

Table of Contents

2014 Commission Summary

2014 Opinions of the Property Tax Administrator

Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- Residential Correlation

Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- Commercial Correlation

Agricultural and/or Special Valuation Reports

- Agricultural Assessment Actions
- Agricultural Assessment Survey
- Agricultural Average Acre Values Table
- Agricultural Correlation
- Special Valuation Methodology, if applicable

Statistical Reports

- Residential Statistics
- Commercial Statistics
- Agricultural Land Statistics
- Special Valuation Statistics, if applicable

County Reports

- County Abstract of Assessment for Real Property, Form 45
- County Agricultural Land Detail
- County Abstract of Assessment for Real Property Compared with the Prior Year Certificate of Taxes Levied (CTL).
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

Certification

Maps

- Market Areas

Valuation History Charts

2014 Commission Summary for Keith County

Residential Real Property - Current

Number of Sales	290	Median	94.13
Total Sales Price	\$26,604,322	Mean	101.39
Total Adj. Sales Price	\$26,820,155	Wgt. Mean	93.55
Total Assessed Value	\$25,089,555	Average Assessed Value of the Base	\$57,919
Avg. Adj. Sales Price	\$92,483	Avg. Assessed Value	\$86,516

Confidence Interval - Current

95% Median C.I	92.08 to 96.78
95% Wgt. Mean C.I	90.94 to 96.16
95% Mean C.I	97.35 to 105.43
% of Value of the Class of all Real Property Value in the	32.48
% of Records Sold in the Study Period	4.79
% of Value Sold in the Study Period	7.15

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	336	95	95.01
2012	270	97	97.01
2011	294	98	98
2010	264	96	96

2014 Commission Summary for Keith County

Commercial Real Property - Current

Number of Sales	36	Median	95.02
Total Sales Price	\$7,915,535	Mean	97.64
Total Adj. Sales Price	\$7,917,800	Wgt. Mean	83.06
Total Assessed Value	\$6,576,165	Average Assessed Value of the Base	\$137,536
Avg. Adj. Sales Price	\$219,939	Avg. Assessed Value	\$182,671

Confidence Interval - Current

95% Median C.I	88.67 to 103.66
95% Wgt. Mean C.I	72.56 to 93.55
95% Mean C.I	89.34 to 105.94
% of Value of the Class of all Real Property Value in the County	9.04
% of Records Sold in the Study Period	5.07
% of Value Sold in the Study Period	6.73

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	33	97	96.97
2012	28	98	97.68
2011	45	98	98
2010	48	100	95

2014 Opinions of the Property Tax Administrator for Keith 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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of 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

Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Keith County

The first six year cycle of the mandatory review and inspection of real property parcels in Keith County is complete.

Began the annual review of the Lake; the review was not completed on schedule due to numerous errors in measurements discovered during verification. It was decided to do a complete re-listing with new pictures, measuring all improvements and completing site plans. The re-listing for the south side and east side of Lake Mc Conaughy is complete, as well as some of the North side.

During edits of Assessor Locations it was discovered that some of the Neighborhoods were in error for Rural, Lake and Ogallala Suburban. These were corrected and lot/land values were corrected to be equalized with other lots/land within the same neighborhood.

All pickup work was completed and entered; from all sources of discovery including permits, self-reporting, neighbor reporting, sale review, drive by identification, etc.

2014 Residential Assessment Survey for Keith County

1.	Valuation data collection done by:																		
	Assessor and staff.																		
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>City of Ogalla</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Village of Paxton approximately 20 miles east of Ogallala</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Village of Brule approximately 7 miles west of Ogallala</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - parcels located outside the City or Village limits, excluding Lake McConaughy and Ogallala Suburban</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Lake McConaughy</td> </tr> <tr> <td style="text-align: center;">06</td> <td>K-Lake Area - parcels which are owned and leased by Central Nebraska Public Power and Irrigation District</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Suburban - properties outside the city limits of Ogallala</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Villages of Keystone, Roscoe and Sarben</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	City of Ogalla	02	Village of Paxton approximately 20 miles east of Ogallala	03	Village of Brule approximately 7 miles west of Ogallala	04	Rural - parcels located outside the City or Village limits, excluding Lake McConaughy and Ogallala Suburban	05	Lake McConaughy	06	K-Lake Area - parcels which are owned and leased by Central Nebraska Public Power and Irrigation District	07	Suburban - properties outside the city limits of Ogallala	08	Villages of Keystone, Roscoe and Sarben
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	City of Ogalla																		
02	Village of Paxton approximately 20 miles east of Ogallala																		
03	Village of Brule approximately 7 miles west of Ogallala																		
04	Rural - parcels located outside the City or Village limits, excluding Lake McConaughy and Ogallala Suburban																		
05	Lake McConaughy																		
06	K-Lake Area - parcels which are owned and leased by Central Nebraska Public Power and Irrigation District																		
07	Suburban - properties outside the city limits of Ogallala																		
08	Villages of Keystone, Roscoe and Sarben																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	The cost approach is primarily used for determining market value for residential property.																		
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?																		
	Local market data is used to develop depreciation tables.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the residential lot values?																		
	By local market data of vacant lot sales.																		

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2011	2011	
	02	2011	2011	
	03	2011	2011	
	04	2011	2011	
	05	2011	2011	
	06	2011	2011	
	07	2011	2011	
	08	2011	2011	
Lot studies were done within the past six-year physical inspection and review cycle for each valuation grouping.				

2014 Residential Correlation Section for Keith County

County Overview

Keith County has three incorporated towns; Ogallala, the county seat, with a population of approximately 4737 residents, and Brule and Paxton with populations of 326 and 523 respectively. Lake McConaughy also has a substantial number of residents that are both year round and seasonal. The lake area will have some influence on the residential market. There are three unincorporated villages (Roscoe, Sarben, and Keystone). Ogallala would be considered the hub of the residential market with the majority of the services and retail trade, grain handling facilities, auto and implement dealerships, hospital, and schools.

Description of Analysis

The statistical sampling of 290 residential sales appears to be an adequate and reliable sample for the measurement of the residential class of real property in Keith County. Eight valuation groupings have been identified based on the availability of services and jobs and the varying degrees of economic influence that affect the residential market for each of the valuations groupings.

Based on the sample of 290 sales, the median measure of central tendency demonstrates that an acceptable level of value has been attained overall and the individual substratum with a sufficient number of sales will demonstrate an acceptable level of value as well.

The assessor continues to work towards the goals established in the three year plan of assessment and the mandated six year physical inspection and review cycle and work is beginning on the next cyclical process.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. The assessor has a very thorough documentation process. Measurement is done utilizing all available information and 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. Keith County was selected for review in 2012. With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the residential properties are being treated in a uniform and proportionate manner.

2014 Residential Correlation Section for Keith County

Level of Value

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

2014 Commercial Assessment Actions for Keith County

All pickup work was completed and entered; from all sources of discovery including permits, self-reporting, neighbor reporting, sale review, drive by identification, etc.

A complete review, inspection and reappraisal of the commercial property were done in 2011 by the State Appraiser.

