03	2	54.70	54.70	56.08	09.62	97.54
05	2	80.71	80.71	78.22	18.29	103.18
06	1	94.84	94.84	94.84		100.00
07	20	95.59	90.04	79.96	10.86	112.61
08	1	185.02	185.02	185.02		100.00
<u>ALL</u>						
10/01/2012 To 09/30/2015	26	95.16	90.44	80.45	16.53	112.42

Level of Value

Based on an analysis of all available information, the level of value of the commercial class of real property in Wayne County is determined to be 96% of market value.

2016 Agricultural Correlation for Wayne County

Assessment Actions

Based on sales information during the current study period, Wayne County implemented various percentage changes by land capability group. The higher quality dry soils were raised 3 to 4% and the lower groups were decreased up to 10%. For the third year in a row there was no change in the grassland values. The irrigated land values also remained unchanged for the 2016 assessment year.

Description of Analysis

The statistical sample was expanded to ensure an adequate and proportionate sample of the land use in the county. The counties of Cedar, Dixon, Pierce, Stanton and Thurston have land characteristics similar to Wayne County, and were considered comparable. The majority of the land use is approximately 73% dry in Wayne County. The total qualified sales after expansion resulted in 47 arm's-length sales. All measures were taken to utilize comparable sales and meet the thresholds of determining an adequate sample of the agricultural sales.

The statistical profile shows that the county is within the acceptable range. Review of the statistical profile supports the county is within the acceptable range, as well as the 80% MLU statistics where there is a reliable sample of sales. Although grassland has not been increased within the county, the values are generally comparable to adjoining counties.

Assessment Practice Review

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

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed reasonably timely and accurately. Assessed values were also found to be reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

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

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Wayne County was determined to

2016 Agricultural Correlation for Wayne County

be systematic and comprehensive. The current process of verification of land use is aerial imagery. Questionnaires and physical inspections are used to gather information regarding any other questionable characteristics that impact value. Inspection of agricultural improvements was completed during 2015. As part of the six year cycle, an onsite inspection process includes comparison of the current property record card for changes to the physical characteristics of the property. The county's practice considers all available information when determining the primary use of the parcel.

Equalization

The analysis supports that the county has achieved equalization; comparison of Wayne County values with the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The results of no market adjustment made for 2016 is parallel to the movement of the agricultural market in the northeast portion of the state.

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

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	10	88.87	88.57	87.91	05.78	100.97
01	10	88.87	88.57	87.91	05.78	100.97
<u>Dry</u>						
County	29	89.63	89.83	88.94	07.64	101.29
01	29	89.63	89.83	88.94	07.64	101.29
<u>Grass</u>						
County	2	50.41	50.41	51.05	07.38	98.75
01	2	50.41	50.41	51.05	07.38	98.75
<u>ALL</u>	47	89.54	89.91	89.07	09.61	101.22

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Wayne County is 70%.

2016 Opinions of the Property Tax Administrator for Wayne County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Wayne County

Residential Real Property - Current

Number of Sales	187	Median	95.27
Total Sales Price	\$21,471,539	Mean	94.38
Total Adj. Sales Price	\$21,471,539	Wgt. Mean	93.15
Total Assessed Value	\$20,000,810	Average Assessed Value of the Base	\$96,658
Avg. Adj. Sales Price	\$114,821	Avg. Assessed Value	\$106,956

Confidence Interval - Current

95% Median C.I	93.94 to 96.27
95% Wgt. Mean C.I	91.87 to 94.43
95% Mean C.I	93.07 to 95.69
% of Value of the Class of all Real Property Value in the	15.10
% of Records Sold in the Study Period	6.66
% of Value Sold in the Study Period	7.37

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	202	94	94.03
2014	207	95	94.73
2013	179	97	96.83
2012	167	95	95.44

2016 Commission Summary for Wayne County

Commercial Real Property - Current

Number of Sales	26	Median	95.16
Total Sales Price	\$5,890,500	Mean	90.44
Total Adj. Sales Price	\$5,890,500	Wgt. Mean	80.45
Total Assessed Value	\$4,739,040	Average Assessed Value of the Base	\$181,486
Avg. Adj. Sales Price	\$226,558	Avg. Assessed Value	\$182,271

Confidence Interval - Current

95% Median C.I	79.72 to 97.37
95% Wgt. Mean C.I	63.62 to 97.29
95% Mean C.I	79.94 to 100.94
% of Value of the Class of all Real Property Value in the County	4.85
% of Records Sold in the Study Period	5.42
% of Value Sold in the Study Period	5.44

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	31	100	94.84
2014	32	100	95.57
2013	21		96.32
2012	24		94.48

**90 Wayne
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 : 187
 Total Sales Price : 21,471,539
 Total Adj. Sales Price : 21,471,539
 Total Assessed Value : 20,000,810
 Avg. Adj. Sales Price : 114,821
 Avg. Assessed Value : 106,956

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 94
 COD : 06.90
 PRD : 101.32

COV : 09.67
 STD : 09.13
 Avg. Abs. Dev : 06.57
 MAX Sales Ratio : 145.77
 MIN Sales Ratio : 68.00

95% Median C.I. : 93.94 to 96.27
 95% Wgt. Mean C.I. : 91.87 to 94.43
 95% Mean C.I. : 93.07 to 95.69

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-13 To 31-DEC-13	19	93.35	92.53	91.91	07.19	100.67	77.48	105.61	84.68 to 99.17	130,334	119,792	
01-JAN-14 To 31-MAR-14	8	98.22	97.09	96.37	03.21	100.75	87.18	105.33	87.18 to 105.33	86,988	83,833	
01-APR-14 To 30-JUN-14	28	96.21	95.86	94.08	06.13	101.89	79.91	116.75	93.55 to 99.52	126,327	118,843	
01-JUL-14 To 30-SEP-14	38	96.20	95.34	94.21	08.57	101.20	69.82	145.77	91.19 to 97.81	106,372	100,209	
01-OCT-14 To 31-DEC-14	20	94.00	92.98	93.11	05.22	99.86	77.52	104.65	91.13 to 96.46	111,653	103,957	
01-JAN-15 To 31-MAR-15	18	91.95	91.12	88.83	09.31	102.58	68.00	115.78	83.08 to 96.62	106,972	95,024	
01-APR-15 To 30-JUN-15	30	94.73	93.51	92.97	05.49	100.58	81.52	107.77	88.47 to 97.25	121,168	112,646	
01-JUL-15 To 30-SEP-15	26	95.47	96.24	93.96	06.28	102.43	82.31	114.33	92.06 to 100.31	112,554	105,755	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	93	96.27	95.07	93.77	07.18	101.39	69.82	145.77	94.00 to 97.89	115,608	108,411	
01-OCT-14 To 30-SEP-15	94	94.44	93.70	92.52	06.46	101.28	68.00	115.78	92.30 to 95.78	114,042	105,517	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	94	96.06	95.14	94.07	06.81	101.14	69.82	145.77	94.47 to 96.91	111,790	105,163	
<u>ALL</u>	187	95.27	94.38	93.15	06.90	101.32	68.00	145.77	93.94 to 96.27	114,821	106,956	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	2	122.68	122.68	116.51	18.83	105.30	99.58	145.77	N/A	112,875	131,510	
02	8	99.70	100.70	98.02	05.82	102.73	88.13	115.78	88.13 to 115.78	49,188	48,214	
03	6	97.04	92.12	91.20	06.90	101.01	79.91	100.62	79.91 to 100.62	94,067	85,790	
04	1	98.81	98.81	98.81	00.00	100.00	98.81	98.81	N/A	115,000	113,630	
05	8	95.20	93.15	91.80	07.99	101.47	77.93	111.28	77.93 to 111.28	181,250	166,389	
06	8	97.36	95.85	94.96	04.53	100.94	88.07	103.08	88.07 to 103.08	110,688	105,108	
07	140	94.99	93.77	92.92	06.73	100.91	68.00	116.75	93.39 to 96.02	110,513	102,685	
08	8	94.64	93.44	92.66	07.81	100.84	76.22	105.61	76.22 to 105.61	64,500	59,767	
20	6	94.07	93.34	91.79	02.67	101.69	87.58	97.25	87.58 to 97.25	308,250	282,943	
<u>ALL</u>	187	95.27	94.38	93.15	06.90	101.32	68.00	145.77	93.94 to 96.27	114,821	106,956	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	187	95.27	94.38	93.15	06.90	101.32	68.00	145.77	93.94 to 96.27	114,821	106,956	
06												
07												
<u>ALL</u>	187	95.27	94.38	93.15	06.90	101.32	68.00	145.77	93.94 to 96.27	114,821	106,956	

**90 Wayne
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 : 187
 Total Sales Price : 21,471,539
 Total Adj. Sales Price : 21,471,539
 Total Assessed Value : 20,000,810
 Avg. Adj. Sales Price : 114,821
 Avg. Assessed Value : 106,956

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 94
 COD : 06.90
 PRD : 101.32

COV : 09.67
 STD : 09.13
 Avg. Abs. Dev : 06.57
 MAX Sales Ratio : 145.77
 MIN Sales Ratio : 68.00

95% Median C.I. : 93.94 to 96.27
 95% Wgt. Mean C.I. : 91.87 to 94.43
 95% Mean C.I. : 93.07 to 95.69

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	6	102.46	105.13	104.69	06.52	100.42	96.46	115.78	96.46 to 115.78	22,000	23,031	
___Ranges Excl. Low \$___												
Greater Than 4,999	187	95.27	94.38	93.15	06.90	101.32	68.00	145.77	93.94 to 96.27	114,821	106,956	
Greater Than 14,999	187	95.27	94.38	93.15	06.90	101.32	68.00	145.77	93.94 to 96.27	114,821	106,956	
Greater Than 29,999	181	95.11	94.03	93.08	06.79	101.02	68.00	145.77	93.55 to 96.09	117,898	109,738	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	6	102.46	105.13	104.69	06.52	100.42	96.46	115.78	96.46 to 115.78	22,000	23,031	
30,000 TO 59,999	26	98.26	97.58	96.97	06.28	100.63	83.57	109.70	95.00 to 101.94	45,142	43,777	
60,000 TO 99,999	50	94.35	94.73	94.83	07.56	99.89	76.22	145.77	91.26 to 96.58	79,008	74,922	
100,000 TO 149,999	73	95.53	93.59	93.84	06.44	99.73	68.00	111.28	93.55 to 97.25	122,636	115,082	
150,000 TO 249,999	23	93.39	91.85	91.62	05.53	100.25	77.93	104.65	86.68 to 95.67	185,543	169,998	
250,000 TO 499,999	8	90.32	88.57	88.53	05.89	100.05	77.00	94.77	77.00 to 94.77	302,563	267,868	
500,000 TO 999,999	1	91.20	91.20	91.20	00.00	100.00	91.20	91.20	N/A	575,000	524,425	
1,000,000 +												
___ALL___	187	95.27	94.38	93.15	06.90	101.32	68.00	145.77	93.94 to 96.27	114,821	106,956	

