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2014 Commission Summary for Banner County

Residential Real Property - Current

Number of Sales	8	Median	62.22
Total Sales Price	\$569,500	Mean	76.55
Total Adj. Sales Price	\$569,500	Wgt. Mean	67.66
Total Assessed Value	\$385,339	Average Assessed Value of the Base	\$28,136
Avg. Adj. Sales Price	\$71,188	Avg. Assessed Value	\$48,167

Confidence Interval - Current

95% Median C.I	35.03 to 136.68
95% Wgt. Mean C.I	43.04 to 92.28
95% Mean C.I	43.81 to 109.29
% of Value of the Class of all Real Property Value in the	1.26
% of Records Sold in the Study Period	8.08
% of Value Sold in the Study Period	13.83

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	9		94.38
2012	8		70.44
2011	4		75
2010	4	100	97

2014 Commission Summary for Banner County

Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$13,368
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.07
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	0		00.00
2012	0		00.00
2011	0		0
2010	0	100	0

2014 Opinions of the Property Tax Administrator for Banner County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	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 7th day of April, 2014.



Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Banner County

For assessment year 2014, the Banner County Assessor continued work on all residential property in Ranges 57W and 56W.

2014 Residential Assessment Survey for Banner County

1.	Valuation data collection done by:														
	The Assessor and her staff member.														
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="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrisburg--all residential parcels within the Village of Harrisburg.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining residential parcels within Banner County.</td> </tr> </tbody> </table>			<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Harrisburg--all residential parcels within the Village of Harrisburg.	80	Rural--all remaining residential parcels within Banner County.						
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
10	Harrisburg--all residential parcels within the Village of Harrisburg.														
80	Rural--all remaining residential parcels within Banner County.														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Cost, minus depreciation.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	The County utilizes the tables provided by the CAMA vendor (MIPS).														
5.	Are individual depreciation tables developed for each valuation grouping?														
	No.														
6.	Describe the methodology used to determine the residential lot values?														
	The Assessor utilizes sales to develop market value and then applies the square foot method for each of the three lot sizes found in the Village of Harrisburg.														
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"><u>Valuation Grouping</u></th> <th style="width: 25%;"><u>Date of Depreciation Tables</u></th> <th style="width: 25%;"><u>Date of Costing</u></th> <th style="width: 25%;"><u>Date of Lot Value Study</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>			<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	10	2014	2010	2014	80	2014	2010	2014
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>												
10	2014	2010	2014												
80	2014	2010	2014												

2014 Residential Correlation Section for Banner County

County Overview

Banner County, located in southwest portion of Nebraska's Panhandle, as of 2012 has a population of 760. The only village, and consequently the county seat, is Harrisburg (there are no incorporated municipalities within the County). Banner is bordered to the north by Scotts Bluff County, to the east by Morrill and a small portion of Cheyenne Counties. Banner's neighbor to the south is Kimball County and its western border is adjacent to the State of Wyoming. Two highways run through Banner County: Hwy 71 (a four-lane highway that runs north and south through the County) and Hwy 88 (that runs to the west in the northern portion of the County and to the east in approximately the middle of the County). Agriculture is the major occupation in Banner County, and coupled with a shrinking population there is virtually no active, viable residential market within the County.

Description of Analysis

Residential parcels are divided into two valuation groups that closely follow the assessor locations—either Harrisburg (10) or Rural (80). Both valuation groups utilize the same cost index (2010) and CAMA produced depreciation schedules. The residential population of parcels is comprised of almost two-thirds Rural and approximately one-third Harrisburg parcels.

Only eight qualified sales occurred during the timeframe of the sales study. However, the sample is not representative of the residential population of parcels. As noted above, the residential parcel population consists of two-thirds Rural (80) and one-third Harrisburg (10). The statistical sample indicates five of the eight sales (or about 63%) occurred in the 10 (Harrisburg) valuation group and only 37% occurred in the 80 (Rural) valuation group. Thus, the statistical measures for the eight qualified sales are insignificant for determining a level of value for the residential property class.

Sales Qualification

Banner County has a consistent procedure that is utilized for residential sales verification. A Department review of the non-qualified sales demonstrates a sufficient explanation in the County notes section to substantiate the reason for the exclusion from the qualified sales sample. There is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. Banner County was selected for review in assessment year 2013. It has been confirmed that the assessment practices are reliable and

2014 Residential Correlation Section for Banner County

applied consistently. Further, it is believed that residential property is treated in a uniform and proportionate manner.

Banner County completed the six-year inspection cycle in 2012. The Assessor attempts to review all parcels within approximately two Ranges per year, and currently is working on Range 57 and Range 56. With the completion of these in 2014, the County will be following the three year plan of assessment. The Department has verified these inspections during the course of the assessed valuation update verification which is conducted on one-third of the counties each year.

Level of Value

There is no adequate information available to indicate that Banner County has not met an acceptable level of value. Based on the consideration of all information available and the County's assessment practices, the residential level of value is determined to be at the statutory level of 100% of market value.

2014 Commercial Assessment Actions for Banner County

For assessment year 2014, no major actions were taken to address commercial property in Banner County.