2014 Commercial Assessment Survey for Keith County

1.	Valuation data collection done by:																		
	Assessor and staff.																		
2.	List the valuation groupings recognized in 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>City of Ogallala</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Village of Paxton approximately 20 miles east of Ogallala</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Village of Brule approximately 7 miles west of Ogallala</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - parcels located outside the City of Village limits, excluding Lake McConaughy and Ogallala Suburban</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Lake McConaughy</td> </tr> <tr> <td style="text-align: center;">06</td> <td>K-Lake Area - parcels which are owned and leased by Central Nebraska Public Power and Irrigation Distict</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Suburban - properties outside the city limits of Ogallala</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Villages of Keystone, Roscoe and Sarben</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	City of Ogallala	02	Village of Paxton approximately 20 miles east of Ogallala	03	Village of Brule approximately 7 miles west of Ogallala	04	Rural - parcels located outside the City of Village limits, excluding Lake McConaughy and Ogallala Suburban	05	Lake McConaughy	06	K-Lake Area - parcels which are owned and leased by Central Nebraska Public Power and Irrigation Distict	07	Suburban - properties outside the city limits of Ogallala	08	Villages of Keystone, Roscoe and Sarben
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	City of Ogallala																		
02	Village of Paxton approximately 20 miles east of Ogallala																		
03	Village of Brule approximately 7 miles west of Ogallala																		
04	Rural - parcels located outside the City of Village limits, excluding Lake McConaughy and Ogallala Suburban																		
05	Lake McConaughy																		
06	K-Lake Area - parcels which are owned and leased by Central Nebraska Public Power and Irrigation Distict																		
07	Suburban - properties outside the city limits of Ogallala																		
08	Villages of Keystone, Roscoe and Sarben																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach is primarily used for determining market value for commercial property.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Stanard Appraisal Services, Inc. has been hired on an as needed basis for the appraisal of unique commercial properties.																		
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?																		
	Depreciation tables are built into the MIPS system.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Market data is used to establish the lot values.																		

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2011	2011	2011
	02	2011	2011	2011
	03	2011	2011	2011
	04	2011	2011	2011
	05	2011	2011	2011
	06	2011	2011	2011
	07	2011	2011	2011
	08	2011	2011	2011

2014 Commercial Correlation Section for Keith County

County Overview

Keith County has three incorporated towns; Ogallala, the county seat, with a population of approximately 4737 residents, and Brule and Paxton with populations of 326 and 523 respectively. Ogallala and Suburban Ogallala would be considered the hub of the commercial market with the majority of the services and retail trade, grain handling facilities, fertilizer providers, a livestock auction service, auto and implement dealerships, a hospital, and schools. The smaller towns have erratic markets but, they are supportive of the farm producers with their grain handling facilities. Most businesses around Lake McConaughy rely primarily on seasonal tourism but some, such as the bank and golf course, serve many of the area residents as well.

Description of Analysis

Eight valuation groupings have been identified; however, Valuation Grouping 01 (Ogallala) with 25 sales would carry the most weight in developing a reliable sample that would be considered statistically sufficient in the analysis of the commercial real property class.

The commercial parcels in Keith County are represented by 78 different occupancy codes; over 67% of the population consists of motel, office, restaurant and fast food, multiple residence, retail, warehouses, utility buildings and service repair garages. Most all of these primary codes are represented in Valuation Grouping 01 (Ogallala) along with several other occupancy codes.

The assessor stays on track with the three year plan of assessment and the first six year physical inspection and review cycle has been completed and work is beginning on the next cyclical process. Stanard Appraisal Services, Inc. assists with the valuation of the commercial properties.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. The assessor has a very thorough documentation process. Measurement is done utilizing all available information and 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. Keith County was selected for review in 2012. With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

2014 Commercial Correlation Section for Keith County

For measurement purposes only Valuation Grouping 01 (Ogallala) will be used to determine the level of value for the commercial class of property.

Level of Value

Based on all available information the level of value of the commercial class of real property in Keith County is determined to be 93% of market value.

2014 Agricultural Assessment Actions for Keith County

Continue to process all irrigation transfers of certified base acres approved by the Twin Platte NRD.

Review all sales and land values for all three market areas of Keith County and refine as necessary.

Enter all pickup work from all sources of discovery including Permits, self-reporting, neighbor reporting, sale review, drive by identification, etc.

2014 Agricultural Assessment Survey for Keith County

1.	Valuation data collection done by:									
	Assessor and staff.									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</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>Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Market Area 02 is south of the North Platte River and Lake McConuaghy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	01	Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.	02	Market Area 02 is south of the North Platte River and Lake McConuaghy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.	03	Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.
<u>Market Area</u>	<u>Description of unique characteristics</u>									
01	Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.									
02	Market Area 02 is south of the North Platte River and Lake McConuaghy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.									
03	Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.									
3.	Describe the process used to determine and monitor market areas.									
	GIS maps, topography and comparable maps of surrounding counties help to identify the unique characteristics that drive the market in each of these areas.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	The actual use of the parcel is determined by physical reviews which identify the classification of either rural residential or agricultural land.									
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.									
	The special value methodology (as contained in the 2014 R&O) describes the processes to identify and monitor the non-agricultural influences.									
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.									
	Yes, market data and sales of similar influences are analyzed and, if possible, on-site reviews are done.									
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									

An analysis is done of the sales and if available, the contracts will be examined as well, to try and establish a value for the WRP acres.
--

Keith County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	N/A	1,679	N/A	1,680	1,680	1,680	1,680	1,680	1,680
Garden	1	N/A	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475
Arthur	1	N/A	N/A	1,475	N/A	1,475	1,475	1,475	1,475	1,475
McPherson	1	N/A	N/A	1,475	1,475	N/A	1,475	1,475	1,475	1,475
Lincoln	2	1,800	1,800	1,779	1,800	1,800	1,772	1,793	1,792	1,792
Keith	2	N/A	3,000	N/A	2,750	2,650	2,650	2,650	2,650	2,782
Deuel	1	N/A	1,675	1,555	1,555	1,555	1,555	1,550	1,200	1,578
Lincoln	1	2,922	2,923	2,923	2,920	2,798	2,762	2,769	2,711	2,856
Keith	3	3,120	3,120	2,880	2,880	2,750	2,750	2,750	2,750	2,985
Lincoln	1	2,922	2,923	2,923	2,920	2,798	2,762	2,769	2,711	2,856
Lincoln	5	N/A	2,955	3,050	3,050	3,042	2,998	2,988	3,032	2,999
Perkins	1	N/A	2,970	2,954	2,911	2,929	2,858	2,888	2,884	2,931

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	N/A	500	N/A	500	480	480	480	480	486
Garden	1	N/A	730	730	650	650	600	500	500	684
Arthur	1	N/A								
McPherson	1	N/A	N/A	N/A	605	N/A	605	605	605	605
Lincoln	2	775	775	775	775	775	775	775	775	775
Keith	2	N/A	900	875	865	845	845	845	845	886
Deuel	1	N/A	745	745	640	635	405	405	405	665
Lincoln	1	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,498	1,500
Keith	3	1,375	1,375	1,275	1,275	1,075	1,075	1,050	1,050	1,294
Lincoln	1	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,498	1,500
Lincoln	5	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130
Perkins	1	N/A	1,230	1,230	1,130	1,130	1,130	1,050	1,050	1,177

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	N/A	360	N/A	303	302	286	269	266	268
Garden	1	N/A	378	270	302	278	287	264	260	263
Arthur	1	N/A	N/A	265	N/A	265	265	265	265	265
McPherson	1	N/A	N/A	275	275	N/A	275	275	275	275
Lincoln	2	360	360	360	360	360	320	320	320	320
Keith	2	N/A	444	493	397	428	391	358	341	352
Deuel	1	N/A	255	256	246	245	241	240	240	243
Lincoln	1	975	975	975	975	975	950	950	920	947
Keith	3	385	436	375	407	441	376	395	342	380
Lincoln	1	975	975	975	975	975	950	950	920	947
Lincoln	5	465	465	465	465	465	385	385	380	388
Perkins	1	N/A	450	450	450	450	450	450	450	450

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

CHERYL SCHIEL
KEITH COUNTY ASSESSOR
511 NORTH SPRUCE - ROOM 200
OGALLALA NE 69153
PHONE 308-284-8040 FAX 308-284-8047 email cschiel@keithcountyne.gov

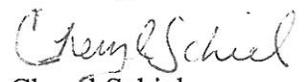
Ruth Sorensen
Property Tax Administrator
Department of Revenue
Property Assessment Division
PO Box 98919
Lincoln NE 68509-8919

RE: 2014 Special Valuation Methodology for Keith County

Dear Ms Sorensen:

Please see attached the 2014 Methodology for Special Valuation for Keith County pursuant to Title 350, Neb. R. & Regs., Reg-11-005.004. Special Valuation Methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The residential and/or recreational non-agricultural influences have been identified. The office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Keith County Assessor Office by any interested person.