90 Wayne
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 : 26
Total Sales Price : 5,890,500
Total Adj. Sales Price : 5,890,500
Total Assessed Value : 4,739,040
Avg. Adj. Sales Price : 226,558
Avg. Assessed Value : 182,271

MEDIAN : 95
WGT. MEAN : 80
MEAN : 90
COD : 16.53
PRD : 112.42

COV : 28.74
STD : 25.99
Avg. Abs. Dev : 15.73
MAX Sales Ratio : 185.02
MIN Sales Ratio : 46.04

95% Median C.I. : 79.72 to 97.37
95% Wgt. Mean C.I. : 63.62 to 97.29
95% Mean C.I. : 79.94 to 100.94

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	3	65.95	73.85	82.35	18.04	89.68	59.95	95.66	N/A	216,667	178,432
01-JAN-13 To 31-MAR-13	1	97.30	97.30	97.30	00.00	100.00	97.30	97.30	N/A	33,000	32,110
01-APR-13 To 30-JUN-13	1	75.72	75.72	75.72	00.00	100.00	75.72	75.72	N/A	250,000	189,290
01-JUL-13 To 30-SEP-13	5	95.47	86.55	95.03	10.21	91.08	49.44	97.37	N/A	205,000	194,814
01-OCT-13 To 31-DEC-13	4	87.28	88.12	81.24	19.56	108.47	62.39	115.54	N/A	274,375	222,904
01-JAN-14 To 31-MAR-14	2	73.08	73.08	47.00	37.00	155.49	46.04	100.11	N/A	644,000	302,698
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	1	95.54	95.54	95.54	00.00	100.00	95.54	95.54	N/A	400,000	382,140
01-OCT-14 To 31-DEC-14	2	98.16	98.16	98.25	00.58	99.91	97.59	98.73	N/A	147,500	144,913
01-JAN-15 To 31-MAR-15	2	95.85	95.85	97.25	03.05	98.56	92.93	98.77	N/A	182,500	177,480
01-APR-15 To 30-JUN-15	4	96.94	115.96	104.29	31.24	111.19	84.95	185.02	N/A	99,250	103,508
01-JUL-15 To 30-SEP-15	1	78.12	78.12	78.12	00.00	100.00	78.12	78.12	N/A	90,000	70,310
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	10	95.15	82.73	88.39	14.25	93.60	49.44	97.37	59.95 to 97.30	195,800	173,077
01-OCT-13 To 30-SEP-14	7	94.84	84.88	67.46	18.54	125.82	46.04	115.54	46.04 to 115.54	397,929	268,450
01-OCT-14 To 30-SEP-15	9	97.59	103.33	98.44	16.79	104.97	78.12	185.02	84.95 to 107.45	127,444	125,458
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	11	94.84	87.11	86.76	13.35	100.40	49.44	115.54	62.39 to 97.37	218,682	189,735
01-JAN-14 To 31-DEC-14	5	97.59	87.60	64.42	11.73	135.98	46.04	100.11	N/A	396,600	255,472
<u>ALL</u>	26	95.16	90.44	80.45	16.53	112.42	46.04	185.02	79.72 to 97.37	226,558	182,271

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
03	2	54.70	54.70	56.08	09.62	97.54	49.44	59.95	N/A	43,500	24,395
05	2	80.71	80.71	78.22	18.29	103.18	65.95	95.47	N/A	192,500	150,575
06	1	94.84	94.84	94.84	00.00	100.00	94.84	94.84	N/A	28,000	26,555
07	20	95.59	90.04	79.96	10.86	112.61	46.04	115.54	84.95 to 97.59	267,025	213,502
08	1	185.02	185.02	185.02	00.00	100.00	185.02	185.02	N/A	50,000	92,510
<u>ALL</u>	26	95.16	90.44	80.45	16.53	112.42	46.04	185.02	79.72 to 97.37	226,558	182,271

**90 Wayne
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 : 26
 Total Sales Price : 5,890,500
 Total Adj. Sales Price : 5,890,500
 Total Assessed Value : 4,739,040
 Avg. Adj. Sales Price : 226,558
 Avg. Assessed Value : 182,271

MEDIAN : 95
 WGT. MEAN : 80
 MEAN : 90
 COD : 16.53
 PRD : 112.42

COV : 28.74
 STD : 25.99
 Avg. Abs. Dev : 15.73
 MAX Sales Ratio : 185.02
 MIN Sales Ratio : 46.04

95% Median C.I. : 79.72 to 97.37
 95% Wgt. Mean C.I. : 63.62 to 97.29
 95% Mean C.I. : 79.94 to 100.94

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	26	95.16	90.44	80.45	16.53	112.42	46.04	185.02	79.72 to 97.37	226,558	182,271
04											
<u>ALL</u>	26	95.16	90.44	80.45	16.53	112.42	46.04	185.02	79.72 to 97.37	226,558	182,271

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	97.48	97.48	97.22	02.71	100.27	94.84	100.11	N/A	25,500	24,790
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	26	95.16	90.44	80.45	16.53	112.42	46.04	185.02	79.72 to 97.37	226,558	182,271
Greater Than 14,999	26	95.16	90.44	80.45	16.53	112.42	46.04	185.02	79.72 to 97.37	226,558	182,271
Greater Than 29,999	24	95.15	89.86	80.31	17.68	111.89	46.04	185.02	78.12 to 97.37	243,313	195,394
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	97.48	97.48	97.22	02.71	100.27	94.84	100.11	N/A	25,500	24,790
30,000 TO 59,999	4	78.63	97.93	102.01	54.98	96.00	49.44	185.02	N/A	42,500	43,353
60,000 TO 99,999	4	88.94	87.71	87.88	06.94	99.81	78.12	94.82	N/A	83,750	73,601
100,000 TO 149,999	2	102.52	102.52	102.15	04.81	100.36	97.59	107.45	N/A	116,250	118,748
150,000 TO 249,999	6	95.55	92.96	91.84	10.82	101.22	65.95	115.54	65.95 to 115.54	184,583	169,518
250,000 TO 499,999	5	95.54	85.62	86.74	11.79	98.71	62.39	98.77	N/A	318,000	275,843
500,000 TO 999,999	2	88.55	88.55	88.24	09.97	100.35	79.72	97.37	N/A	569,750	502,730
1,000,000 +	1	46.04	46.04	46.04	00.00	100.00	46.04	46.04	N/A	1,265,000	582,370
<u>ALL</u>	26	95.16	90.44	80.45	16.53	112.42	46.04	185.02	79.72 to 97.37	226,558	182,271

**90 Wayne
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 : 26
 Total Sales Price : 5,890,500
 Total Adj. Sales Price : 5,890,500
 Total Assessed Value : 4,739,040
 Avg. Adj. Sales Price : 226,558
 Avg. Assessed Value : 182,271

MEDIAN : 95
 WGT. MEAN : 80
 MEAN : 90
 COD : 16.53
 PRD : 112.42

COV : 28.74
 STD : 25.99
 Avg. Abs. Dev : 15.73
 MAX Sales Ratio : 185.02
 MIN Sales Ratio : 46.04

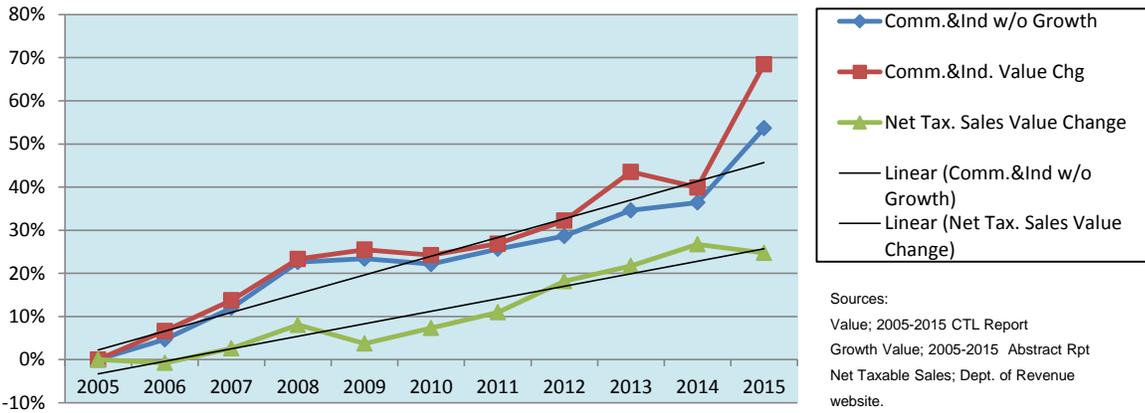
95% Median C.I. : 79.72 to 97.37
 95% Wgt. Mean C.I. : 63.62 to 97.29
 95% Mean C.I. : 79.94 to 100.94

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	100.11	100.11	100.11	00.00	100.00	100.11	100.11	N/A	23,000	23,025
100	1	95.47	95.47	95.47	00.00	100.00	95.47	95.47	N/A	160,000	152,755
300	1	95.66	95.66	95.66	00.00	100.00	95.66	95.66	N/A	370,000	353,930
340	1	95.54	95.54	95.54	00.00	100.00	95.54	95.54	N/A	400,000	382,140
343	1	79.72	79.72	79.72	00.00	100.00	79.72	79.72	N/A	589,500	469,920
344	1	107.45	107.45	107.45	00.00	100.00	107.45	107.45	N/A	107,500	115,505
350	3	92.93	83.65	78.38	11.92	106.72	62.39	95.63	N/A	197,667	154,937
352	2	141.20	141.20	104.68	31.04	134.89	97.37	185.02	N/A	300,000	314,025
353	4	91.13	81.47	53.20	17.54	153.14	46.04	97.59	N/A	372,000	197,921
386	1	78.12	78.12	78.12	00.00	100.00	78.12	78.12	N/A	90,000	70,310
391	1	49.44	49.44	49.44	00.00	100.00	49.44	49.44	N/A	32,000	15,820
406	4	90.62	84.99	90.86	13.03	93.54	59.95	98.77	N/A	146,125	132,763
436	1	75.72	75.72	75.72	00.00	100.00	75.72	75.72	N/A	250,000	189,290
459	1	98.73	98.73	98.73	00.00	100.00	98.73	98.73	N/A	170,000	167,835
528	2	90.75	90.75	87.99	27.33	103.14	65.95	115.54	N/A	202,500	178,180
557	1	94.84	94.84	94.84	00.00	100.00	94.84	94.84	N/A	28,000	26,555
<u> </u> ALL <u> </u>	26	95.16	90.44	80.45	16.53	112.42	46.04	185.02	79.72 to 97.37	226,558	182,271