2014 Commercial Assessment Survey for Banner County

1.	Valuation data collection done by:		
	The Assessor and her staff member.		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:		
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	
		There are now only seven commercial parcels within the County, and the Assessor believes that they would be better analyzed by occupancy code rather than classified as a valuation grouping.	
3.	List and describe the approach(es) used to estimate the market value of commercial properties.		
	Replacement cost new, minus depreciation.		
3a.	Describe the process used to determine the value of unique commercial properties.		
	At present, there are no unique commercial properties in Banner County.		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?		
	The Assessor relies upon the tables provided by the CAMA vendor (for the bank).		
5.	Are individual depreciation tables developed for each valuation grouping?		
	No, since there is no viable commercial market in Banner County. As listed above, none of the existing commercial properties would fit in a unique valuation grouping.		
6.	Describe the methodology used to determine the commercial lot values.		
	Since there are only seven commercial parcels in the County, commercial lots carry a "site" value.		
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>
		2010	2010
			<u>Date of Lot Value Study</u>
			2010
	The seven commercial parcels consist of: 1 cell tower; 1 cafe (now closed); 1 junk yard (no longer operating); 3 Wyrulec sites; and 1 bank.		

2014 Commercial Correlation Section for Banner County

County Overview

Banner County, located in the southwest of Nebraska's Panhandle had a population as of 2012 of 760. The County seat is Harrisburg, and there are no incorporated municipalities within the County. Currently, there are only seven properties listed as "commercial" in Banner County, and of these, one is a cell tower site, three are Wyrulec rural electric sites, one is listed as a café (now closed), one is an auto salvage yard (now closed) and one is a bank (that is still in operation). The bulk of the County's economy is agricultural in nature, and therefore there is not a viable commercial market.

Description of Analysis

There were no qualified commercial sales occurring during the three-year time period of the sales study. In fact, the only commercial property that sold in the last three years (September, 2013) was the now-defunct FSA office that has currently been converted into a single-family residence.

Sales Qualification

Banner County has a consistent procedure that is utilized for all sales verification. A Department review of the non-qualified sales demonstrates a sufficient explanation in the County notes section to substantiate the reason for the exclusion from the qualified sales sample. There is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. Banner County was selected for review in assessment year 2013. It has been confirmed that the assessment practices are reliable and applied consistently. Further, it is believed that existing commercial property is treated in a uniform and proportionate manner.

Banner County completed the six-year inspection cycle in 2012. The Assessor attempts to review all parcels within approximately two Ranges per year, and currently is working on Range 57 and Range 56. With the completion of these in 2014, the County will be following the three year plan of assessment. The Department has verified these inspections during the course of the assessed valuation update verification which is conducted on one-third of the counties each year.

Level of Value

There is no information available to indicate that Banner County has not met an acceptable level of value. Based on the consideration of all information available and the County's assessment

2014 Commercial Correlation Section for Banner County

practices, the level of value for commercial property is determined to be at the statutory level of 100% of market value.

2014 Agricultural Assessment Actions for Banner County

For Assessment year 2014, the Banner County Assessor increased her land classes in the following manner: the grass land class was increased by 11%, dry land was increased by 5% and irrigated land was increased by approximately 23% to closer match 75% of the market.

2014 Agricultural Assessment Survey for Banner County

1.	Valuation data collection done by:				
	The Assessor and her staff member.				
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="width: 20%; text-align: center; padding: 5px;"><u>Market Area</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td style="padding: 5px;">Banner County has no identified agricultural market areas.</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>		Banner County has no identified agricultural market areas.
<u>Market Area</u>	<u>Description of unique characteristics</u>				
	Banner County has no identified agricultural market areas.				
3.	Describe the process used to determine and monitor market areas.				
	If the Assessor would notice a significant difference in the market activity in a particular area within the County when compared to the remainder of the County, she would further monitor this to determine if the difference was significant enough to establish a separate, unique market area.				
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.				
	A small parcel of land is considered rural residential, unless it adjoins an active agricultural operation, and this is usually determined by the taxpayer's response to a mailed questionnaire. Recreational land must have recreation as its primary use to be classified as such. The leasing of land during hunting season for a limited period of time does not constitute a recreational classification. Hunting preserves are classified as recreational land if hunting is the primary use.				
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?				
	Yes.				
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.				
	At present, there only process used to identify and monitor non-agricultural influences would be the sales review questionnaire, and there appears to be none in Banner County.				
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.				
	No				
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.				
	The Assessor has no knowledge of parcels currently enrolled in the Wetland Reserve Program within the County.				

Banner County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Banner	1	N/A	1,500	1,400	1,300	1,300	1,300	1,300	1,011	1,303
ScottsBluff	3	N/A	N/A	2,380	2,380	1,860	1,450	1,450	1,450	2,044
Morrill	3	N/A	2,300	2,300	2,300	2,195	2,195	2,195	2,195	2,251
Cheyenne	3	N/A	1,935	1,925	1,920	1,920	1,850	1,655	1,650	1,909
Kimball	3	N/A	1,580	1,580	1,300	1,300	1,300	1,300	1,200	1,396
Kimball	4	N/A	1,580	1,580	1,300	1,300	1,300	1,300	1,200	1,350

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Banner	1	N/A	430	430	430	410	360	355	310	406
ScottsBluff	3	N/A	N/A	375	375	330	310	310	280	343
Morrill	3	N/A	455	455	410	410	410	410	410	420
Cheyenne	3	N/A	650	645	555	550	525	474	445	621
Kimball	3	N/A	505	505	505	370	345	260	245	403
Kimball	4	N/A	505	505	505	370	345	260	245	410