Sincerely,


Cheryl Schiel
Keith County Assessor

2014 Special Valuation Methodology for Keith County

- A. **Identification of the influenced area:** The Special Valuation Area is the accretion land along the North & South Platte Rivers and Lake Mc Conaughy. This area was first recognized in Assessment year 2007. This area is not in any specific Market Area as it is located within each of the three Agricultural Market Areas.
- B. **Describe the highest and best use of the properties in the influenced area, and how this was determined:** The highest and best use of the accretion market area is for recreational use. The Special Valuation Area was determined by market trends as the majority of all the agricultural properties that have sold along either river have been purchased for residential living and/or recreational use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. Every parcel with accretion was reviewed. If the parcel contained more accretion acres than deeded acres we then looked at adjoining parcels to identify adjoining parcels with the same ownership as the parcel with accretion. If the total acres of adjoining parcels contained more deeded acres *used for agricultural purpose*, than accretion areas; these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the total deeded acres *used for agricultural purpose*, is a small difference than the accretion acres, these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the Accretion Acres contain some acres used for agricultural purpose than these acres are valued as all other land of similar use and considered agricultural purpose and added to the deeded acres to determine whether a parcel is primarily agricultural purpose. Parcels with slivers or small tracts of deeded land lying adjacent to larger accretion acres are not typical agricultural land in Keith County and are considered *food plots or wildlife forage*. Also, putting a few head of horses or cattle for a few months a year on these parcels with more accretion acres, does not qualify the parcel as being used primarily for agricultural purpose. After inspection, it was determined that the primary use of parcels with slivers or small tracts lying adjacent to larger accretion acres on the same parcel; or a few head of livestock for a few months annually, is not considered agricultural production in Keith County. Parcels determined as not being primarily used for agricultural purposes were sent Disqualification Letters.
- C. **Describe the valuation models used in arriving at the value estimates, and explain why and how they were selected:** The valuation models used in these areas are unit comparison or value per acre. The models were created by using sold properties with accretion acres that were influenced by other than agricultural use. This Special Valuation Area was selected because the sold properties were not reflecting the true agricultural market. This Special Valuation Area was developed to define a market trend for agricultural parcels being used for residential or recreational use within Keith County
- D. **Describe which market areas were analyzed, both in the County and in any county deemed comparable:** All market areas within Keith County area analyzed on an annual basis. Market trends are analyzed and sales within the Special Valuation area are used to

determine the areas and market value. We have also reviewed adjoining counties, Garden and Lincoln, Special Valuation Areas and their Valuation Methodology.

- E. Describe any adjustments made to sales to reflect current cash equivalency of typical market conditions. Include how this affects the actual and special value:**
We have not adjusted the sales. Typically the most recent sales reflect current cash equivalency. We rely on the most recent sales in determining value.
- F. Describe any estimates of economic rent or net operating income used in an income capitalization approach. Include estimates of yields, commodity prices, typical crop share:** We have not studied rents for these properties. Typically actual income information is not readily available to our office.
- G. Describe the typical expenses allowed in an income capitalization approach. Include how this affects the actual and special value:** We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.
- H. Describe the overall capitalization rate used in an income capitalization approach. Include how this affects the actual and special value:** We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.
- I. Describe any other information used in supporting the estimate of actual and special value. Include how this affects the actual and special value:** Market trends for agricultural land in Keith County have been highly influenced by residential and recreational uses due to Lake Mc Conaughy, the North Platte River and the South Platte River. This area is primarily agricultural parcels. The Special Valuation Market Area is determined by current sales within Keith County. The Special Value Methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The Keith County Assessor office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Keith County Assessor Office by any interested person.

2014 Agricultural Correlation Section for Keith County

County Overview

Keith County is located in the western part of Nebraska. Major highways serving the county are interstate 80 and highway 30 from east to west, highway 61 running north to south, highway 26 on the south side of Lake McConaughy and highway 92 on the north side of the lake. These highways together with the local sale barn, numerous grain elevators, farm and ranch supply businesses, and implement dealerships are all attributes that have an economic impact on the agricultural market in Keith County.

Market Area 1 is in the northern part of the county and is part of the Nebraska Sand Hills and the Valentine series soils are well suited to the native grasses that make the area desirable to the production of livestock. There is some grass, alfalfa, and corn under sprinkler irrigation.

Market Area 2 is south of Lake McConaughy and the North Platte River and borders the South Platte River on the south; the loess and sandy soils here are suitable for pasture and some crop production. The makeup of this area is mostly hard grass with some dry land and a small amount of irrigated land.

Market Area 3 includes the South Platte River and borders Perkins County to the south. This area is best suited for cropland; primarily irrigation with some dry and grass.

Description of Analysis

The overall sample of agricultural sales over the three year study period is not proportionally distributed over the three year study period. When further stratified by market area only market area 1 shows a proportionate sample, market area 2 is under-represented in the first and third years and market area 3 is under-represented in the first and second years.

Comparable sales were identified for inclusion in market area one (Sand Hills) in order to have a more reliable sample; the land use of the sample remained representative of the market area and the sample remained proportionate over the study period.

Comparable sales were identified for inclusion in market area 2; the sample was proportionate and representative of the dry land class. But there were not enough sales available for the irrigated and grass land classes, these samples were too small to accurately measure.

Comparable sales were identified for inclusion in market area 3; the sample was proportionate and representative of the dry and irrigated classes. There were not enough sales available for the grass land class thus the sample was too small to accurately measure.

2014 Agricultural Correlation Section for Keith County

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation has been entered in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Questionnaires are sent out and the returned responses are kept on file in the assessor's office. On-site reviews are also done and information is documented within the electronic file. Measurement is done utilizing all available information and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

Many factors were considered in determining the level of value for the agricultural class of real property within Keith County. The sales data, as provided by the assessor, in the States sales file was examined and tested. The resulting statistics were indicators of assessment actions and uniform and proportionate treatment within the class and subclasses. To strengthen the confidence in the data further observations were made of the actions of adjoining counties and the economics across the region.

Level of Value

The overall median of 72% will be used in determining the level of value for the agricultural class of real property within Keith County. Each market area has attained an acceptable level of value as well.

Special Valuation

A review of the agricultural land values in Keith County in areas that have other non-agricultural influence indicates the assessed values used are similar to other areas in the County where no non-agricultural influences exist. Therefore, it is the opinion of Property Tax Administrator that the level of value for Special Valuation of agricultural land in Keith County is 72%.