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	\$ 49,442,365	\$ 262,645	0.53%	\$ 49,179,720	-	\$ 56,880,995	-
2006	\$ 52,724,340	\$ 986,260	1.87%	\$ 51,738,080	4.64%	\$ 56,441,352	-0.77%
2007	\$ 56,231,740	\$ 877,785	1.56%	\$ 55,353,955	4.99%	\$ 58,350,013	3.38%
2008	\$ 60,969,530	\$ 347,530	0.57%	\$ 60,622,000	7.81%	\$ 61,455,545	5.32%
2009	\$ 62,051,760	\$ 1,046,215	1.69%	\$ 61,005,545	0.06%	\$ 59,009,775	-3.98%
2010	\$ 61,418,550	\$ 1,025,165	1.67%	\$ 60,393,385	-2.67%	\$ 61,048,900	3.46%
2011	\$ 62,723,705	\$ 598,680	0.95%	\$ 62,125,025	1.15%	\$ 63,115,958	3.39%
2012	\$ 65,368,630	\$ 1,766,855	2.70%	\$ 63,601,775	1.40%	\$ 67,204,877	6.48%
2013	\$ 70,955,805	\$ 4,410,695	6.22%	\$ 66,545,110	1.80%	\$ 69,242,242	3.03%
2014	\$ 69,179,240	\$ 1,735,300	2.51%	\$ 67,443,940	-4.95%	\$ 72,093,871	4.12%
2015	\$ 83,277,960	\$ 7,320,050	8.79%	\$ 75,957,910	9.80%	\$ 70,945,327	-1.59%
Ann %chg	5.35%			Average	2.40%	2.67%	2.28%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	4.64%	6.64%	-0.77%
2007	11.96%	13.73%	2.58%
2008	22.61%	23.31%	8.04%
2009	23.39%	25.50%	3.74%
2010	22.15%	24.22%	7.33%
2011	25.65%	26.86%	10.96%
2012	28.64%	32.21%	18.15%
2013	34.59%	43.51%	21.73%
2014	36.41%	39.92%	26.75%
2015	53.63%	68.43%	24.73%

County Number
 County Name

90 Wayne
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 : 47
Total Sales Price : 37,715,355
Total Adj. Sales Price : 37,715,355
Total Assessed Value : 26,049,795
Avg. Adj. Sales Price : 802,454
Avg. Assessed Value : 554,251

MEDIAN : 70
WGT. MEAN : 69
MEAN : 70
COD : 09.61
PRD : 101.22

COV : 13.43
STD : 09.39
Avg. Abs. Dev : 06.68
MAX Sales Ratio : 90.26
MIN Sales Ratio : 46.69

95% Median C.I. : 67.14 to 70.56
95% Wgt. Mean C.I. : 66.86 to 71.28
95% Mean C.I. : 67.23 to 72.59

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	11	69.63	70.32	68.79	06.28	102.22	56.80	88.36	64.11 to 73.91	856,195	588,963
01-JAN-13 To 31-MAR-13	5	58.46	57.57	58.45	08.71	98.49	46.69	64.18	N/A	708,220	413,976
01-APR-13 To 30-JUN-13	2	63.55	63.55	63.14	09.19	100.65	57.71	69.38	N/A	657,557	415,183
01-JUL-13 To 30-SEP-13	1	66.89	66.89	66.89	00.00	100.00	66.89	66.89	N/A	680,000	454,820
01-OCT-13 To 31-DEC-13	4	64.12	64.50	64.80	05.77	99.54	59.81	69.95	N/A	846,300	548,425
01-JAN-14 To 31-MAR-14	3	71.82	70.61	70.43	02.24	100.26	67.59	72.41	N/A	484,333	341,103
01-APR-14 To 30-JUN-14	2	67.23	67.23	66.99	04.97	100.36	63.89	70.56	N/A	1,045,220	700,243
01-JUL-14 To 30-SEP-14	2	83.88	83.88	83.83	00.19	100.06	83.72	84.04	N/A	786,125	658,970
01-OCT-14 To 31-DEC-14	1	90.26	90.26	90.26	00.00	100.00	90.26	90.26	N/A	480,247	433,455
01-JAN-15 To 31-MAR-15	9	70.36	72.84	70.41	06.65	103.45	66.59	90.26	66.91 to 74.92	983,055	692,194
01-APR-15 To 30-JUN-15	6	74.48	73.29	73.43	13.40	99.81	54.13	86.07	54.13 to 86.07	722,061	530,230
01-JUL-15 To 30-SEP-15	1	72.69	72.69	72.69	00.00	100.00	72.69	72.69	N/A	600,000	436,120
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	19	68.39	66.07	65.76	09.26	100.47	46.69	88.36	58.46 to 70.03	787,071	517,561
01-OCT-13 To 30-SEP-14	11	69.95	70.18	69.82	08.19	100.52	59.81	84.04	61.79 to 83.72	772,808	539,585
01-OCT-14 To 30-SEP-15	17	72.69	74.02	72.09	09.86	102.68	54.13	90.26	67.14 to 83.47	838,830	604,747
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	12	62.51	61.65	62.20	08.05	99.12	46.69	69.95	57.71 to 66.89	743,451	462,397
01-JAN-14 To 31-DEC-14	8	72.12	75.54	74.61	09.80	101.25	63.89	90.26	63.89 to 90.26	699,492	521,899
<u>ALL</u>	47	69.54	69.91	69.07	09.61	101.22	46.69	90.26	67.14 to 70.56	802,454	554,251

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	47	69.54	69.91	69.07	09.61	101.22	46.69	90.26	67.14 to 70.56	802,454	554,251
<u>ALL</u>	47	69.54	69.91	69.07	09.61	101.22	46.69	90.26	67.14 to 70.56	802,454	554,251

90 Wayne
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 : 47
 Total Sales Price : 37,715,355
 Total Adj. Sales Price : 37,715,355
 Total Assessed Value : 26,049,795
 Avg. Adj. Sales Price : 802,454
 Avg. Assessed Value : 554,251

MEDIAN : 70
 WGT. MEAN : 69
 MEAN : 70
 COD : 09.61
 PRD : 101.22

COV : 13.43
 STD : 09.39
 Avg. Abs. Dev : 06.68
 MAX Sales Ratio : 90.26
 MIN Sales Ratio : 46.69

95% Median C.I. : 67.14 to 70.56
 95% Wgt. Mean C.I. : 66.86 to 71.28
 95% Mean C.I. : 67.23 to 72.59

Printed:3/24/2016 1:15:39PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	66.89	66.89	66.89	00.00	100.00	66.89	66.89	N/A	680,000	454,820
01	1	66.89	66.89	66.89	00.00	100.00	66.89	66.89	N/A	680,000	454,820
_____Dry_____											
County	25	68.39	68.67	68.10	07.18	100.84	56.80	86.07	66.44 to 70.56	794,150	540,778
01	25	68.39	68.67	68.10	07.18	100.84	56.80	86.07	66.44 to 70.56	794,150	540,778
_____Grass_____											
County	2	50.41	50.41	51.05	07.38	98.75	46.69	54.13	N/A	144,800	73,915
01	2	50.41	50.41	51.05	07.38	98.75	46.69	54.13	N/A	144,800	73,915
_____ALL_____	47	69.54	69.91	69.07	09.61	101.22	46.69	90.26	67.14 to 70.56	802,454	554,251

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	10	68.87	68.57	67.91	05.78	100.97	55.28	83.72	64.11 to 70.36	1,202,078	816,317
01	10	68.87	68.57	67.91	05.78	100.97	55.28	83.72	64.11 to 70.36	1,202,078	816,317
_____Dry_____											
County	29	69.63	69.83	68.94	07.64	101.29	56.80	90.26	66.59 to 72.41	774,719	534,083
01	29	69.63	69.83	68.94	07.64	101.29	56.80	90.26	66.59 to 72.41	774,719	534,083
_____Grass_____											
County	2	50.41	50.41	51.05	07.38	98.75	46.69	54.13	N/A	144,800	73,915
01	2	50.41	50.41	51.05	07.38	98.75	46.69	54.13	N/A	144,800	73,915
_____ALL_____	47	69.54	69.91	69.07	09.61	101.22	46.69	90.26	67.14 to 70.56	802,454	554,251