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Banner	1	N/A	370	350	350	340	320	250	232	275
ScottsBluff	3	N/A	N/A	270	270	260	260	260	240	252
Morrill	3	N/A	325	300	275	255	255	255	255	258
Cheyenne	3	N/A	394	371	380	381	359	359	225	318
Kimball	3	N/A	466	452	392	338	265	265	265	312
Kimball	4	N/A	499	436	393	338	265	265	265	287

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

2014 Agricultural Correlation Section for Banner County

County Overview

Banner County is located in the southwest corner of Nebraska's Panhandle region, and has a land area of roughly 746 square miles. Land use consists of about 27% dry, 67% grass and only 5% irrigated. The remaining one percent is classified as waste and other. The County is included in the North Platte NRD that instituted a moratorium on new well drilling in 2001. This NRD also encouraged the permanent retirement of irrigated acres throughout the District. In Banner County, 3,600 acres were permanently retired in the Pumpkin Creek Basin (in 2006), and the land was converted to dry, rangeland or wildlife habitat. In 2012 the North Platte NRD Board of Directors changed the allocation in the Pumpkin Creek Subarea from 12 acre-inches per acre per year to 36 acre-inches per acre per three years starting in Water Year 2013 and ending in water Year 2015 (material taken from the NPNRD web site). The Banner County economy is almost entirely based on its agricultural market.

Unlike its surrounding neighbors, Banner County has no defined agricultural market areas: Scotts Bluff to the north has three market areas (two of which are Special Value); Morrill to the east has three market areas, as well as Cheyenne County that borders Banner in a small portion of the southeast. Kimball County, bordering Banner to the south currently has four market areas and two of these are adjacent to Banner County.

Description of Analysis

Analysis of the three-year sample of Banner sales indicated that it was time disproportionate, with the first year being over-represented. The sample was expanded with comparable sales from Banner's neighboring counties to ensure time proportionality while maintaining representativeness by Majority Land Use.

A total of thirty-nine sales were used in the agricultural analysis, and with the Assessor's actions of increasing grass by 11%, dry land by 5% and the irrigated class by almost 23%, Banner County's values reflect the general economic conditions in the region. All three measures of central tendency are within acceptable range. It may appear that the dry range is between 72-77% (when both the 95% and 80% MLU's are reviewed), but the dry values are determined to be acceptable based on the eleven relatively pure dry sales (95% MLU) at 72%, and when comparing Banner's average abstract dry values per acre with its neighbors: Banner \$406; Scotts Bluff \$343; Morrill \$410; Cheyenne \$573; Kimball Area 3 \$403; Kimball Area 4 \$410.

Sales Qualification

Banner County has a consistent procedure that is utilized for sales verification. A Department review of the non-qualified sales demonstrates a sufficient explanation in the County notes section to substantiate the reason for the exclusion from the qualified sales sample. There is no evidence of excessive trimming in the file.

2014 Agricultural Correlation Section for Banner County

Equalization and Quality of Assessment

The values for the three land classes established by the Banner County Assessor have produced equalization both within the County and with the adjoining counties. With the review of Banner County's assessment practices in 2013, it has been confirmed that these are reliable and applied consistently. Therefore, it is believed that agricultural land is treated in a uniform and proportionate manner.

Level of Value

Based on analysis of all available information, the level of value of the agricultural land in Banner County is determined to be 72% of market value.

04 Banner
RESIDENTIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 8
 Total Sales Price : 569,500
 Total Adj. Sales Price : 569,500
 Total Assessed Value : 385,339
 Avg. Adj. Sales Price : 71,188
 Avg. Assessed Value : 48,167

MEDIAN : 62
 WGT. MEAN : 68
 MEAN : 77
 COD : 47.41
 PRD : 113.14

COV : 51.16
 STD : 39.16
 Avg. Abs. Dev : 29.50
 MAX Sales Ratio : 136.68
 MIN Sales Ratio : 35.03

95% Median C.I. : 35.03 to 136.68
 95% Wgt. Mean C.I. : 43.04 to 92.28
 95% Mean C.I. : 43.81 to 109.29

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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-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12	2	87.74	87.74	64.71	55.78	135.59	38.80	136.68	N/A	85,000	55,005
01-JUL-12 To 30-SEP-12	2	111.81	111.81	104.41	14.88	107.09	95.17	128.44	N/A	45,000	46,984
01-OCT-12 To 31-DEC-12	1	35.03	35.03	35.03	00.00	100.00	35.03	35.03	N/A	15,000	5,254
01-JAN-13 To 31-MAR-13	1	60.53	60.53	60.53	00.00	100.00	60.53	60.53	N/A	60,000	36,315
01-APR-13 To 30-JUN-13	1	53.83	53.83	53.83	00.00	100.00	53.83	53.83	N/A	100,000	53,829
01-JUL-13 To 30-SEP-13	1	63.91	63.91	63.91	00.00	100.00	63.91	63.91	N/A	134,500	85,964
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	4	111.81	99.77	78.45	29.33	127.18	38.80	136.68	N/A	65,000	50,994
01-OCT-12 To 30-SEP-13	4	57.18	53.33	58.60	15.56	91.01	35.03	63.91	N/A	77,375	45,341
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	5	95.17	86.82	76.08	40.20	114.12	35.03	136.68	N/A	55,000	41,846
<u>ALL</u>	8	62.22	76.55	67.66	47.41	113.14	35.03	136.68	35.03 to 136.68	71,188	48,167