**51 Keith
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 : 290
Total Sales Price : 26,604,322
Total Adj. Sales Price : 26,820,155
Total Assessed Value : 25,089,555
Avg. Adj. Sales Price : 92,483
Avg. Assessed Value : 86,516

MEDIAN : 94
WGT. MEAN : 94
MEAN : 101
COD : 22.56
PRD : 108.38

COV : 34.62
STD : 35.10
Avg. Abs. Dev : 21.24
MAX Sales Ratio : 372.19
MIN Sales Ratio : 52.81

95% Median C.I. : 92.08 to 96.78
95% Wgt. Mean C.I. : 90.94 to 96.16
95% Mean C.I. : 97.35 to 105.43

Printed:3/20/2014 2:08:00PM

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-11 To 31-DEC-11	36	97.59	111.69	101.35	29.87	110.20	56.81	372.19	91.12 to 112.43	74,906	75,919	
01-JAN-12 To 31-MAR-12	30	95.92	100.83	96.77	15.91	104.20	66.66	161.67	92.08 to 112.08	78,463	75,927	
01-APR-12 To 30-JUN-12	43	93.69	102.11	91.98	27.14	111.01	52.82	194.34	84.73 to 102.25	95,893	88,200	
01-JUL-12 To 30-SEP-12	49	91.79	102.47	92.95	27.89	110.24	52.81	298.21	85.73 to 100.37	85,580	79,550	
01-OCT-12 To 31-DEC-12	17	94.90	99.93	96.40	16.61	103.66	63.48	146.41	85.00 to 109.16	108,763	104,849	
01-JAN-13 To 31-MAR-13	22	94.42	100.14	93.68	16.62	106.90	67.22	157.23	89.17 to 112.05	75,795	71,003	
01-APR-13 To 30-JUN-13	33	93.47	96.11	90.17	20.64	106.59	58.55	161.45	88.79 to 100.05	104,852	94,540	
01-JUL-13 To 30-SEP-13	60	92.70	97.89	91.47	18.51	107.02	64.92	189.55	86.79 to 100.19	107,938	98,730	
<u>Study Yrs</u>												
01-OCT-11 To 30-SEP-12	158	94.98	104.16	95.02	25.77	109.62	52.81	372.19	92.07 to 98.19	84,603	80,389	
01-OCT-12 To 30-SEP-13	132	93.25	98.08	92.09	18.57	106.50	58.55	189.55	90.61 to 97.26	101,916	93,849	
<u>Calendar Yrs</u>												
01-JAN-12 To 31-DEC-12	139	94.74	101.70	93.86	23.39	108.35	52.81	298.21	91.64 to 97.34	90,070	84,538	
<u>ALL</u>	290	94.13	101.39	93.55	22.56	108.38	52.81	372.19	92.08 to 96.78	92,483	86,516	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	159	95.92	104.26	95.32	22.16	109.38	52.81	298.21	92.82 to 99.68	75,292	71,766	
02	14	95.82	125.88	93.85	46.99	134.13	67.22	372.19	78.71 to 161.45	47,214	44,311	
03	15	98.51	95.33	99.39	13.91	95.92	64.24	120.78	85.73 to 106.36	50,060	49,753	
04	15	93.08	92.81	91.18	21.19	101.79	59.53	158.98	72.74 to 109.16	150,133	136,896	
05	65	91.76	95.31	90.35	21.24	105.49	52.82	189.55	85.44 to 96.78	117,989	106,604	
06	7	81.14	97.09	97.44	25.97	99.64	74.40	160.13	74.40 to 160.13	184,429	179,714	
07	11	92.07	95.16	93.86	13.14	101.39	66.41	135.61	76.23 to 106.26	194,045	182,126	
08	4	84.13	80.14	75.63	13.17	105.96	59.54	92.75	N/A	22,500	17,018	
<u>ALL</u>	290	94.13	101.39	93.55	22.56	108.38	52.81	372.19	92.08 to 96.78	92,483	86,516	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	278	94.04	101.44	93.76	22.20	108.19	56.81	372.19	92.08 to 96.66	94,712	88,805	
06	1	99.60	99.60	99.60	00.00	100.00	99.60	99.60	N/A	17,500	17,430	
07	11	94.87	100.31	81.27	33.38	123.43	52.81	174.18	52.82 to 168.87	42,985	34,935	
<u>ALL</u>	290	94.13	101.39	93.55	22.56	108.38	52.81	372.19	92.08 to 96.78	92,483	86,516	

**51 Keith
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 : 290
 Total Sales Price : 26,604,322
 Total Adj. Sales Price : 26,820,155
 Total Assessed Value : 25,089,555
 Avg. Adj. Sales Price : 92,483
 Avg. Assessed Value : 86,516

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 101
 COD : 22.56
 PRD : 108.38

COV : 34.62
 STD : 35.10
 Avg. Abs. Dev : 21.24
 MAX Sales Ratio : 372.19
 MIN Sales Ratio : 52.81

95% Median C.I. : 92.08 to 96.78
 95% Wgt. Mean C.I. : 90.94 to 96.16
 95% Mean C.I. : 97.35 to 105.43

Printed:3/20/2014 2:08:00PM

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	14	132.77	153.05	149.16	41.73	102.61	78.58	372.19	92.05 to 194.34	10,738	16,018	
Less Than 30,000	43	120.30	133.97	127.87	36.15	104.77	63.11	372.19	98.47 to 144.78	18,066	23,101	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	290	94.13	101.39	93.55	22.56	108.38	52.81	372.19	92.08 to 96.78	92,483	86,516	
Greater Than 14,999	276	93.77	98.77	93.23	20.42	105.94	52.81	298.21	91.96 to 96.34	96,630	90,092	
Greater Than 29,999	247	92.95	95.72	92.52	17.85	103.46	52.81	189.55	90.64 to 94.87	105,438	97,555	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	14	132.77	153.05	149.16	41.73	102.61	78.58	372.19	92.05 to 194.34	10,738	16,018	
15,000 TO 29,999	29	112.05	124.75	122.76	33.43	101.62	63.11	298.21	96.34 to 135.76	21,604	26,521	
30,000 TO 59,999	69	96.50	106.48	105.40	23.71	101.02	52.81	189.55	92.95 to 112.08	45,508	47,965	
60,000 TO 99,999	72	97.30	96.75	96.78	12.20	99.97	56.81	158.98	92.28 to 100.50	77,875	75,364	
100,000 TO 149,999	56	85.10	85.93	86.15	16.42	99.74	52.82	137.34	76.93 to 89.82	123,933	106,772	
150,000 TO 249,999	40	89.77	90.23	90.18	17.60	100.06	63.03	160.13	75.66 to 96.24	187,400	168,997	
250,000 TO 499,999	10	91.48	90.93	91.65	08.57	99.21	73.34	109.16	80.53 to 104.79	286,000	262,123	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	290	94.13	101.39	93.55	22.56	108.38	52.81	372.19	92.08 to 96.78	92,483	86,516	

**51 Keith
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 : 36
 Total Sales Price : 7,915,535
 Total Adj. Sales Price : 7,917,800
 Total Assessed Value : 6,576,165
 Avg. Adj. Sales Price : 219,939
 Avg. Assessed Value : 182,671

MEDIAN : 95
 WGT. MEAN : 83
 MEAN : 98

COV : 26.03
 STD : 25.42
 Avg. Abs. Dev : 18.42

95% Median C.I. : 88.67 to 103.66
 95% Wgt. Mean C.I. : 72.56 to 93.55
 95% Mean C.I. : 89.34 to 105.94