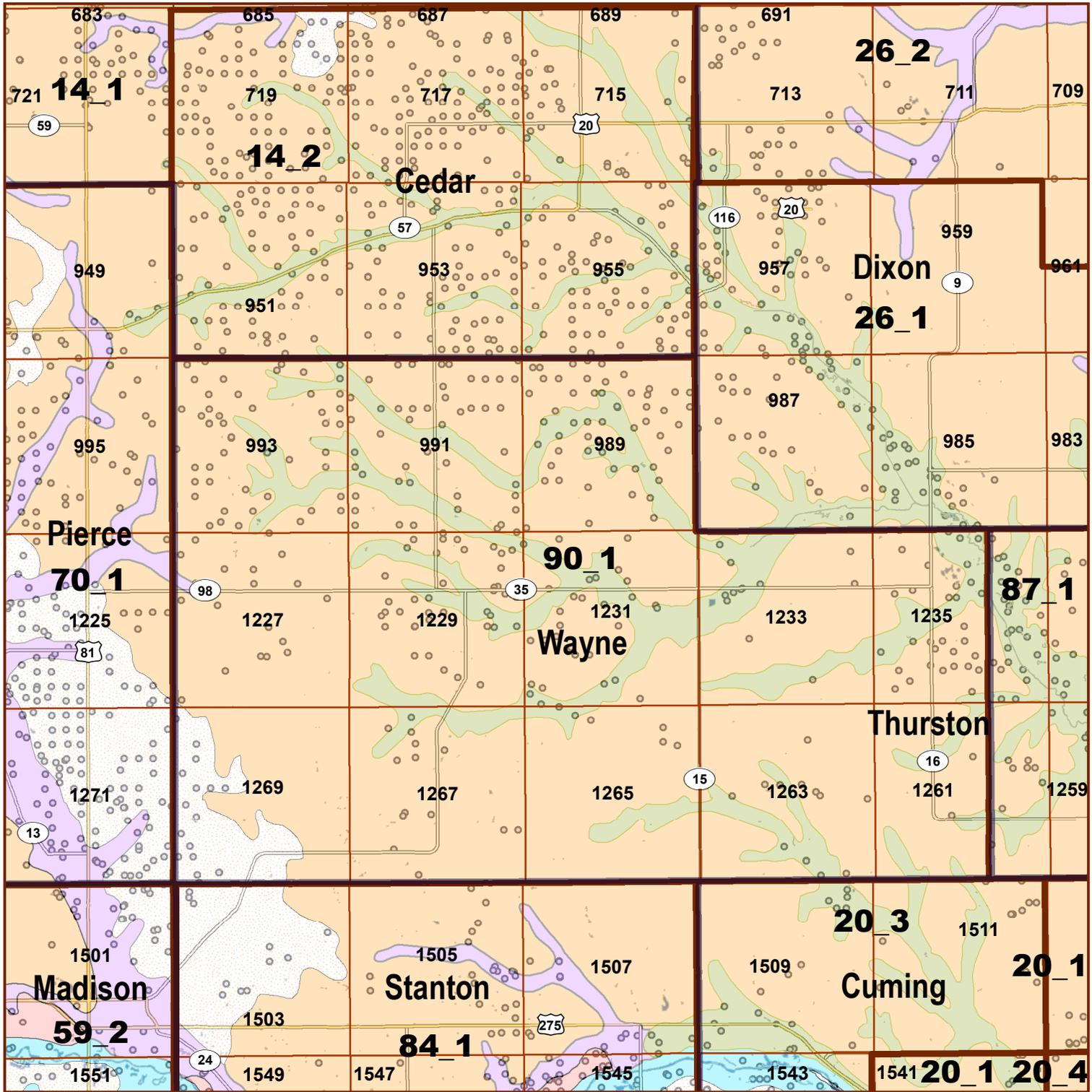
Wayne County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Wayne	1	6,025	6,000	5,950	5,900	5,800	5,650	5,500	4,900	5,801
Cedar	2	7,070	7,070	6,815	6,815	6,720	6,720	5,440	5,440	6,435
Dixon	1	6,505	6,385	6,070	5,875	5,465	5,365	4,960	4,765	5,825
Thurston	1	6,025	6,000	5,900	5,900	5,800	5,650	4,980	4,290	5,852
Cuming	1	6,932	6,933	6,495	6,507	6,004	6,015	5,061	4,986	6,486
Cuming	3	6,463	6,464	6,086	6,097	5,572	5,579	4,630	4,660	5,895
Madison	2	6,745	6,461	6,018	5,798	5,564	5,359	4,421	3,725	5,636
Pierce	1	6,496	6,267	5,874	5,767	5,665	5,489	4,368	4,133	5,646

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Wayne	1	5,700	5,650	5,550	5,450	5,400	5,000	4,400	4,100	5,285
Cedar	2	6,337	6,345	6,133	6,135	6,093	6,095	4,775	4,775	5,850
Dixon	1	5,860	5,480	5,285	5,210	5,180	4,870	4,660	4,240	5,107
Thurston	1	5,815	5,810	5,365	5,365	5,350	5,335	4,715	4,045	5,337
Cuming	1	6,606	6,609	6,215	6,178	5,679	5,680	4,720	4,656	6,037
Cuming	3	6,160	6,159	5,634	5,757	5,229	5,145	4,209	4,040	5,530
Madison	2	5,669	5,483	5,189	4,943	4,330	4,024	3,112	2,600	4,554
Pierce	1	5,570	5,395	5,085	4,850	4,210	4,085	2,840	2,480	4,639

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Wayne	1	2,400	2,260	2,120	1,980	1,870	1,590	1,410	1,270	1,905
Cedar	2	2,230	2,230	2,030	2,030	1,845	1,845	1,645	1,645	1,879
Dixon	1	2,430	2,300	2,030	n/a	1,845	1,720	1,595	1,470	1,880
Thurston	1	1,680	1,680	1,468	1,470	1,260	1,260	1,260	1,260	1,419
Cuming	1	2,842	2,820	2,559	2,447	2,176	2,170	2,026	2,016	2,445
Cuming	3	2,830	2,801	2,550	2,430	2,197	2,194	2,050	2,038	2,358
Madison	2	2,245	2,150	2,050	1,992	1,898	1,860	1,537	1,396	1,794
Pierce	1	2,275	2,105	2,050	1,920	1,855	1,755	1,465	1,295	1,652

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



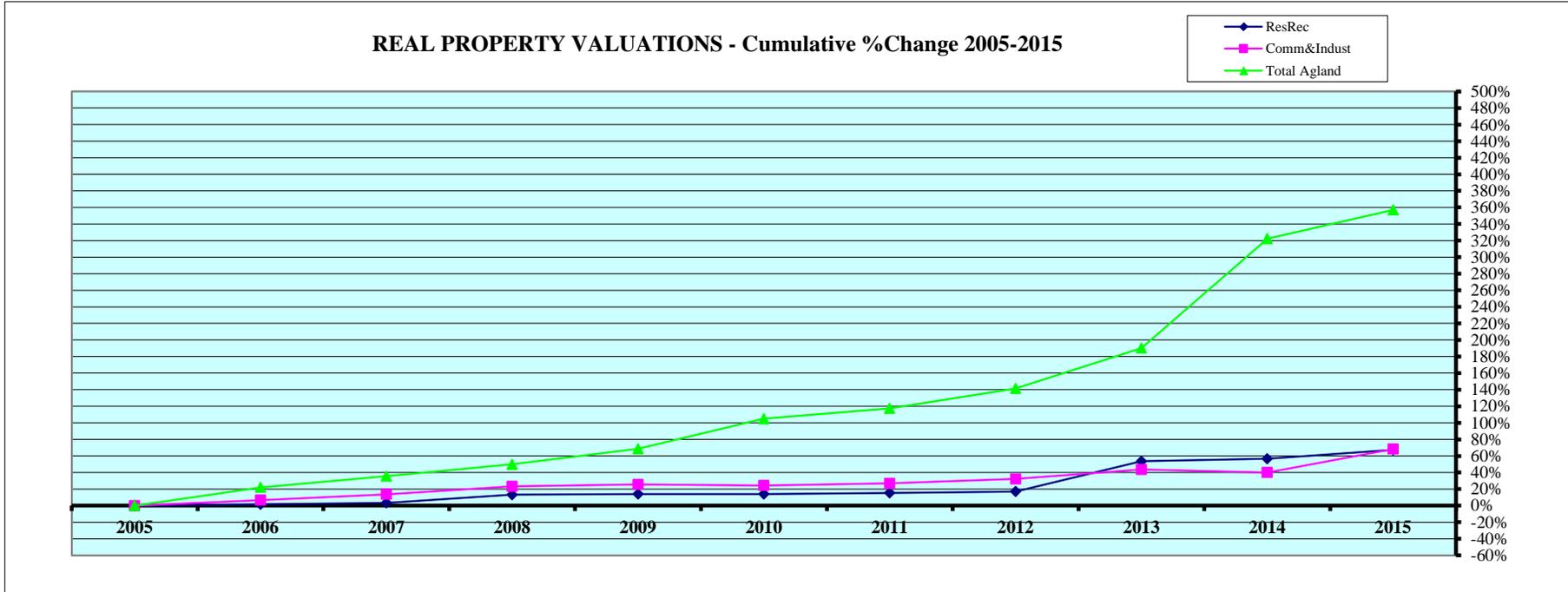
Legend

- 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

Wayne County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	153,970,275	--	--	--	49,442,365	--	--	--	290,395,925	--	--	--
2006	156,617,555	2,647,280	1.72%	1.72%	52,724,340	3,281,975	6.64%	6.64%	354,612,175	64,216,250	22.11%	22.11%
2007	158,932,375	2,314,820	1.48%	3.22%	56,231,740	3,507,400	6.65%	13.73%	393,818,595	39,206,420	11.06%	35.61%
2008	174,252,640	15,320,265	9.64%	13.17%	60,969,530	4,737,790	8.43%	23.31%	435,214,270	41,395,675	10.51%	49.87%
2009	175,517,905	1,265,265	0.73%	13.99%	62,051,760	1,082,230	1.78%	25.50%	489,373,370	54,159,100	12.44%	68.52%
2010	175,289,100	-228,805	-0.13%	13.85%	61,418,550	-633,210	-1.02%	24.22%	594,983,395	105,610,025	21.58%	104.89%
2011	177,675,415	2,386,315	1.36%	15.40%	62,723,705	1,305,155	2.13%	26.86%	631,199,940	36,216,545	6.09%	117.36%
2012	179,981,445	2,306,030	1.30%	16.89%	65,368,630	2,644,925	4.22%	32.21%	701,402,465	70,202,525	11.12%	141.53%
2013	236,398,595	56,417,150	31.35%	53.54%	70,955,805	5,587,175	8.55%	43.51%	842,565,755	141,163,290	20.13%	190.14%
2014	241,135,015	4,736,420	2.00%	56.61%	69,179,240	-1,776,565	-2.50%	39.92%	1,226,500,930	383,935,175	45.57%	322.35%
2015	257,536,055	16,401,040	6.80%	67.26%	83,277,960	14,098,720	20.38%	68.43%	1,327,449,155	100,948,225	8.23%	357.12%

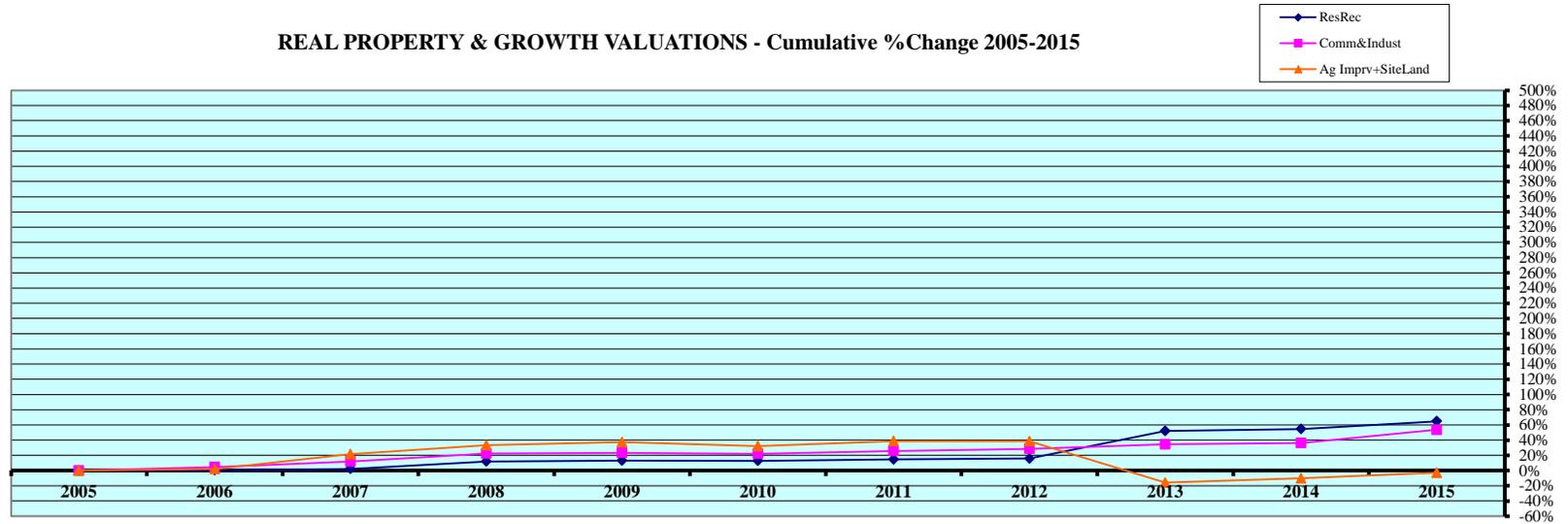
Rate Annual %chg: Residential & Recreational 5.28% Commercial & Industrial 5.35% Agricultural Land 16.41%