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	5	63.91	84.92	79.12	53.06	107.33	35.03	136.68	N/A	55,900	44,229
80	3	53.83	62.60	56.62	34.91	110.56	38.80	95.17	N/A	96,667	54,731
<u>ALL</u>	8	62.22	76.55	67.66	47.41	113.14	35.03	136.68	35.03 to 136.68	71,188	48,167

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	60.53	67.96	61.74	37.73	110.07	35.03	128.44	35.03 to 128.44	74,929	46,262
06											
07	1	136.68	136.68	136.68	00.00	100.00	136.68	136.68	N/A	45,000	61,505
<u>ALL</u>	8	62.22	76.55	67.66	47.41	113.14	35.03	136.68	35.03 to 136.68	71,188	48,167

04 Banner
RESIDENTIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 8
 Total Sales Price : 569,500
 Total Adj. Sales Price : 569,500
 Total Assessed Value : 385,339
 Avg. Adj. Sales Price : 71,188
 Avg. Assessed Value : 48,167

MEDIAN : 62
 WGT. MEAN : 68
 MEAN : 77
 COD : 47.41
 PRD : 113.14

COV : 51.16
 STD : 39.16
 Avg. Abs. Dev : 29.50
 MAX Sales Ratio : 136.68
 MIN Sales Ratio : 35.03

95% Median C.I. : 35.03 to 136.68
 95% Wgt. Mean C.I. : 43.04 to 92.28
 95% Mean C.I. : 43.81 to 109.29

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	2	81.74	81.74	93.41	57.14	87.51	35.03	128.44	N/A	20,000	18,682	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	8	62.22	76.55	67.66	47.41	113.14	35.03	136.68	35.03 to 136.68	71,188	48,167	
Greater Than 14,999	8	62.22	76.55	67.66	47.41	113.14	35.03	136.68	35.03 to 136.68	71,188	48,167	
Greater Than 29,999	6	62.22	74.82	65.72	38.20	113.85	38.80	136.68	38.80 to 136.68	88,250	57,996	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	81.74	81.74	93.41	57.14	87.51	35.03	128.44	N/A	20,000	18,682	
30,000 TO 59,999	1	136.68	136.68	136.68	00.00	100.00	136.68	136.68	N/A	45,000	61,505	
60,000 TO 99,999	2	77.85	77.85	78.54	22.25	99.12	60.53	95.17	N/A	62,500	49,087	
100,000 TO 149,999	3	53.83	52.18	52.38	15.55	99.62	38.80	63.91	N/A	119,833	62,766	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	8	62.22	76.55	67.66	47.41	113.14	35.03	136.68	35.03 to 136.68	71,188	48,167	

04 Banner
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 0	MEDIAN : 0	COV : 00.00	95% Median C.I. : N/A
Total Sales Price : 0	WGT. MEAN : 0	STD : 00.00	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 0	MEAN : 0	Avg. Abs. Dev : 00.00	95% Mean C.I. : N/A
Total Assessed Value : 0			
Avg. Adj. Sales Price : 0	COD : 00.00	MAX Sales Ratio : 00.00	
Avg. Assessed Value : 0	PRD : 00.00	MIN Sales Ratio : 00.00	

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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>Qtrrs</u>												
01-OCT-10 To 31-DEC-10												
01-JAN-11 To 31-MAR-11												
01-APR-11 To 30-JUN-11												
01-JUL-11 To 30-SEP-11												
01-OCT-11 To 31-DEC-11												
01-JAN-12 To 31-MAR-12												
01-APR-12 To 30-JUN-12												
01-JUL-12 To 30-SEP-12												
01-OCT-12 To 31-DEC-12												
01-JAN-13 To 31-MAR-13												
01-APR-13 To 30-JUN-13												
01-JUL-13 To 30-SEP-13												
<u>Study Yrs</u>												
01-OCT-10 To 30-SEP-11												
01-OCT-11 To 30-SEP-12												
01-OCT-12 To 30-SEP-13												
<u>Calendar Yrs</u>												
01-JAN-11 To 31-DEC-11												
01-JAN-12 To 31-DEC-12												
<u>ALL</u>												

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02												
03												
04												
<u>ALL</u>												

04 Banner
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999											
Greater Than 14,999											
Greater Than 29,999											
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL											

04 Banner
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 39
Total Sales Price : 9,550,147
Total Adj. Sales Price : 9,550,147
Total Assessed Value : 6,786,629
Avg. Adj. Sales Price : 244,876
Avg. Assessed Value : 174,016

MEDIAN : 72
WGT. MEAN : 71
MEAN : 75
COD : 22.71
PRD : 105.61

COV : 28.74
STD : 21.57
Avg. Abs. Dev : 16.34
MAX Sales Ratio : 141.02
MIN Sales Ratio : 38.10

95% Median C.I. : 65.12 to 81.71
95% Wgt. Mean C.I. : 64.15 to 77.97
95% Mean C.I. : 68.28 to 81.82