COD : 19.39
 PRD : 117.55

MAX Sales Ratio : 156.00
 MIN Sales Ratio : 52.59

Printed:3/20/2014 2:08:01PM

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>Qtrrs</u>											
01-OCT-10 To 31-DEC-10	1	103.66	103.66	103.66	00.00	100.00	103.66	103.66	N/A	95,000	98,475
01-JAN-11 To 31-MAR-11	1	93.31	93.31	93.31	00.00	100.00	93.31	93.31	N/A	62,000	57,855
01-APR-11 To 30-JUN-11	3	111.38	123.74	114.23	12.52	108.33	109.01	150.83	N/A	97,750	111,663
01-JUL-11 To 30-SEP-11	2	89.34	89.34	85.39	09.72	104.63	80.66	98.02	N/A	15,710	13,415
01-OCT-11 To 31-DEC-11	1	94.30	94.30	94.30	00.00	100.00	94.30	94.30	N/A	88,000	82,985
01-JAN-12 To 31-MAR-12	1	69.74	69.74	69.74	00.00	100.00	69.74	69.74	N/A	565,000	394,005
01-APR-12 To 30-JUN-12	2	75.86	75.86	73.34	22.28	103.44	58.96	92.75	N/A	11,750	8,618
01-JUL-12 To 30-SEP-12	6	102.63	102.88	103.06	11.32	99.83	78.13	133.96	78.13 to 133.96	60,544	62,396
01-OCT-12 To 31-DEC-12	7	111.57	115.74	78.15	24.58	148.10	71.09	156.00	71.09 to 156.00	543,408	424,677
01-JAN-13 To 31-MAR-13	3	110.23	99.52	98.19	12.39	101.35	73.68	114.66	N/A	202,833	199,172
01-APR-13 To 30-JUN-13	5	91.49	78.36	81.75	18.75	95.85	52.59	97.20	N/A	322,202	263,400
01-JUL-13 To 30-SEP-13	4	85.12	83.67	81.01	07.67	103.28	72.72	91.72	N/A	93,250	75,540
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	7	103.66	106.70	107.57	13.68	99.19	80.66	150.83	80.66 to 150.83	68,810	74,021
01-OCT-11 To 30-SEP-12	10	93.83	93.30	83.54	15.69	111.68	58.96	133.96	69.74 to 106.56	103,977	86,860
01-OCT-12 To 30-SEP-13	19	91.72	96.59	81.13	22.81	119.06	52.59	156.00	73.68 to 111.57	336,651	273,127
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	7	98.02	105.36	105.90	15.01	99.49	80.66	150.83	80.66 to 150.83	67,810	71,809
01-JAN-12 To 31-DEC-12	16	99.02	103.06	79.03	22.49	130.41	58.96	156.00	78.13 to 133.96	297,226	234,897
<u>ALL</u>	36	95.02	97.64	83.06	19.39	117.55	52.59	156.00	88.67 to 103.66	219,939	182,671

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	25	93.31	96.32	81.03	20.98	118.87	52.59	156.00	81.57 to 106.56	285,227	231,127
02	2	107.75	107.75	103.92	25.14	103.69	80.66	134.83	N/A	20,028	20,813
03	4	93.05	85.22	86.72	10.07	98.27	58.96	95.83	N/A	15,875	13,768
05	4	103.11	113.20	102.65	16.23	110.28	95.74	150.83	N/A	168,753	173,225
07	1	98.02	98.02	98.02	00.00	100.00	98.02	98.02	N/A	8,565	8,395
<u>ALL</u>	36	95.02	97.64	83.06	19.39	117.55	52.59	156.00	88.67 to 103.66	219,939	182,671

**51 Keith
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 : 36
 Total Sales Price : 7,915,535
 Total Adj. Sales Price : 7,917,800
 Total Assessed Value : 6,576,165
 Avg. Adj. Sales Price : 219,939
 Avg. Assessed Value : 182,671

MEDIAN : 95
 WGT. MEAN : 83
 MEAN : 98
 COD : 19.39
 PRD : 117.55

COV : 26.03
 STD : 25.42
 Avg. Abs. Dev : 18.42
 MAX Sales Ratio : 156.00
 MIN Sales Ratio : 52.59

95% Median C.I. : 88.67 to 103.66
 95% Wgt. Mean C.I. : 72.56 to 93.55
 95% Mean C.I. : 89.34 to 105.94

Printed:3/20/2014 2:08:01PM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	4	87.59	79.87	82.17	11.79	97.20	52.59	91.72	N/A	94,313	77,495
03	32	96.52	99.86	83.10	19.42	120.17	54.71	156.00	91.49 to 109.01	235,642	195,818
04											
<u>ALL</u>	<u>36</u>	<u>95.02</u>	<u>97.64</u>	<u>83.06</u>	<u>19.39</u>	<u>117.55</u>	<u>52.59</u>	<u>156.00</u>	<u>88.67 to 103.66</u>	<u>219,939</u>	<u>182,671</u>

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	3	92.75	83.24	79.93	14.04	104.14	58.96	98.02	N/A	10,688	8,543
Less Than 30,000	8	94.59	101.30	105.08	21.01	96.40	58.96	156.00	58.96 to 156.00	17,140	18,011
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	36	95.02	97.64	83.06	19.39	117.55	52.59	156.00	88.67 to 103.66	219,939	182,671
Greater Than 14,999	33	95.74	98.95	83.07	19.66	119.12	52.59	156.00	88.67 to 106.56	238,962	198,501
Greater Than 29,999	28	95.02	96.60	82.67	18.95	116.85	52.59	154.44	86.50 to 106.56	277,881	229,717
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	92.75	83.24	79.93	14.04	104.14	58.96	98.02	N/A	10,688	8,543
15,000 TO 29,999	5	95.83	112.13	112.76	24.38	99.44	80.66	156.00	N/A	21,011	23,692
30,000 TO 59,999	5	133.96	128.90	129.62	14.93	99.44	102.30	154.44	N/A	43,850	56,837
60,000 TO 99,999	9	91.72	88.37	88.99	12.32	99.30	52.59	111.38	78.13 to 103.66	72,724	64,718
100,000 TO 149,999	2	101.88	101.88	102.03	04.59	99.85	97.20	106.56	N/A	125,880	128,440
150,000 TO 249,999	7	109.01	96.91	97.41	13.57	99.49	72.72	114.66	72.72 to 114.66	195,022	189,980
250,000 TO 499,999	2	75.23	75.23	73.47	27.28	102.40	54.71	95.74	N/A	350,000	257,143
500,000 TO 999,999	1	69.74	69.74	69.74	00.00	100.00	69.74	69.74	N/A	565,000	394,005
1,000,000 +	2	81.29	81.29	76.28	12.55	106.57	71.09	91.49	N/A	2,012,500	1,535,200
<u>ALL</u>	<u>36</u>	<u>95.02</u>	<u>97.64</u>	<u>83.06</u>	<u>19.39</u>	<u>117.55</u>	<u>52.59</u>	<u>156.00</u>	<u>88.67 to 103.66</u>	<u>219,939</u>	<u>182,671</u>

51 Keith
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 : 36
 Total Sales Price : 7,915,535
 Total Adj. Sales Price : 7,917,800
 Total Assessed Value : 6,576,165
 Avg. Adj. Sales Price : 219,939
 Avg. Assessed Value : 182,671

MEDIAN : 95
 WGT. MEAN : 83
 MEAN : 98
 COD : 19.39
 PRD : 117.55

COV : 26.03
 STD : 25.42
 Avg. Abs. Dev : 18.42
 MAX Sales Ratio : 156.00
 MIN Sales Ratio : 52.59

95% Median C.I. : 88.67 to 103.66
 95% Wgt. Mean C.I. : 72.56 to 93.55
 95% Mean C.I. : 89.34 to 105.94

Printed:3/20/2014 2:08:01PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	6	81.18	79.34	73.64	23.42	107.74	52.59	114.66	52.59 to 114.66	159,292	117,301
316	1	150.83	150.83	150.83	00.00	100.00	150.83	150.83	N/A	33,250	50,150
343	2	123.75	123.75	93.03	26.07	133.02	91.49	156.00	N/A	525,000	488,393
344	1	106.56	106.56	106.56	00.00	100.00	106.56	106.56	N/A	130,000	138,525
349	1	111.57	111.57	111.57	00.00	100.00	111.57	111.57	N/A	221,655	247,290
351	1	71.09	71.09	71.09	00.00	100.00	71.09	71.09	N/A	3,000,000	2,132,615
352	1	86.50	86.50	86.50	00.00	100.00	86.50	86.50	N/A	170,000	147,045
353	4	93.81	90.82	85.13	08.33	106.68	72.72	102.96	N/A	89,000	75,763
384	2	107.75	107.75	103.92	25.14	103.69	80.66	134.83	N/A	20,028	20,813
386	1	97.20	97.20	97.20	00.00	100.00	97.20	97.20	N/A	121,760	118,355
406	3	92.75	98.82	75.71	23.08	130.52	69.74	133.96	N/A	210,000	158,987
410	1	103.66	103.66	103.66	00.00	100.00	103.66	103.66	N/A	95,000	98,475
432	1	58.96	58.96	58.96	00.00	100.00	58.96	58.96	N/A	13,500	7,960
434	1	78.13	78.13	78.13	00.00	100.00	78.13	78.13	N/A	77,265	60,365
442	1	111.38	111.38	111.38	00.00	100.00	111.38	111.38	N/A	60,000	66,825
471	1	98.02	98.02	98.02	00.00	100.00	98.02	98.02	N/A	8,565	8,395
491	1	95.83	95.83	95.83	00.00	100.00	95.83	95.83	N/A	20,000	19,165
494	1	81.57	81.57	81.57	00.00	100.00	81.57	81.57	N/A	65,000	53,020
521	1	110.23	110.23	110.23	00.00	100.00	110.23	110.23	N/A	240,000	264,550
528	2	123.90	123.90	136.99	24.66	90.44	93.35	154.44	N/A	35,000	47,945
529	1	102.30	102.30	102.30	00.00	100.00	102.30	102.30	N/A	40,000	40,920
531	1	109.01	109.01	109.01	00.00	100.00	109.01	109.01	N/A	200,000	218,015
534	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	320,000	306,380
<u>ALL</u>	<u>36</u>	95.02	97.64	83.06	19.39	117.55	52.59	156.00	88.67 to 103.66	219,939	182,671