Cnty# 90
 County WAYNE

CHART 1 EXHIBIT 90B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	153,970,275	2,294,750	1.49%	151,675,525	--	--	49,442,365	262,645	0.53%	49,179,720	--	--	
2006	156,617,555	1,713,410	1.09%	154,904,145	0.61%	0.61%	52,724,340	986,260	1.87%	51,738,080	4.64%	4.64%	
2007	158,932,375	1,559,795	0.98%	157,372,580	0.48%	2.21%	56,231,740	877,785	1.56%	55,353,955	4.99%	11.96%	
2008	174,252,640	1,914,500	1.10%	172,338,140	8.43%	11.93%	60,969,530	347,530	0.57%	60,622,000	7.81%	22.61%	
2009	175,517,905	1,108,305	0.63%	174,409,600	0.09%	13.27%	62,051,760	1,046,215	1.69%	61,005,545	0.06%	23.39%	
2010	175,289,100	1,642,960	0.94%	173,646,140	-1.07%	12.78%	61,418,550	1,025,165	1.67%	60,393,385	-2.67%	22.15%	
2011	177,675,415	1,090,290	0.61%	176,585,125	0.74%	14.69%	62,723,705	598,680	0.95%	62,125,025	1.15%	25.65%	
2012	179,981,445	1,548,245	0.86%	178,433,200	0.43%	15.89%	65,368,630	1,766,855	2.70%	63,601,775	1.40%	28.64%	
2013	236,398,595	2,319,690	0.98%	234,078,905	30.06%	52.03%	70,955,805	4,410,695	6.22%	66,545,110	1.80%	34.59%	
2014	241,135,015	3,096,405	1.28%	238,038,610	0.69%	54.60%	69,179,240	1,735,300	2.51%	67,443,940	-4.95%	36.41%	
2015	257,536,055	3,734,510	1.45%	253,801,545	5.25%	64.84%	83,277,960	7,320,050	8.79%	75,957,910	9.80%	53.63%	
Rate Ann%chg	5.28%			Resid & Rec. w/o growth			5.35%			C & I w/o growth			2.40%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	64,967,120	28,746,350	93,713,470	2,818,720	3.01%	90,894,750	--
2006	68,350,205	28,890,780	97,240,985	1,626,655	1.67%	95,614,330	2.03%
2007	84,129,070	31,712,665	115,841,735	1,812,675	1.56%	114,029,060	21.68%
2008	95,159,460	32,089,935	127,249,395	2,245,635	1.76%	125,003,760	33.39%
2009	95,831,270	35,477,365	131,308,635	2,613,500	1.99%	128,695,135	37.33%
2010	89,361,385	36,838,185	126,199,570	2,266,160	1.80%	123,933,410	32.25%
2011	92,017,420	40,714,400	132,731,820	2,662,800	2.01%	130,069,020	38.79%
2012	92,884,710	40,529,705	133,414,415	3,603,480	2.70%	129,810,935	38.52%
2013	49,817,845	31,734,860	81,552,705	2,712,930	3.33%	78,839,775	-15.87%
2014	51,082,390	35,003,815	86,086,205	1,841,050	2.14%	84,245,155	-10.10%
2015	58,157,840	35,318,660	93,476,500	2,419,450	2.59%	91,057,050	-2.83%
Rate Ann%chg	-1.10%	2.08%	-0.03%	Ag Imprv+Site w/o growth		-0.82%	

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

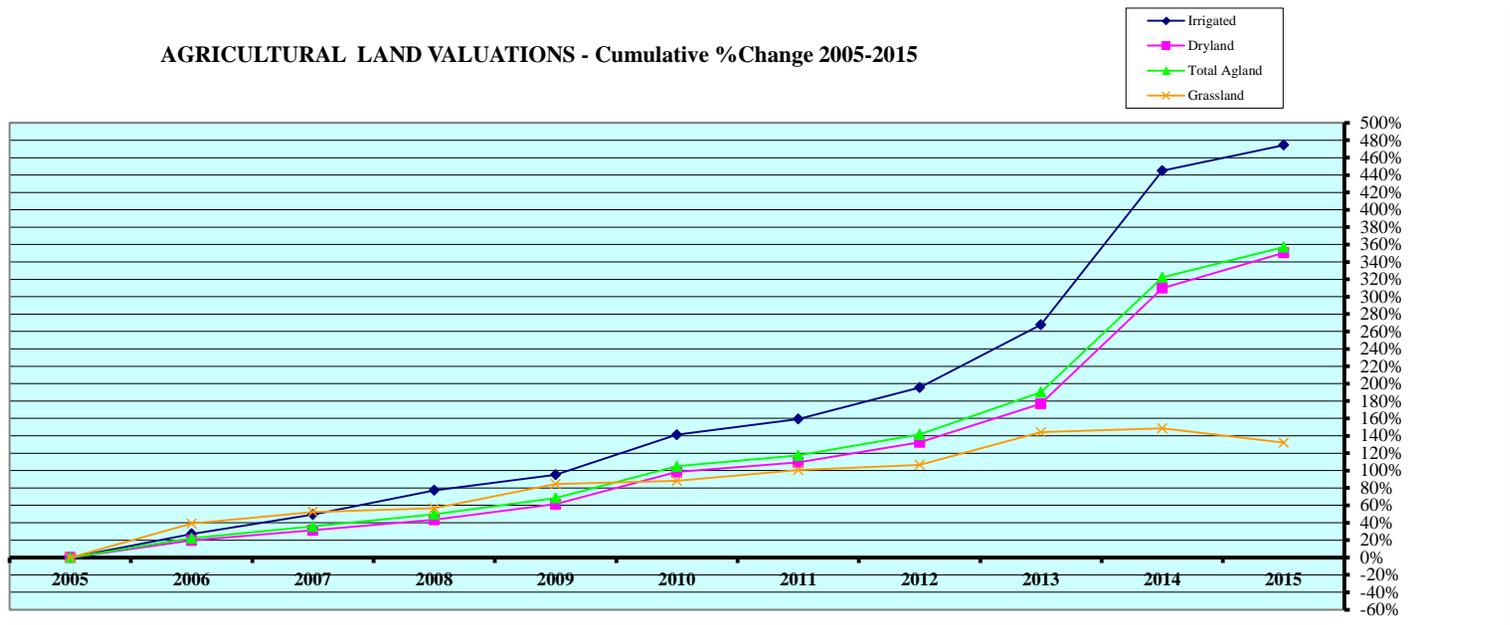
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 90
County WAYNE

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	48,733,575	--	--	--	222,707,765	--	--	--	18,670,205	--	--	--
2006	61,975,815	13,242,240	27.17%	27.17%	266,363,215	43,655,450	19.60%	19.60%	25,988,450	7,318,245	39.20%	39.20%
2007	72,759,775	10,783,960	17.40%	49.30%	292,240,455	25,877,240	9.72%	31.22%	28,462,940	2,474,490	9.52%	52.45%
2008	86,429,235	13,669,460	18.79%	77.35%	319,218,050	26,977,595	9.23%	43.33%	29,224,905	761,965	2.68%	56.53%
2009	95,167,900	8,738,665	10.11%	95.28%	359,418,210	40,200,160	12.59%	61.39%	34,450,300	5,225,395	17.88%	84.52%
2010	117,551,520	22,383,620	23.52%	141.21%	441,650,885	82,232,675	22.88%	98.31%	35,137,415	687,115	1.99%	88.20%
2011	126,375,960	8,824,440	7.51%	159.32%	466,495,195	24,844,310	5.63%	109.47%	37,458,470	2,321,055	6.61%	100.63%
2012	143,993,920	17,617,960	13.94%	195.47%	517,627,670	51,132,475	10.96%	132.42%	38,574,505	1,116,035	2.98%	106.61%
2013	179,217,810	35,223,890	24.46%	267.75%	616,518,985	98,891,315	19.10%	176.83%	45,581,205	7,006,700	18.16%	144.14%
2014	265,660,530	86,442,720	48.23%	445.13%	913,084,385	296,565,400	48.10%	309.99%	46,430,235	849,030	1.86%	148.69%
2015	279,960,190	14,299,660	5.38%	474.47%	1,003,626,035	90,541,650	9.92%	350.65%	43,329,520	-3,100,715	-6.68%	132.08%

Rate Ann.%chg: Irrigated **19.10%** Dryland **16.25%** Grassland **8.78%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	284,380	--	--	--	0	--	--	--	290,395,925	--	--	--
2006	284,695	315	0.11%	0.11%	0	0			354,612,175	64,216,250	22.11%	22.11%
2007	355,425	70,730	24.84%	24.98%	0	0			393,818,595	39,206,420	11.06%	35.61%
2008	342,080	-13,345	-3.75%	20.29%	0	0			435,214,270	41,395,675	10.51%	49.87%
2009	336,960	-5,120	-1.50%	18.49%	0	0			489,373,370	54,159,100	12.44%	68.52%
2010	643,575	306,615	90.99%	126.31%	0	0			594,983,395	105,610,025	21.58%	104.89%
2011	870,315	226,740	35.23%	206.04%	0	0			631,199,940	36,216,545	6.09%	117.36%
2012	1,206,370	336,055	38.61%	324.21%	0	0			701,402,465	70,202,525	11.12%	141.53%
2013	1,247,755	41,385	3.43%	338.76%	0	0			842,565,755	141,163,290	20.13%	190.14%
2014	1,245,330	-2,425	-0.19%	337.91%	80,450	80,450			1,226,500,930	383,935,175	45.57%	322.35%
2015	533,410	-711,920	-57.17%	87.57%	0	-80,450	-100.00%		1,327,449,155	100,948,225	8.23%	357.12%