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-10 To 31-DEC-10	6	81.35	83.72	78.19	13.50	107.07	70.32	99.85	70.32 to 99.85	251,501	196,650
01-JAN-11 To 31-MAR-11	3	70.47	78.63	87.09	22.05	90.29	59.41	106.02	N/A	137,891	120,090
01-APR-11 To 30-JUN-11	6	73.98	72.10	71.72	17.65	100.53	45.07	90.79	45.07 to 90.79	424,689	304,568
01-JUL-11 To 30-SEP-11											
01-OCT-11 To 31-DEC-11	2	63.20	63.20	62.18	11.09	101.64	56.19	70.20	N/A	292,733	182,012
01-JAN-12 To 31-MAR-12	6	69.02	72.86	73.34	33.18	99.35	38.10	116.64	38.10 to 116.64	160,497	117,709
01-APR-12 To 30-JUN-12	3	81.71	81.59	80.05	03.26	101.92	77.54	85.52	N/A	107,617	86,151
01-JUL-12 To 30-SEP-12	3	56.40	57.73	62.02	08.58	93.08	51.14	65.65	N/A	258,667	160,417
01-OCT-12 To 31-DEC-12	3	65.12	63.35	55.15	16.29	114.87	46.56	78.38	N/A	389,347	214,707
01-JAN-13 To 31-MAR-13	4	68.18	80.84	75.32	41.16	107.33	45.97	141.02	N/A	252,500	190,190
01-APR-13 To 30-JUN-13	1	96.26	96.26	96.26	00.00	100.00	96.26	96.26	N/A	56,000	53,907
01-JUL-13 To 30-SEP-13	2	82.51	82.51	75.90	21.43	108.71	64.83	100.19	N/A	99,000	75,142
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	15	75.97	78.06	75.32	17.23	103.64	45.07	106.02	70.32 to 90.79	298,054	224,505
01-OCT-11 To 30-SEP-12	14	67.93	70.11	68.37	23.45	102.54	38.10	116.64	51.14 to 85.52	189,092	129,284
01-OCT-12 To 30-SEP-13	10	70.95	77.47	66.16	29.68	117.09	45.97	141.02	46.56 to 100.19	243,204	160,907
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	11	70.47	72.26	71.93	18.25	100.46	45.07	106.02	56.19 to 90.79	322,479	231,973
01-JAN-12 To 31-DEC-12	15	65.65	69.68	64.71	24.51	107.68	38.10	116.64	51.14 to 81.71	215,325	139,339
<u>ALL</u>	39	71.95	75.05	71.06	22.71	105.61	38.10	141.02	65.12 to 81.71	244,876	174,016

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
Blank	39	71.95	75.05	71.06	22.71	105.61	38.10	141.02	65.12 to 81.71	244,876	174,016
<u>ALL</u>	39	71.95	75.05	71.06	22.71	105.61	38.10	141.02	65.12 to 81.71	244,876	174,016

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Dry</u>											
County	11	71.95	75.37	66.46	22.68	113.41	45.07	106.02	46.56 to 100.19	182,096	121,018
Blank	11	71.95	75.37	66.46	22.68	113.41	45.07	106.02	46.56 to 100.19	182,096	121,018
<u>Grass</u>											
County	7	76.52	75.36	72.83	15.00	103.47	59.41	90.79	59.41 to 90.79	256,372	186,715
Blank	7	76.52	75.36	72.83	15.00	103.47	59.41	90.79	59.41 to 90.79	256,372	186,715
<u>ALL</u>	39	71.95	75.05	71.06	22.71	105.61	38.10	141.02	65.12 to 81.71	244,876	174,016

04 Banner
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 39
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 Total Adj. Sales Price : 9,550,147
 Total Assessed Value : 6,786,629
 Avg. Adj. Sales Price : 244,876
 Avg. Assessed Value : 174,016

MEDIAN : 72
 WGT. MEAN : 71
 MEAN : 75
 COD : 22.71
 PRD : 105.61

COV : 28.74
 STD : 21.57
 Avg. Abs. Dev : 16.34
 MAX Sales Ratio : 141.02
 MIN Sales Ratio : 38.10

95% Median C.I. : 65.12 to 81.71
 95% Wgt. Mean C.I. : 64.15 to 77.97
 95% Mean C.I. : 68.28 to 81.82

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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	2	70.82	70.82	71.19	00.88	99.48	70.20	71.43	N/A	650,000	462,765
Blank	2	70.82	70.82	71.19	00.88	99.48	70.20	71.43	N/A	650,000	462,765
_____Dry_____											
County	15	76.77	81.03	73.48	27.34	110.27	45.07	141.02	56.40 to 99.85	168,588	123,884
Blank	15	76.77	81.03	73.48	27.34	110.27	45.07	141.02	56.40 to 99.85	168,588	123,884
_____Grass_____											
County	10	70.63	72.45	71.47	15.84	101.37	56.19	90.79	59.41 to 88.18	306,607	219,144
Blank	10	70.63	72.45	71.47	15.84	101.37	56.19	90.79	59.41 to 88.18	306,607	219,144
_____ALL_____	39	71.95	75.05	71.06	22.71	105.61	38.10	141.02	65.12 to 81.71	244,876	174,016