51 Keith
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 : 115
Total Sales Price : 44,460,139
Total Adj. Sales Price : 47,269,143
Total Assessed Value : 31,571,808
Avg. Adj. Sales Price : 411,036
Avg. Assessed Value : 274,537

MEDIAN : 72
WGT. MEAN : 67
MEAN : 77
COD : 30.93
PRD : 115.24

COV : 39.38
STD : 30.31
Avg. Abs. Dev : 22.26
MAX Sales Ratio : 167.47
MIN Sales Ratio : 24.33

95% Median C.I. : 67.85 to 76.78
95% Wgt. Mean C.I. : 60.25 to 73.34
95% Mean C.I. : 71.43 to 82.51

Printed:3/20/2014 2:08:02PM

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-10 To 31-DEC-10	13	86.58	95.17	100.54	22.20	94.66	69.85	145.94	72.24 to 119.09	331,338	333,117
01-JAN-11 To 31-MAR-11	15	102.87	105.28	102.17	21.32	103.04	68.31	150.07	83.88 to 132.98	214,519	219,170
01-APR-11 To 30-JUN-11	7	87.74	94.97	85.96	34.91	110.48	29.87	145.04	29.87 to 145.04	555,043	477,121
01-JUL-11 To 30-SEP-11	3	89.36	86.67	83.54	08.11	103.75	74.46	96.20	N/A	236,942	197,941
01-OCT-11 To 31-DEC-11	11	76.78	79.45	72.18	18.94	110.07	61.69	130.32	62.24 to 103.54	384,034	277,214
01-JAN-12 To 31-MAR-12	13	63.13	63.76	59.40	12.50	107.34	45.18	78.19	54.83 to 74.01	360,983	214,414
01-APR-12 To 30-JUN-12	8	67.67	76.17	63.99	25.02	119.03	42.16	155.64	42.16 to 155.64	362,344	231,863
01-JUL-12 To 30-SEP-12	5	38.58	49.22	49.47	30.90	99.49	36.47	72.73	N/A	572,951	283,422
01-OCT-12 To 31-DEC-12	24	59.22	61.68	51.57	31.59	119.60	24.33	120.89	45.87 to 70.44	471,679	243,230
01-JAN-13 To 31-MAR-13	11	61.70	69.83	54.45	41.00	128.25	26.43	167.47	39.17 to 96.93	394,410	214,738
01-APR-13 To 30-JUN-13	5	59.15	60.74	56.39	17.77	107.71	44.77	75.12	N/A	961,680	542,334
01-JUL-13 To 30-SEP-13											
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	38	88.90	98.45	95.30	24.66	103.31	29.87	150.07	83.72 to 107.97	318,981	303,993
01-OCT-11 To 30-SEP-12	37	66.39	69.14	62.05	20.89	111.43	36.47	155.64	62.24 to 71.96	396,774	246,183
01-OCT-12 To 30-SEP-13	40	59.35	63.80	53.31	32.96	119.68	24.33	167.47	51.23 to 68.32	511,680	272,783
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	36	85.82	93.83	85.32	25.54	109.97	29.87	150.07	77.13 to 103.54	334,397	285,294
01-JAN-12 To 31-DEC-12	50	61.20	63.29	54.63	26.13	115.85	24.33	155.64	58.03 to 68.36	435,531	237,938
<u>ALL</u>	115	71.96	76.97	66.79	30.93	115.24	24.33	167.47	67.85 to 76.78	411,036	274,537

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	29	69.85	69.41	65.62	17.84	105.78	24.33	104.54	61.69 to 77.07	320,642	210,400
2	42	74.62	77.36	64.74	26.16	119.49	33.00	155.64	68.32 to 80.53	514,056	332,805
3	44	69.18	81.58	70.16	44.58	116.28	25.88	167.47	61.70 to 90.13	372,277	261,191
<u>ALL</u>	115	71.96	76.97	66.79	30.93	115.24	24.33	167.47	67.85 to 76.78	411,036	274,537

51 Keith
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 : 115
 Total Sales Price : 44,460,139
 Total Adj. Sales Price : 47,269,143
 Total Assessed Value : 31,571,808
 Avg. Adj. Sales Price : 411,036
 Avg. Assessed Value : 274,537

MEDIAN : 72
 WGT. MEAN : 67
 MEAN : 77
 COD : 30.93
 PRD : 115.24

COV : 39.38
 STD : 30.31
 Avg. Abs. Dev : 22.26
 MAX Sales Ratio : 167.47
 MIN Sales Ratio : 24.33

95% Median C.I. : 67.85 to 76.78
 95% Wgt. Mean C.I. : 60.25 to 73.34
 95% Mean C.I. : 71.43 to 82.51

Printed:3/20/2014 2:08:02PM

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	3	87.74	97.95	91.63	27.86	106.90	66.39	139.71	N/A	531,833	487,332
3	3	87.74	97.95	91.63	27.86	106.90	66.39	139.71	N/A	531,833	487,332
_____Dry_____											
County	42	73.87	84.28	75.78	34.56	111.22	36.47	167.47	66.04 to 88.43	394,626	299,060
2	26	74.40	78.53	73.88	27.58	106.29	36.47	155.64	67.81 to 88.43	463,893	342,718
3	16	69.00	93.61	80.87	48.38	115.75	52.65	167.47	61.57 to 142.50	282,068	228,116
_____Grass_____											
County	40	71.34	69.88	57.21	20.13	122.15	25.88	107.97	67.85 to 80.53	369,359	211,311
1	27	69.85	69.78	65.87	14.90	105.94	42.86	103.54	61.69 to 77.07	340,504	224,297
2	7	77.13	69.24	40.99	18.58	168.92	33.00	89.36	33.00 to 89.36	717,261	294,016
3	6	86.34	71.09	60.42	28.52	117.66	25.88	107.97	25.88 to 107.97	93,324	56,385
_____ALL_____	115	71.96	76.97	66.79	30.93	115.24	24.33	167.47	67.85 to 76.78	411,036	274,537