Cnty# **90**
County **WAYNE**

Rate Ann.%chg: Total Agric Land **16.41%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	48,437,365	35,083	1,381			222,974,220	199,769	1,116			18,671,200	27,714	674		
2006	61,975,815	36,747	1,687	22.16%	22.16%	267,835,115	196,418	1,364	22.17%	22.17%	24,613,555	29,312	840	24.64%	24.64%
2007	72,739,345	38,849	1,872	11.02%	35.62%	292,185,470	193,045	1,514	11.00%	35.60%	28,520,205	29,721	960	14.28%	42.43%
2008	84,862,520	41,266	2,056	9.83%	48.95%	318,713,045	191,486	1,664	9.97%	49.12%	30,273,655	28,815	1,051	9.48%	55.94%
2009	94,673,515	43,694	2,167	5.36%	56.94%	360,050,150	189,378	1,901	14.23%	70.34%	34,499,955	28,037	1,231	17.12%	82.65%
2010	117,816,145	44,955	2,621	20.95%	89.82%	441,984,715	191,362	2,310	21.48%	106.93%	34,952,290	24,346	1,436	16.67%	113.09%
2011	126,368,070	45,528	2,776	5.91%	101.04%	466,378,070	190,431	2,449	6.03%	119.42%	37,566,845	24,587	1,528	6.43%	126.79%
2012	142,881,245	46,330	3,084	11.11%	123.38%	517,980,150	190,652	2,717	10.94%	143.41%	38,935,885	23,301	1,671	9.37%	148.03%
2013	179,221,530	48,554	3,691	19.69%	167.35%	616,764,935	189,061	3,262	20.07%	192.28%	45,850,980	22,741	2,016	20.66%	199.27%
2014	265,667,845	48,518	5,476	48.34%	296.61%	913,342,090	190,107	4,804	47.27%	330.44%	46,440,925	21,624	2,148	6.52%	218.78%
2015	280,783,335	48,411	5,800	5.92%	320.10%	999,546,250	190,625	5,244	9.14%	369.78%	46,283,625	21,270	2,176	1.32%	222.99%

Rate Annual %chg Average Value/Acre: 15.43%

16.73%

12.44%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	284,380	2,844	100			0	0				290,367,165	265,410	1,094		
2006	284,765	2,848	100	0.00%	0.00%	0	0				354,709,250	265,324	1,337	22.20%	22.20%
2007	355,650	2,844	125	25.04%	25.04%	0	0				393,800,670	264,458	1,489	11.38%	36.11%
2008	349,260	2,793	125	0.00%	25.04%	0	0				434,198,480	264,359	1,642	10.30%	50.13%
2009	335,725	1,679	200	59.93%	99.97%	0	0				489,559,345	262,787	1,863	13.42%	70.28%
2010	643,615	2,145	300	50.03%	200.01%	0	0				595,396,765	262,808	2,266	21.61%	107.08%
2011	859,505	2,149	400	33.32%	299.99%	0	0				631,172,490	262,695	2,403	6.05%	119.62%
2012	1,206,345	2,413	500	25.00%	400.00%	0	0				701,003,625	262,695	2,669	11.06%	143.92%
2013	1,217,975	2,436	500	0.00%	400.00%	0	0				843,055,420	262,791	3,208	20.22%	193.23%
2014	1,235,065	2,470	500	0.00%	399.99%	0	0				1,226,685,925	262,719	4,669	45.54%	326.79%
2015	503,270	2,516	200	-60.00%	99.99%	0	0				1,327,116,480	262,822	5,049	8.14%	361.55%

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WAYNE

Rate Annual %chg Average Value/Acre: 16.53%

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

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,595	WAYNE	83,552,776	32,437,342	3,047,056	257,536,055	75,522,265	7,755,695	0	1,327,449,155	58,157,840	35,318,660	0	1,880,776,844
cnty.sector.value % of total value:		4.44%	1.72%	0.16%	13.69%	4.02%	0.41%		70.58%	3.09%	1.88%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
229	CARROLL	257,779	48,663	2,003	5,308,360	988,040	0	0	15,865	0	0	0	6,620,710
2.39%	%sector of county sector	0.31%	0.15%	0.07%	2.06%	1.31%			0.00%				0.35%
	%sector of municipality	3.89%	0.74%	0.03%	80.18%	14.92%			0.24%				100.00%
285	HOSKINS	68,585	36,737	1,333	7,518,830	1,078,120	0	0	0	0	0	0	8,703,605
2.97%	%sector of county sector	0.08%	0.11%	0.04%	2.92%	1.43%							0.46%
	%sector of municipality	0.79%	0.42%	0.02%	86.39%	12.39%							100.00%
21	SHOLES	49,306	204	78	194,940	270,390	0	0	227,240	0	0	0	742,158
0.22%	%sector of county sector	0.06%	0.00%	0.00%	0.08%	0.36%			0.02%				0.04%
	%sector of municipality	6.64%	0.03%	0.01%	26.27%	36.43%			30.62%				100.00%
1,451	WAKEFIELD	1,334,318	157,841	40,158	10,396,040	5,573,935	0	0	0	0	0	0	17,502,292
15.12%	%sector of county sector	1.60%	0.49%	1.32%	4.04%	7.38%							0.93%
	%sector of municipality	7.62%	0.90%	0.23%	59.40%	31.85%							100.00%
5,663	WAYNE	8,313,119	1,387,725	374,667	142,664,460	48,566,035	513,035	0	106,475	0	0	0	201,925,516
59.02%	%sector of county sector	9.95%	4.28%	12.30%	55.40%	64.31%	6.61%		0.01%				10.74%
	%sector of municipality	4.12%	0.69%	0.19%	70.65%	24.05%	0.25%		0.05%				100.00%
427	WINSIDE	765,016	92,134	6,354	9,549,515	1,479,225	0	0	22,775	0	0	0	11,915,019
4.45%	%sector of county sector	0.92%	0.28%	0.21%	3.71%	1.96%			0.00%				0.63%
	%sector of municipality	6.42%	0.77%	0.05%	80.15%	12.41%			0.19%				100.00%
8,076	Total Municipalities	10,788,123	1,723,304	424,593	175,632,145	57,955,745	513,035	0	372,355	0	0	0	247,409,300
84.17%	%all municip.sect of cnty	12.91%	5.31%	13.93%	68.20%	76.74%	6.61%		0.03%				13.15%

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

Cnty#	County
90	WAYNE

CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 5,842	Value : 1,796,206,405	Growth 13,310,060	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	190	2,822,280	39	373,495	0	0	229	3,195,775	
02. Res Improve Land	1,961	18,498,855	153	3,820,520	384	11,910,550	2,498	34,229,925	
03. Res Improvements	2,024	159,833,395	155	23,104,060	398	50,859,457	2,577	233,796,912	
04. Res Total	2,214	181,154,530	194	27,298,075	398	62,770,007	2,806	271,222,612	5,927,475
% of Res Total	78.90	66.79	6.91	10.06	14.18	23.14	48.03	15.10	44.53
05. Com UnImp Land	83	1,705,720	11	273,595	10	550,875	104	2,530,190	
06. Com Improve Land	313	6,850,370	25	735,205	16	518,240	354	8,103,815	
07. Com Improvements	321	52,600,955	25	8,001,315	22	8,062,995	368	68,665,265	
08. Com Total	404	61,157,045	36	9,010,115	32	9,132,110	472	79,299,270	3,300,060
% of Com Total	85.59	77.12	7.63	11.36	6.78	11.52	8.08	4.41	24.79
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	77,000	7	601,440	0	0	8	678,440	
11. Ind Improvements	1	438,035	7	6,697,735	0	0	8	7,135,770	
12. Ind Total	1	515,035	7	7,299,175	0	0	8	7,814,210	0
% of Ind Total	12.50	6.59	87.50	93.41	0.00	0.00	0.14	0.44	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	2,214	181,154,530	194	27,298,075	398	62,770,007	2,806	271,222,612	5,927,475
% of Res & Rec Total	78.90	66.79	6.91	10.06	14.18	23.14	48.03	15.10	44.53
Com & Ind Total	405	61,672,080	43	16,309,290	32	9,132,110	480	87,113,480	3,300,060
% of Com & Ind Total	84.38	70.80	8.96	18.72	6.67	10.48	8.22	4.85	24.79
17. Taxable Total	2,619	242,826,610	237	43,607,365	430	71,902,117	3,286	358,336,092	9,227,535
% of Taxable Total	79.70	67.77	7.21	12.17	13.09	20.07	56.25	19.95	69.33

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	46	392,100	4,562,625	0	0	0
19. Commercial	18	678,175	8,853,190	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	46	392,100	4,562,625
19. Commercial	0	0	0	18	678,175	8,853,190
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				64	1,070,275	13,415,815

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	236	6	113	355

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	422,575	3	0	1,743	903,264,995	1,757	903,687,570
28. Ag-Improved Land	0	0	44	26,520	1,060	452,507,520	1,104	452,534,040
29. Ag Improvements	0	0	1	7,245	798	81,641,458	799	81,648,703
30. Ag Total							2,556	1,437,870,313

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	1	1.74	4,350	
37. FarmSite Improvements	0	0.00	0	1	0.00	7,245	
38. FarmSite Total							
39. Road & Ditches	3	1.70	0	46	21.58	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	4	4.00	60,000	4	4.00	60,000	
32. HomeSite Improv Land	504	524.52	7,867,800	504	524.52	7,867,800	
33. HomeSite Improvements	511	0.00	56,227,453	511	0.00	56,227,453	1,863,395
34. HomeSite Total				515	528.52	64,155,253	
35. FarmSite UnImp Land	183	549.73	1,374,320	183	549.73	1,374,320	
36. FarmSite Improv Land	703	4,822.12	12,055,300	704	4,823.86	12,059,650	
37. FarmSite Improvements	767	0.00	25,414,005	768	0.00	25,421,250	2,219,130
38. FarmSite Total				951	5,373.59	38,855,220	
39. Road & Ditches	2,624	6,108.69	0	2,673	6,131.97	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,466	12,034.08	103,010,473	4,082,525

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	1	160.00	286,220	1	160.00	286,220