Total Real Property
Sum Lines 17, 25, & 30

Records : 1,898

Value : 220,507,622

Growth 91,193

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	27	15,415	0	0	2	3,120	29	18,535	
02. Res Improve Land	45	286,053	0	0	15	34,470	60	320,523	
03. Res Improvements	46	1,602,409	1	35,683	23	808,313	70	2,446,405	
04. Res Total	73	1,903,877	1	35,683	25	845,903	99	2,785,463	0
% of Res Total	73.74	68.35	1.01	1.28	25.25	30.37	5.22	1.26	0.00
05. Com UnImp Land	0	0	0	0	3	3,000	3	3,000	
06. Com Improve Land	2	15,000	0	0	3	18,876	5	33,876	
07. Com Improvements	1	86,185	0	0	4	37,356	5	123,541	
08. Com Total	1	101,185	0	0	7	59,232	8	160,417	0
% of Com Total	12.50	63.08	0.00	0.00	87.50	36.92	0.42	0.07	0.00
09. Ind UnImp Land	0	0	0	0	4	0	4	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	4	0	4	0	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	0.00	0.21	0.00	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	73	1,903,877	1	35,683	25	845,903	99	2,785,463	0
% of Res & Rec Total	73.74	68.35	1.01	1.28	25.25	30.37	5.22	1.26	0.00
Com & Ind Total	1	101,185	0	0	11	59,232	12	160,417	0
% of Com & Ind Total	8.33	63.08	0.00	0.00	91.67	36.92	0.63	0.07	0.00
17. Taxable Total	74	2,005,062	1	35,683	36	905,135	111	2,945,880	0
% of Taxable Total	66.67	68.06	0.90	1.21	32.43	30.73	5.85	1.34	0.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	82	25,516,174	82	25,516,174	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	191	25,574,634	191	25,574,634	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	8	16	200	224

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,168	120,547,286	1,168	120,547,286
28. Ag-Improved Land	0	0	1	7,500	397	50,211,426	398	50,218,926
29. Ag Improvements	0	0	0	0	428	21,220,896	428	21,220,896
30. Ag Total							1,596	191,987,108

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	1	1.00	7,500	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	1	0.50	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	58	52.34	123,513	58	52.34	123,513	
32. HomeSite Improv Land	252	287.52	1,976,378	253	288.52	1,983,878	
33. HomeSite Improvements	252	0.00	16,189,763	252	0.00	16,189,763	0
34. HomeSite Total				310	340.86	18,297,154	
35. FarmSite UnImp Land	69	142.22	63,855	69	142.22	63,855	
36. FarmSite Improv Land	334	1,330.71	987,549	334	1,330.71	987,549	
37. FarmSite Improvements	394	0.00	5,031,133	394	0.00	5,031,133	91,193
38. FarmSite Total				463	1,472.93	6,082,537	
39. Road & Ditches	890	3,227.61	0	891	3,228.11	0	
40. Other- Non Ag Use	15	60.27	28,381	15	60.27	28,381	
41. Total Section VI				773	5,102.17	24,408,072	91,193

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	9	2,435.60	537,817	9	2,435.60	537,817

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,238.79	9.33%	3,358,199	10.75%	1,500.01
47. 2A1	1,276.14	5.32%	1,786,599	5.72%	1,400.00
48. 2A	6,865.93	28.63%	8,925,716	28.57%	1,300.00
49. 3A1	248.39	1.04%	322,905	1.03%	1,299.99
50. 3A	5,337.31	22.25%	6,938,511	22.21%	1,300.00
51. 4A1	6,243.31	26.03%	8,116,311	25.98%	1,300.00
52. 4A	1,774.18	7.40%	1,793,479	5.74%	1,010.88
53. Total	23,984.05	100.00%	31,241,720	100.00%	1,302.60
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	28,479.58	22.89%	12,246,227	24.23%	430.00
56. 2D1	11,355.38	9.13%	4,882,828	9.66%	430.00
57. 2D	42,821.37	34.42%	18,413,230	36.44%	430.00
58. 3D1	5,352.36	4.30%	2,194,472	4.34%	410.00
59. 3D	16,765.35	13.48%	6,035,538	11.94%	360.00
60. 4D1	14,947.92	12.01%	5,306,523	10.50%	355.00
61. 4D	4,691.84	3.77%	1,454,479	2.88%	310.00
62. Total	124,413.80	100.00%	50,533,297	100.00%	406.17
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	12,256.73	3.97%	4,535,010	5.34%	370.00
65. 2G1	4,821.47	1.56%	1,687,527	1.99%	350.00
66. 2G	48,785.84	15.79%	17,075,159	20.09%	350.00
67. 3G1	3,693.54	1.20%	1,255,809	1.48%	340.00
68. 3G	40,990.14	13.26%	13,116,844	15.43%	320.00
69. 4G1	67,884.57	21.97%	16,971,409	19.97%	250.00
70. 4G	130,614.30	42.26%	30,344,132	35.70%	232.32
71. Total	309,046.59	100.00%	84,985,890	100.00%	274.99
Irrigated Total					
	23,984.05	5.12%	31,241,720	18.64%	1,302.60
Dry Total					
	124,413.80	26.58%	50,533,297	30.15%	406.17
Grass Total					
	309,046.59	66.03%	84,985,890	50.71%	274.99
72. Waste	7,701.34	1.65%	231,066	0.14%	30.00
73. Other	2,895.42	0.62%	587,063	0.35%	202.76
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	468,041.20	100.00%	167,579,036	100.00%	358.04

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	23,984.05	31,241,720	23,984.05	31,241,720
77. Dry Land	0.00	0	0.00	0	124,413.80	50,533,297	124,413.80	50,533,297
78. Grass	0.00	0	0.00	0	309,046.59	84,985,890	309,046.59	84,985,890
79. Waste	0.00	0	0.00	0	7,701.34	231,066	7,701.34	231,066
80. Other	0.00	0	0.00	0	2,895.42	587,063	2,895.42	587,063
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	468,041.20	167,579,036	468,041.20	167,579,036