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	14	68.44	78.89	69.42	32.09	113.64	39.17	139.71	58.03 to 120.89	590,846	410,155
2	2	64.26	64.26	61.14	09.69	105.10	58.03	70.48	N/A	533,173	325,968
3	12	69.56	81.33	70.64	35.34	115.13	39.17	139.71	62.24 to 120.89	600,458	424,186
_____Dry_____											
County	45	74.46	86.19	77.18	35.46	111.67	36.47	167.47	67.81 to 95.64	380,898	293,992
2	28	74.79	81.60	75.55	29.96	108.01	36.47	155.64	68.32 to 88.80	444,184	335,600
3	17	71.96	93.76	81.49	45.64	115.06	52.65	167.47	61.57 to 142.50	276,664	225,460
_____Grass_____											
County	43	70.07	68.22	57.32	21.46	119.02	24.33	107.97	61.69 to 77.13	414,036	237,320
1	28	69.11	68.16	65.51	16.87	104.05	24.33	103.54	61.69 to 74.01	331,200	216,981
2	8	76.49	67.98	47.30	19.32	143.72	33.00	89.36	33.00 to 89.36	961,978	455,049
3	7	83.64	68.78	58.61	30.14	117.35	25.88	107.97	25.88 to 107.97	119,161	69,839
_____ALL_____	115	71.96	76.97	66.79	30.93	115.24	24.33	167.47	67.85 to 76.78	411,036	274,537

Total Real Property Sum Lines 17, 25, & 30	Records : 9,220	Value : 1,079,841,910	Growth 10,432,375	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	210	1,799,455	49	799,535	345	6,131,770	604	8,730,760	
02. Res Improve Land	2,246	19,289,885	162	3,094,150	1,817	28,823,770	4,225	51,207,805	
03. Res Improvements	2,385	139,244,190	171	22,526,780	1,989	120,213,385	4,545	281,984,355	
04. Res Total	2,595	160,333,530	220	26,420,465	2,334	155,168,925	5,149	341,922,920	6,315,095
% of Res Total	50.40	46.89	4.27	7.73	45.33	45.38	55.85	31.66	60.53
05. Com UnImp Land	113	3,167,980	16	717,115	37	1,182,625	166	5,067,720	
06. Com Improve Land	387	14,890,155	32	1,296,480	68	2,008,785	487	18,195,420	
07. Com Improvements	412	52,384,420	41	7,060,120	76	10,858,035	529	70,302,575	
08. Com Total	525	70,442,555	57	9,073,715	113	14,049,445	695	93,565,715	990,265
% of Com Total	75.54	75.29	8.20	9.70	16.26	15.02	7.54	8.66	9.49
09. Ind UnImp Land	1	28,750	1	24,010	0	0	2	52,760	
10. Ind Improve Land	12	314,835	1	36,170	0	0	13	351,005	
11. Ind Improvements	12	3,572,015	1	109,410	0	0	13	3,681,425	
12. Ind Total	13	3,915,600	2	169,590	0	0	15	4,085,190	0
% of Ind Total	86.67	95.85	13.33	4.15	0.00	0.00	0.16	0.38	0.00
13. Rec UnImp Land	0	0	0	0	865	8,083,300	865	8,083,300	
14. Rec Improve Land	0	0	0	0	34	156,345	34	156,345	
15. Rec Improvements	0	0	0	0	42	594,645	42	594,645	
16. Rec Total	0	0	0	0	907	8,834,290	907	8,834,290	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	9.84	0.82	0.00
Res & Rec Total	2,595	160,333,530	220	26,420,465	3,241	164,003,215	6,056	350,757,210	6,315,095
% of Res & Rec Total	42.85	45.71	3.63	7.53	53.52	46.76	65.68	32.48	60.53
Com & Ind Total	538	74,358,155	59	9,243,305	113	14,049,445	710	97,650,905	990,265
% of Com & Ind Total	75.77	76.15	8.31	9.47	15.92	14.39	7.70	9.04	9.49
17. Taxable Total	3,133	234,691,685	279	35,663,770	3,354	178,052,660	6,766	448,408,115	7,305,360
% of Taxable Total	46.31	52.34	4.12	7.95	49.57	39.71	73.38	41.53	70.03

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	3	10,390	198,255	0	0	0
19. Commercial	18	2,869,875	11,695,510	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	3	10,390	198,255
19. Commercial	0	0	0	18	2,869,875	11,695,510
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				21	2,880,265	11,893,765

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	64	134,280	64	134,280	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	64	134,280	64	134,280	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	232	77	363	672

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	1,171,960	130	24,700,710	1,748	402,511,895	1,885	428,384,565
28. Ag-Improved Land	0	0	41	7,149,295	436	138,702,100	477	145,851,395
29. Ag Improvements	0	0	41	4,815,810	464	52,247,745	505	57,063,555
30. Ag Total							2,390	631,299,515

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	12,100	
32. HomeSite Improv Land	0	0.00	0	25	27.34	330,815	
33. HomeSite Improvements	0	0.00	0	25	0.00	3,206,575	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.50	5,075	
36. FarmSite Improv Land	0	0.00	0	25	29.66	43,015	
37. FarmSite Improvements	0	0.00	0	35	0.00	1,609,235	
38. FarmSite Total							
39. Road & Ditches	2	6.72	0	72	194.44	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	22	22.00	266,200	23	23.00	278,300	
32. HomeSite Improv Land	305	345.00	4,174,500	330	372.34	4,505,315	
33. HomeSite Improvements	321	0.00	30,965,845	346	0.00	34,172,420	80,220
34. HomeSite Total				369	395.34	38,956,035	
35. FarmSite UnImp Land	12	6.68	9,700	15	10.18	14,775	
36. FarmSite Improv Land	284	313.28	454,510	309	342.94	497,525	
37. FarmSite Improvements	431	0.00	21,281,900	466	0.00	22,891,135	3,046,795
38. FarmSite Total				481	353.12	23,403,435	
39. Road & Ditches	1,319	4,877.82	0	1,393	5,078.98	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				850	5,827.44	62,359,470	3,127,015

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	0.00	0	5	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	74	8,165.69	11,856,515
44. Recapture Value N/A	0	0.00	0	74	8,165.69	17,127,670
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	182	41,809.50	41,626,835	256	49,975.19	53,483,350
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	3.43	0.03%	5,760	0.03%	1,679.30
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	692.93	6.65%	1,164,115	6.65%	1,679.99
49. 3A1	108.62	1.04%	182,475	1.04%	1,679.94
50. 3A	2,483.32	23.85%	4,171,975	23.85%	1,680.00
51. 4A1	5,267.44	50.59%	8,849,290	50.59%	1,680.00
52. 4A	1,856.56	17.83%	3,119,025	17.83%	1,680.00
53. Total	10,412.30	100.00%	17,492,640	100.00%	1,680.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33.90	4.67%	16,950	4.81%	500.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	169.42	23.34%	84,710	24.03%	500.00
58. 3D1	119.80	16.51%	57,500	16.31%	479.97
59. 3D	131.26	18.09%	63,005	17.88%	480.00
60. 4D1	212.72	29.31%	102,110	28.97%	480.02
61. 4D	58.68	8.09%	28,170	7.99%	480.06
62. Total	725.78	100.00%	352,445	100.00%	485.61
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	128.46	0.05%	46,275	0.06%	360.23
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	689.25	0.26%	209,045	0.29%	303.29
67. 3G1	1,106.58	0.41%	334,460	0.47%	302.25
68. 3G	5,727.22	2.14%	1,637,390	2.29%	285.90
69. 4G1	48,721.31	18.21%	13,098,790	18.30%	268.85
70. 4G	211,138.00	78.93%	56,242,300	78.59%	266.38
71. Total	267,510.82	100.00%	71,568,260	100.00%	267.53
Irrigated Total					
	10,412.30	3.69%	17,492,640	19.11%	1,680.00
Dry Total					
	725.78	0.26%	352,445	0.39%	485.61
Grass Total					
	267,510.82	94.80%	71,568,260	78.20%	267.53
72. Waste	3,293.18	1.17%	1,733,975	1.89%	526.54
73. Other	240.60	0.09%	376,130	0.41%	1,563.30
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	282,182.68	100.00%	91,523,450	100.00%	324.34