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,650.95	5.50%	15,971,945	5.72%	6,024.99
46. 1A	9,822.79	20.39%	58,936,715	21.09%	6,000.00
47. 2A1	2,940.08	6.10%	17,493,525	6.26%	5,950.02
48. 2A	2,504.39	5.20%	14,775,885	5.29%	5,899.99
49. 3A1	13,723.99	28.49%	79,599,135	28.49%	5,800.00
50. 3A	11,806.44	24.51%	66,706,545	23.87%	5,650.01
51. 4A1	4,675.20	9.71%	25,713,600	9.20%	5,500.00
52. 4A	43.92	0.09%	215,205	0.08%	4,899.93
53. Total	48,167.76	100.00%	279,412,555	100.00%	5,800.82
Dry					
54. 1D1	13,301.42	6.95%	75,817,825	7.49%	5,699.98
55. 1D	39,031.75	20.39%	220,530,445	21.79%	5,650.03
56. 2D1	10,651.70	5.56%	59,117,225	5.84%	5,550.03
57. 2D	9,158.35	4.78%	49,913,240	4.93%	5,450.03
58. 3D1	58,328.98	30.47%	314,976,270	31.13%	5,400.00
59. 3D	38,809.09	20.27%	194,045,435	19.18%	5,000.00
60. 4D1	22,057.66	11.52%	97,053,680	9.59%	4,400.00
61. 4D	119.20	0.06%	488,725	0.05%	4,100.04
62. Total	191,458.15	100.00%	1,011,942,845	100.00%	5,285.45
Grass					
63. 1G1	977.69	4.82%	2,391,280	5.57%	2,445.85
64. 1G	2,264.46	11.16%	5,541,770	12.90%	2,447.28
65. 2G1	4,716.36	23.24%	10,225,375	23.81%	2,168.06
66. 2G	2,921.17	14.39%	6,026,295	14.03%	2,062.97
67. 3G1	3,180.33	15.67%	7,370,605	17.16%	2,317.56
68. 3G	2,720.55	13.40%	5,181,500	12.07%	1,904.58
69. 4G1	3,446.22	16.98%	6,117,410	14.25%	1,775.11
70. 4G	70.89	0.35%	90,025	0.21%	1,269.93
71. Total	20,297.67	100.00%	42,944,260	100.00%	2,115.72
Irrigated Total	48,167.76	18.33%	279,412,555	20.93%	5,800.82
Dry Total	191,458.15	72.87%	1,011,942,845	75.81%	5,285.45
Grass Total	20,297.67	7.73%	42,944,260	3.22%	2,115.72
72. Waste	2,801.16	1.07%	560,180	0.04%	199.98
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	262,724.74	100.00%	1,334,859,840	100.00%	5,080.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	3.49	20,715	0.00	0	48,164.27	279,391,840	48,167.76	279,412,555
77. Dry Land	73.60	393,460	0.00	0	191,384.55	1,011,549,385	191,458.15	1,011,942,845
78. Grass	4.21	8,295	11.38	22,170	20,282.08	42,913,795	20,297.67	42,944,260
79. Waste	0.53	105	0.00	0	2,800.63	560,075	2,801.16	560,180
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	81.83	422,575	11.38	22,170	262,631.53	1,334,415,095	262,724.74	1,334,859,840

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	48,167.76	18.33%	279,412,555	20.93%	5,800.82
Dry Land	191,458.15	72.87%	1,011,942,845	75.81%	5,285.45
Grass	20,297.67	7.73%	42,944,260	3.22%	2,115.72
Waste	2,801.16	1.07%	560,180	0.04%	199.98
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	262,724.74	100.00%	1,334,859,840	100.00%	5,080.83

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 Beverly Hills/paradise	9	79,860	28	373,630	28	4,133,175	37	4,586,665	102,650
83.2 Carroll	25	63,535	118	400,790	120	4,821,605	145	5,285,930	17,430
83.3 Hoskins	23	111,815	113	442,555	113	7,256,300	136	7,810,670	242,980
83.4 Muhs Acres	1	10,740	20	315,810	20	2,598,330	21	2,924,880	1,900
83.5 Rural & Sholes	11	15,610	394	11,912,660	408	51,111,382	419	63,039,652	2,287,335
83.6 Suburban	29	282,895	105	3,131,080	107	16,372,555	136	19,786,530	670,260
83.7 Wakefield	8	88,140	90	963,630	90	9,394,250	98	10,446,020	23,000
83.8 Wayne	105	2,336,980	1,437	15,705,625	1,498	129,423,180	1,603	147,465,785	2,432,270
83.9 Winside	18	206,200	193	984,145	193	8,686,135	211	9,876,480	149,650
84 Residential Total	229	3,195,775	2,498	34,229,925	2,577	233,796,912	2,806	271,222,612	5,927,475

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Carroll	8	18,895	21	79,715	22	887,540	30	986,150	0
85.2 Hoskins	3	6,505	19	39,480	19	1,018,850	22	1,064,835	2,125
85.3 Rural & Sholes	22	740,745	35	1,046,855	41	15,128,965	63	16,916,565	745,965
85.4 Suburban	2	83,900	18	809,855	18	7,901,470	20	8,795,225	15,960
85.5 Wakefield	0	0	11	606,505	12	6,248,615	12	6,855,120	1,382,095
85.6 Wayne	61	1,672,090	230	6,156,760	234	43,192,865	295	51,021,715	1,150,045
85.7 Winside	8	8,055	28	43,085	30	1,422,730	38	1,473,870	3,870
86 Commercial Total	104	2,530,190	362	8,782,255	376	75,801,035	480	87,113,480	3,300,060

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	963.46	5.08%	2,312,305	6.40%	2,400.00
88. 1G	2,133.59	11.24%	4,821,985	13.34%	2,260.03
89. 2G1	4,647.25	24.49%	9,852,175	27.25%	2,120.00
90. 2G	2,848.17	15.01%	5,639,400	15.60%	1,980.01
91. 3G1	2,752.93	14.51%	5,148,125	14.24%	1,870.05
92. 3G	2,476.74	13.05%	3,938,075	10.89%	1,590.02
93. 4G1	3,083.12	16.25%	4,347,265	12.03%	1,410.02
94. 4G	70.89	0.37%	90,025	0.25%	1,269.93
95. Total	18,976.15	100.00%	36,149,355	100.00%	1,904.99
CRP					
96. 1C1	14.23	1.08%	78,975	1.16%	5,549.89
97. 1C	130.87	9.90%	719,785	10.59%	5,500.00
98. 2C1	69.11	5.23%	373,200	5.49%	5,400.09
99. 2C	73.00	5.52%	386,895	5.69%	5,299.93
100. 3C1	427.40	32.34%	2,222,480	32.71%	5,200.00
101. 3C	243.81	18.45%	1,243,425	18.30%	5,099.98
102. 4C1	363.10	27.48%	1,770,145	26.05%	4,875.09
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,321.52	100.00%	6,794,905	100.00%	5,141.73
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	18,976.15	93.49%	36,149,355	84.18%	1,904.99
CRP Total	1,321.52	6.51%	6,794,905	15.82%	5,141.73
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	20,297.67	100.00%	42,944,260	100.00%	2,115.72

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

90 Wayne

	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	257,536,055	271,222,612	13,686,557	5.31%	5,927,475	3.01%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	58,157,840	64,155,253	5,997,413	10.31%	1,863,395	7.11%
04. Total Residential (sum lines 1-3)	315,693,895	335,377,865	19,683,970	6.24%	7,790,870	3.77%
05. Commercial	75,522,265	79,299,270	3,777,005	5.00%	3,300,060	0.63%
06. Industrial	7,755,695	7,814,210	58,515	0.75%	0	0.75%
07. Ag-Farmsite Land, Outbuildings	35,318,660	38,855,220	3,536,560	10.01%	2,219,130	3.73%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	118,596,620	125,968,700	7,372,080	6.22%	5,519,190	1.56%
10. Total Non-Agland Real Property	434,290,515	461,346,565	27,056,050	6.23%	13,310,060	3.17%
11. Irrigated	279,960,190	279,412,555	-547,635	-0.20%		
12. Dryland	1,003,626,035	1,011,942,845	8,316,810	0.83%		
13. Grassland	43,329,520	42,944,260	-385,260	-0.89%		
14. Wasteland	533,410	560,180	26,770	5.02%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	1,327,449,155	1,334,859,840	7,410,685	0.56%		
17. Total Value of all Real Property (Locally Assessed)	1,761,739,670	1,796,206,405	34,466,735	1.96%	13,310,060	1.20%

2016 Assessment Survey for Wayne County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0(although Melissa Rabbass is also responsible for administering the County's ADA program, as well as being our full time employee)
6.	Assessor's requested budget for current fiscal year:
	\$172,200.00
7.	Adopted budget, or granted budget if different from above:
	\$172,200.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$0
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500.00
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$6,531.54

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes, but rarely, we keep them updated but use the GIS most of the time.
4.	If so, who maintains the Cadastral Maps?
	Office Staff, Deputy Assessor (Jo Junck), Carri Sutak
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Right now we are working with the city to share our mapping and parcel layers with them for their website with a link to the assessors online site for our data.
7.	Who maintains the GIS software and maps?
	Office Staff (Dawn Duffy and Melissa Rabbass)
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	Wayne, Carroll, Winside, Hoskins and Wakefield
4.	When was zoning implemented?
	N/A

D. Contracted Services

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

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not currently
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2016 Residential Assessment Survey for Wayne County

1.	Valuation data collection done by:																				
	All in the office help but coordinated by Dawn Duffy.																				
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Beverly Hills - Subdivision located between Norfolk and Hoskins on Hwy. 35</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Carroll - Small village located west of Wayne, Approximate population of 229</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Hoskins - close proximity to Norfolk. No school. Approximate population of 285</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Muhs Acres - Suburban Subdivision located NW of the city of Wayne</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural and Sholes (Sholes: small population of approximately 21)</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Wakefield - K-12 school located in Wayne County portion of the town, mostly newer constructed homes and adjoines Dixon County. Approximate total population of 1,451.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Wayne - County seat, Wayne State College, K-12 school.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Winside - K-12 school system</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural home and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Beverly Hills - Subdivision located between Norfolk and Hoskins on Hwy. 35	02	Carroll - Small village located west of Wayne, Approximate population of 229	03	Hoskins - close proximity to Norfolk. No school. Approximate population of 285	04	Muhs Acres - Suburban Subdivision located NW of the city of Wayne	05	Rural and Sholes (Sholes: small population of approximately 21)	06	Wakefield - K-12 school located in Wayne County portion of the town, mostly newer constructed homes and adjoines Dixon County. Approximate total population of 1,451.	07	Wayne - County seat, Wayne State College, K-12 school.	08	Winside - K-12 school system	AG	Agricultural home and outbuildings
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AG	Agricultural home and outbuildings																				
3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost approach and sales comparison approach. Income approach/cash flow analysis on several vacant residential lots per application (Form 191)																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	We develop the depreciations based on the local market																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	Yes																				
6.	Describe the methodology used to determine the residential lot values?																				
	Sales Comparison Approach																				
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																				
	Income approach/cash flow analysis on several vacant residential lots per application (Form 191) and sales comparison.																				