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	23,984.05	5.12%	31,241,720	18.64%	1,302.60
Dry Land	124,413.80	26.58%	50,533,297	30.15%	406.17
Grass	309,046.59	66.03%	84,985,890	50.71%	274.99
Waste	7,701.34	1.65%	231,066	0.14%	30.00
Other	2,895.42	0.62%	587,063	0.35%	202.76
Exempt	0.00	0.00%	0	0.00%	0.00
Total	468,041.20	100.00%	167,579,036	100.00%	358.04

2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

04 Banner

	2013 CTL County Total	2014 Form 45 County Total	Value Difference (2014 form 45 - 2013 CTL)	Percent Change	2014 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	2,729,749	2,785,463	55,714	2.04%	0	2.04%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	18,143,375	18,297,154	153,779	0.85%	0	0.85%
04. Total Residential (sum lines 1-3)	20,873,124	21,082,617	209,493	1.00%	0	1.00%
05. Commercial	204,690	160,417	-44,273	-21.63%	0	-21.63%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	6,088,532	6,082,537	-5,995	-0.10%	91,193	-1.60%
08. Minerals	26,385,592	25,574,634	-810,958	-3.07	0	-3.07
09. Total Commercial (sum lines 5-8)	32,678,814	31,817,588	-861,226	-2.64%	91,193	-2.91%
10. Total Non-Agland Real Property	53,551,938	52,928,586	-623,352	-1.16%	91,193	-1.33%
11. Irrigated	25,446,508	31,241,720	5,795,212	22.77%		
12. Dryland	48,358,230	50,533,297	2,175,067	4.50%		
13. Grassland	76,802,449	84,985,890	8,183,441	10.66%		
14. Wasteland	216,714	231,066	14,352	6.62%		
15. Other Agland	605,040	587,063	-17,977	-2.97%		
16. Total Agricultural Land	151,428,941	167,579,036	16,150,095	10.67%		
17. Total Value of all Real Property (Locally Assessed)	204,980,879	220,507,622	15,526,743	7.57%	91,193	7.53%

2014 Plan of Assessment for Banner County, Nebraska Assessment Years 2014, 2015, and 2016

Date: June 10, 2013

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade." Neb. Rev. Stat. 77-112 (Reissue 2003)

Assessment levels required for real property for 2013 are as follows:

- (1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- (2) 75% of actual value for agricultural land and horticultural land (as amended by LB 968); and
- (3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb Rev Stat 77-201 (R S Supp 2004)

General Description of Real Property in Banner County

Per the 2013 County Abstract, Banner County consists of the following real property types:

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	98	5.15%	2,729,807	1.32%
Commercial	9	0.47%	167,814	0.10%
Recreational				
Agricultural	1596	83.87%	175,600,970	84.79%
Mineral Interest- Producing	80	4.20%	27,988,782	13.51%
Mineral Interest- Non-Producing	111	5.83%	67,210	0.03%
Game & Parks	9	0.47%	512,474	0.25%
	1910		193,905,318	

Agricultural land - taxable acres

The county is predominately agricultural consisting of the following sub classes:

Irrigation	23,714.27
Dry crop	122,752.27
Grass & CRP	312,202.08
Waste	7,223.00
Other (feedlot & shelterbelt)	2,825.91

Total of 498,717.54 acres with a value of \$151,431,985

New property : For assessment year 2013, an estimated 4 information statements were filed for new property construction within the county.

For more information see 2013 Reports & Opinions, Abstract and Assessor Survey

Current Resources

A. Staff/Budget/Training

Presently have 1 employee who works part time in the summer months and full time during the winter

The 2012-13 budget for the assessor's office was \$60,480 plus \$5700 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal) The assessor's office was split from the ex-officio office as of January 2011

Training – The employee has attended Class 101

B Cadastral Maps accuracy/condition, other land use maps, aerial photos

Cadastral maps are in a large book and have been discontinued. Aerial photos with individual mylar overlays containing ownership information, land use, and soil types are approximately 20 years old. The ownership on aerial photos is updated as deeds are filed

C Property Record Cards – new cards were prepared for the 2006 year.

For strictly ag land parcels, the land valuation sheets are printed on the MIPS program and placed behind the property record card in a plastic page protector.

Property Records Cards for parcels with improvements are a manila folder with the property record card imprinted on the front. A listing of each individual building with values for each year is permanently attached to the back of the manila folder. Each building is numbered on the site photo. A small snapshot in a photo sleeve has a corresponding number. This number is also noted on the MIPS improvement printouts and the yearly listing as mentioned.

House sketches, house photos, and farm site sketches have been updated in the MIPS CAMA

D We received a grant for an ESRI software and instructions in August of 2005. The GIS program now contains the ownership, soil conversion, and land use. We have networked the GIS program with the MIPS real estate administrative program. Our office will be working with the road department to prepare a layer showing roads locations, legal proceedings establishing roads, and the location of bridges, culverts, and all traffic signage.

- E Web based – property record information access – The MIPS records have been online since June 2013. A grant has been submitted to place the GIS records on line. If approved the GIS records should be on line by 2014.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property.

Copies of the deeds and Form 521's filed with the Register of Deeds are processed as they are received. A copy of the 521 is filed in a notebook with a copy of the deed and agland inventory sheets if applicable. At the time the 521's are processed a form letter is sent to the seller and the buyer requesting information concerning the sale.

Information statements are not filed on a regular basis – discovery of new improvements is usually through personal observation of county officials or other reports

B Data Collection

One sixth of the improvements were physically reviewed for 2012. Photos were taken for all improvements

Market data is obtained from the Form 521 and the questionnaire mailed to buyers and sellers.