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	2006	2006	2006	2015
02	2006	2006	2006	2015
03	2006	2006	2006	2015
04	2006	2006	2006	2015
05	2006	2006	2006	2015
06	2006	2006	2006	2015
07	2006	2006	2006	2015
08	2006	2006	2006	2015
AG	2006	2006	2006	2015

2016 Commercial Assessment Survey for Wayne County

1.	Valuation data collection done by:																		
	All in the office help but coordinated by Dawn Duffy with the help of road men from one of the road districts.																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Cost approach and sales comparison approach.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Cost Approach																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	We develop the depreciations based on the local market.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Sales comparison approach.																		

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	1988	1990 +%	1988	2011
	02	1988	1990 +%	1988	2011
	03	1988	1990 +%	1988	2011
	04	1988	1990 +%	1988	2011
	05	1988	1990 +%	1988	2011
	06	1988	1990 +%	1988	2011
	07	1988	1990 +%	1988	2014-2015
	08	1988	1990 +%	1988	2011

The city of Wayne was damaged by a tornado in October of 2013, Many of the large commercial properties on the east side of the town were destroyed. The commercial review is ongoing through 2015.

2016 Agricultural Assessment Survey for Wayne County

1.	Valuation data collection done by:						
	Dawn Duffy, Melissa Rabbass, Carrie Sutak.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The county is one market area.</td> <td style="text-align: center;">2012</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The county is one market area.	2012
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The county is one market area.	2012					
3.	Describe the process used to determine and monitor market areas.						
	Study of sales.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	We have no recreational land. No rivers or gravel pits.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes, rural residential are all valued alike. \$15,000 for the first acre, and \$2,500 for all other site acres.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						

2015 Plan of Assessment for Wayne County

County Assessor – Dawn Duffy

This plan of assessment is required by law, pursuant to Nebraska Revised Statute 77-1311.02, which states the following: The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make 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. The plan shall be presented to the county board of equalization on or before July 31 each year. The county 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 on or before October 31 each year.

2016

Residential – Review work for 2016 has not yet begun. Notes and building permits are being filed and prepared. To meet State requirements that every parcel be reviewed at least once every six years, a comprehensive review will be done to all urban residential properties. This will include walk around reviews, drive by reviews, and photos taken of the properties. We will continue to monitor sales using a market analysis. We will also continue pricing residential lots per square foot rather than front foot, as well as adjusting depreciation tables based on sales in those neighborhoods. Also, we will continue to go through all the parcels with houses and update/correct the information into the new CAMA system as things did not transfer smoothly from the conversion done in October 2013. Due to the tornado on June 16th, 2014 we will have a lot of review work in that area of the County for new construction/rebuilding of damaged or destroyed property.

Commercial – Parcels will be monitored using the sales/assessment ratio, building permits, and drive by reviews. We will continue to enter commercial data into the CAMA system. We will continue to update the pricing of commercial properties using a newer cost manual. To meet State requirements that every parcel be reviewed at least once every six years, a comprehensive review will be done to all urban commercial properties.

Agricultural – Land uses are being reviewed using GIS imagery and we'll also utilize drive by reviews that we do at various times during the year, usually beginning around Sept/Oct.

Pictometry flew all of Wayne County and took more detailed, higher resolution imagery than we have ever had in the small towns and rural areas than ever before. We began reviewing the rural farm sites for changes (new/removed buildings) in June 2015 and will then review the small towns for changes such as additions/decks/yard sheds/garages, etc. as well. This will be an ongoing process that may take a couple years depending on the amount of changes found and the amount of time we can devote to it due to other commitments of the office.

The assessor electronically enters sales data into the State's sales file and mails the Form 521's to the State by the 15th of each month as required by law.

Our office will continue to monitor the sales file and make changes accordingly.

RECEIVED
OCT 26 2015
NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

2017

Residential – To meet State requirements that every parcel be reviewed at least once every six years, a comprehensive review will potentially be done to any remaining urban residential properties that might not have gotten reviewed the previous year due to possible time restrictions. This will include walk around reviews, drive by reviews, and photos taken of the properties. Parcels will be monitored using the sales file in the county. When needed we will go to the property and list any changes that have taken place. Properties will continue to be physically reviewed and valued in a timely manner. We will continue to update the pricing of the residential lots to price per square foot in Wayne.

Commercial – To meet State requirements that every parcel be reviewed at least once every six years, a comprehensive review will potentially be done to any commercial properties in the County that may not have gotten reviewed the previous year due to possible time restrictions. Parcels will continue to be monitored and values adjusted using the sales assessment ratio. New construction and changes to parcels will continue to be monitored using building permits, realtor's web sites, and drive by reviews.

Agricultural – Land will be adjusted using the sales assessment ratio. We will continue to monitor land use changes using GIS imagery as well as drive by reviews.

The assessor will continue to electronically enter the data into the State's sales file on a monthly basis and forward the Form 521's to the State by the 15th of each month.

2018

Residential – We will continue with pricing the residential lots by square foot rather than front foot in the city of Wayne, as well as continuing to monitor changes to parcels based on review work and sales.

Commercial – Changes to parcels will continue to be monitored using building permits, realtor's web sites, and drive by reviews.

Agricultural – Land will be reviewed using drive by reviews as well as GIS imagery. We will continue to monitor values using the sales assessment ratio.

We will continue to use building permits, realtor websites, drive by reviews, and GIS to monitor changes. Our review work will continue to be inspected and valued in a timely manner.

The assessor will continue to electronically enter sales data into the State's sales file on a monthly basis and forward Form 521's to the State by the 15th of each month.

Staff, Budgeting & Training

Dawn Duffy was hired as the County Assessor in September 2012. Jo Junck, who has been employed with the assessor's office since September 1991, is the Deputy County Assessor. A third person, Carrie Sutak, was hired in April 2013 to assist in various duties including Deed Record changes, review work, filing, record maintenance, personal property, and various other duties. Melissa Rabbass also works for our office on a full-time basis. Her duties include review work, pricing, Homesteads, Personal Property, GIS maintenance, and various others.

The Deputy Assessor is mainly responsible for making the deed changes, updating the cadastral maps, and many other tasks that occur throughout the year. She has knowledge in almost all aspects of the office including review work, pricing, Homestead Exemptions, and personal property.

Dawn Duffy has been employed by the assessor's office since December 2002. Duffy received her Assessor's Certificate in February 2012. Previous duties included updating and maintaining the GIS records, review work, pricing, personal property, certification of value, and various other responsibilities as needed.

The Assessor and Deputy Assessor will continue to take classes and attend meetings to achieve the required number of hours to remain certified. In May 2013, Assessor Duffy completed IAAO course 101, Fundamentals of Real Property Appraisal, which is one of the two required courses of all new assessors. IAAO 300, Fundamentals of Mass Appraisal, will be taken in September 2015. This is the second required class that must be taken within four years of any new assessor taking office.

The budget for the assessor's office has always been adequate to handle our needs. The commissioners have supported the office both financially and through the use of personnel and equipment when needed. The assessor's budget pays for all continuing education that is needed by its employees. Travel to and from workshops and meetings, as well as registration fees, is also paid for by the county.

As of October 2013 we converted from the old AS400 system to the new Version 2 through MIPS. Then, in the spring of 2015, MIPS updated us again to Version 2.5. These conversions were less than smooth as the cost tables we were using in the old CAMA are no longer available in the new CAMA so we had to change them. Also, much of the information in regards to the houses, such as flooring, siding, porches, square footage, and lot sizes, did not transfer over correctly. This has created a tremendous amount of data entry work that needs to be done. Every parcel with a house needs to be gone through and the data re-entered.

We have had a GIS system in our office since 2009. It is now completely paid for. The aerial photos we had GIS take for us of the rural houses and buildings in 2011 are also fully paid for. The annual maintenance payments to MIPS and GIS are taken out of the county's general budget. There is also money in the budget for the eventual move to Web GIS. We feel this would be a good move to help better serve our county. GIS has played an integral role in being able to accurately map and account for all the parcels that have been affected by the tornadoes both in October 2013 and June 16th 2014.

Wayne County is currently online at www.nebraskaassessorsonline.us where much of the parcel data can be accessed by the public. This data includes ownership, sales price and history, legal descriptions, photos, sketches, square footages and more. Anyone can access this information but appraisers, realtors and insurance representatives have found it the most useful. We have found that the number of phone calls and traffic in the office has decreased due to people having the ability to look up the information they want on their own and from the comfort of their own home or office. This website was offered by MIPS for no charge, but the product is less than perfect. The information is very hard to update without including values, and lot sizes are very hard to get included in the data sheet, so a move to Web GIS would hopefully solve many of our online issues.

Definitions

Review Work – Physically inspect and walk around the property, take notes, measure improvements and take photos. Basically gather any and all information necessary to make pricing-out possible. Usually an exterior review of property but can be an interior inspection.

Drive-by – Drive by the property but do not get out of the vehicle unless a change is visible. Notes are taken of what is seen as to make pricing-out possible. May include the taking of photos to provide visual evidence of what has been noted.

Conclusion

Since the assessor reviewed all residential/commercial properties in 2010 and aerial photos were taken of all rural residences/buildings in 2015, the requirement of inspecting every property in the county at least once every six years has been met.

In 2016, 2017, & 2018 I will work to improve the quality of assessment to stay in compliance with generally accepted mass appraisal practices. It is my goal to follow the five subsystems of mass appraisal; data collection and maintenance, market analysis, the development of mass appraisal models and tables, quality control, and defense of values. All five subsystems are in place in Wayne County.

The sales comparison approach to value is used in determining yearly adjustments to individual towns and neighborhoods. Market analysis statistics are used in the sales comparison approach. The cost approach to value is used in arriving at the assessed value of individual properties. The income approach to value is considered in the valuation process of the Section 42 properties.

The Marshall & Swift manual's 2006 cost tables are being used for valuing property in the CAMA system that we have in place. Our GIS system is used in assisting in the determination of rural land use, as well as being a tool in problem solving. It has also been key in keeping remarkably more accurate parcel maps.

If Wayne County continues with the plan of assessment that is outlined in this proposal, we should be able to accomplish better quality of value, better uniformity of value and consistency in valuations over the next three years.