C Review assessment sales ratio studies

Market data is entered on an Excel spreadsheet with formulas which figure average selling price, median, COD, and PRD for irrigated, dry crop, grass, CRP, shelterbelts, waste, and sites. All sales (improved sales are used with the value of improvements being subtracted from the assessed value and also the selling price) are used in these computations. With time permitting the above studies are also computed with the unimproved sales only.

D Approaches to Value

- 1 Market approach; sales comparison – Used for agland sales. Have had an increasing number of sales in recent years so that sales comparison approach is more accurate than previous years. Strictly residential sales are still limited. Usually the agland sales where purchaser is actually occupying home are also included in the residential sales for computations.
- 2 Cost approach; cost manual used and date of manual and latest depreciation study- The Marshall Swift costing manual for 2010

available in conjunction with the MIPS CAMA program were used for 2012. Depreciation was figured on the 8 qualified sales and the current depreciation schedules were checked with these figures.

- 3 Income Approach, income and expense data collection – Because of the wide variety of rental and lease arrangements on agland, this method is not an accurate measure of value. Banner County also has few rental houses available for any kind of an income study.
- 4. Land valuation studies, establish market areas, special value – sales are plotted on a large map using different colors for each years sales. This is used to determine if market areas would be appropriate. Banner County does not have zoning at the present time so special value is not a consideration
- E Reconciliation of Final Value and documentation – statements are attached to the property record card explaining the method used for final valuations
- F Review assessment sales ratio studies after assessment actions – New values for the current year are reported on the Assessed Value Update
- G Notices and Public Relations. Change of value notices are sent to every landowner in Banner County irregardless if the value changed or not. In the past we have included a printout of the land valuation groups and acres, value, etc. However, because of a computer problem we not longer do this -a notice is included with the COV telling the landowner that if they so requested we would furnish this information.

Level of Value, Quality and Uniformity for assessment year 2013:

Property Class	Median	COD	PRD
Residential	Insufficient sales		
Commercial	no sales		
Agricultural Land	72%	19.19	110.23

*COD means coefficient of dispersion and PRD means price related differential
 For more information regarding statistical measures see 2013 Reports & Opinions

Assessment Actions Planned for Assessment Year 2014

Residential – The improvements located in Range 57 and Range 56 will be reviewed. Review will be conducted by the assessor and employee with possible part time help. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial - Commercial properties that are located in Range 57 and Range 56 will be reviewed at the same time as the residential and farm buildings.

Agricultural Land – We are using the GIS program to check land use and acreages. If there are questions, the landowner is contacted to provide us with authorization to obtain an FSA map. Landowners with last names beginning with “I” through “P” will be contacted for land use changes

Special Value – Agland - no special value anticipated

Assessment Actions Planned for Assessment Year 2015

Residential – The improvements in Range 55 will be reviewed. The same data collectors as the previous year. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial – Commercial property in Range 55 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages. If there are questions, the landowner is contacted to provide us with authorization to obtain an FSA map. Landowners with last names beginning with “Q” through “Z” will be contacted for land use changes

Special Value – Agland – no special value anticipated. Land use will continue to be check by using the GIS and FSA maps for questionable acreages.

Assessment Actions Planned for Assessment Year 2016

Residential – The improvements in Range 54 will be reviewed. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial – Commercial property in Range 54 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- . Land use will continue to be check by using the GIS and FSA maps for questionable acreages. Landowners with last names beginning with “A” through “H” will be contacted for land use changes

Special Value – Agland – no special value anticipated

Other Functions performed by the assessor’s office, but not limited to:

1. Record Maintenance, mapping updates, and ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Educational Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
- 3 Personal Property; administer annual filing of 190 schedules with a value of 13,044,926 prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required
- 4 Permissive Exemptions: administer 6 annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- 5 Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc
6. Homestead Exemptions: administer 25 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7 Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.

- 8 Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- 10 Tax List Corrections – prepare tax list correction documents for county board approval
- 11 County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
- 12 TERC appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation
- 13 TERC State wide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC
- 14 Education: Assessor and or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification .

Conclusion:

The 2013-2014 budget request will be approximately the same as the previous year.

Respectfully submitted:

Assessor's signature _____ Date: _____

2014 Assessment Survey for Banner County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	One
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$60,850
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	None out of the Assessor's total budget.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$6,000 for Pritchard & Abbott to appraise oil, gas and mineral interests.
10.	Part of the assessor's budget that is dedicated to the computer system:
	None of the Assessor's budget is dedicated to the computer system. All offices are included in the Miscellaneous General Fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$750
12.	Other miscellaneous funds:
	\$2,000 for GIS
13.	Amount of last year's assessor's budget not used:
	\$3,159

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS/PC Admin
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	No, GIS maps are now being used.
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes, it is available to the public. The web address is http://banner.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop.
8.	Personal Property software:
	MIPS/PC Admin

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?
	N/A
4.	When was zoning implemented?
	N/A

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for oil, gas and mineral interests. The pick-up work and physical inspection of property is accomplished "in-house."
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS/PC Admin for CAMA and administrative software.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Only Pritchard & Abbott
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Pritchard & Abbott is a certified appraisal firm for oil, gas and mineral interests.
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?
	Only for the aforementioned specific interests.

2014 Certification for Banner County

This is to certify that the 2014 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Banner County Assessor.

Dated this 7th day of April, 2014.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