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,494.90	25.47%	7,484,700	27.46%	3,000.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	4,170.33	42.57%	11,468,490	42.08%	2,750.02
49. 3A1	423.85	4.33%	1,123,200	4.12%	2,649.99
50. 3A	2,157.78	22.02%	5,718,145	20.98%	2,650.01
51. 4A1	82.12	0.84%	217,620	0.80%	2,650.02
52. 4A	468.13	4.78%	1,240,555	4.55%	2,650.02
53. Total	9,797.11	100.00%	27,252,710	100.00%	2,781.71
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33,865.61	69.05%	30,479,015	70.17%	900.00
56. 2D1	438.33	0.89%	383,545	0.88%	875.01
57. 2D	5,847.62	11.92%	5,058,215	11.65%	865.00
58. 3D1	1,448.90	2.95%	1,224,330	2.82%	845.01
59. 3D	4,422.41	9.02%	3,736,990	8.60%	845.01
60. 4D1	789.50	1.61%	667,165	1.54%	845.05
61. 4D	2,229.86	4.55%	1,884,265	4.34%	845.01
62. Total	49,042.23	100.00%	43,433,525	100.00%	885.64
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,963.59	4.39%	1,758,935	5.54%	443.77
65. 2G1	87.29	0.10%	43,070	0.14%	493.41
66. 2G	3,509.62	3.89%	1,394,575	4.39%	397.36
67. 3G1	1,063.32	1.18%	455,455	1.43%	428.33
68. 3G	4,603.35	5.10%	1,799,070	5.67%	390.82
69. 4G1	3,110.16	3.45%	1,112,505	3.50%	357.70
70. 4G	73,880.78	81.89%	25,177,935	79.32%	340.79
71. Total	90,218.11	100.00%	31,741,545	100.00%	351.83
Irrigated Total					
Irrigated Total	9,797.11	6.45%	27,252,710	26.33%	2,781.71
Dry Total					
Dry Total	49,042.23	32.29%	43,433,525	41.96%	885.64
Grass Total					
Grass Total	90,218.11	59.40%	31,741,545	30.66%	351.83
72. Waste	2,828.63	1.86%	1,085,820	1.05%	383.87
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	151,886.08	100.00%	103,513,600	100.00%	681.52

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	181.05	0.19%	564,875	0.20%	3,119.99
46. 1A	50,408.61	53.93%	157,274,940	56.37%	3,120.00
47. 2A1	177.70	0.19%	511,780	0.18%	2,880.02
48. 2A	24,695.44	26.42%	71,122,895	25.49%	2,880.00
49. 3A1	3,774.36	4.04%	10,379,540	3.72%	2,750.01
50. 3A	5,408.16	5.79%	14,872,630	5.33%	2,750.04
51. 4A1	7,166.00	7.67%	19,706,715	7.06%	2,750.03
52. 4A	1,664.56	1.78%	4,577,620	1.64%	2,750.05
53. Total	93,475.88	100.00%	279,010,995	100.00%	2,984.84
Dry					
54. 1D1	6.51	0.01%	8,950	0.01%	1,374.81
55. 1D	33,446.98	59.83%	45,990,885	63.57%	1,375.04
56. 2D1	103.51	0.19%	131,980	0.18%	1,275.05
57. 2D	11,731.64	20.99%	14,958,370	20.68%	1,275.05
58. 3D1	2,347.38	4.20%	2,523,555	3.49%	1,075.05
59. 3D	2,180.89	3.90%	2,344,570	3.24%	1,075.05
60. 4D1	5,405.81	9.67%	5,676,150	7.85%	1,050.01
61. 4D	677.21	1.21%	711,080	0.98%	1,050.01
62. Total	55,899.93	100.00%	72,345,540	100.00%	1,294.20
Grass					
63. 1G1	14.76	0.03%	5,685	0.03%	385.16
64. 1G	5,067.59	10.95%	2,210,650	12.58%	436.23
65. 2G1	73.43	0.16%	27,515	0.16%	374.71
66. 2G	8,672.33	18.74%	3,526,965	20.08%	406.69
67. 3G1	1,589.95	3.44%	701,665	3.99%	441.31
68. 3G	3,802.85	8.22%	1,429,025	8.13%	375.78
69. 4G1	7,935.73	17.15%	3,133,845	17.84%	394.90
70. 4G	19,119.12	41.32%	6,531,275	37.18%	341.61
71. Total	46,275.76	100.00%	17,566,625	100.00%	379.61
Irrigated Total					
	93,475.88	45.83%	279,010,995	74.62%	2,984.84
Dry Total					
	55,899.93	27.41%	72,345,540	19.35%	1,294.20
Grass Total					
	46,275.76	22.69%	17,566,625	4.70%	379.61
72. Waste	7,667.37	3.76%	4,274,920	1.14%	557.55
73. Other	643.49	0.32%	704,915	0.19%	1,095.46
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	203,962.43	100.00%	373,902,995	100.00%	1,833.20

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	368.65	1,095,630	7,863.17	23,070,350	105,453.47	299,590,365	113,685.29	323,756,345
77. Dry Land	81.92	73,955	4,059.64	4,144,195	101,526.38	111,913,360	105,667.94	116,131,510
78. Grass	7.00	2,375	9,507.55	3,403,610	394,490.14	117,470,445	404,004.69	120,876,430
79. Waste	0.00	0	1,518.32	819,905	12,270.86	6,274,810	13,789.18	7,094,715
80. Other	0.00	0	15.23	20,940	868.86	1,060,105	884.09	1,081,045
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	457.57	1,171,960	22,963.91	31,459,000	614,609.71	536,309,085	638,031.19	568,940,045

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	113,685.29	17.82%	323,756,345	56.91%	2,847.83
Dry Land	105,667.94	16.56%	116,131,510	20.41%	1,099.02
Grass	404,004.69	63.32%	120,876,430	21.25%	299.20
Waste	13,789.18	2.16%	7,094,715	1.25%	514.51
Other	884.09	0.14%	1,081,045	0.19%	1,222.78
Exempt	0.00	0.00%	0	0.00%	0.00
Total	638,031.19	100.00%	568,940,045	100.00%	891.71

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

51 Keith

	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	332,608,985	341,922,920	9,313,935	2.80%	6,315,095	0.90%
02. Recreational	8,853,070	8,834,290	-18,780	-0.21%	0	-0.21%
03. Ag-Homesite Land, Ag-Res Dwelling	37,309,115	38,956,035	1,646,920	4.41%	80,220	4.20%
04. Total Residential (sum lines 1-3)	378,771,170	389,713,245	10,942,075	2.89%	6,395,315	1.20%
05. Commercial	91,781,390	93,565,715	1,784,325	1.94%	990,265	0.87%
06. Industrial	4,090,150	4,085,190	-4,960	-0.12%	0	-0.12%
07. Ag-Farmsite Land, Outbuildings	22,844,325	23,403,435	559,110	2.45%	3,046,795	-10.89%
08. Minerals	31,070	134,280	103,210	332.19	0	332.19
09. Total Commercial (sum lines 5-8)	118,746,935	121,188,620	2,441,685	2.06%	4,037,060	-1.34%
10. Total Non-Agland Real Property	497,518,105	510,901,865	13,383,760	2.69%	10,432,375	0.59%
11. Irrigated	232,814,915	323,756,345	90,941,430	39.06%		
12. Dryland	85,414,165	116,131,510	30,717,345	35.96%		
13. Grassland	112,333,770	120,876,430	8,542,660	7.60%		
14. Wasteland	14,520	7,094,715	7,080,195	48,761.67%		
15. Other Agland	6,051,920	1,081,045	-4,970,875	-82.14%		
16. Total Agricultural Land	436,629,290	568,940,045	132,310,755	30.30%		
17. Total Value of all Real Property (Locally Assessed)	934,147,395	1,079,841,910	145,694,515	15.60%	10,432,375	14.48%

**2013
PLAN OF ASSESSMENT
FOR
KEITH COUNTY**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or 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 (2003).

Assessment levels required for real property are as follows:

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

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Keith County:

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

	Parcels	% of Total Parcels	Taxable Value Base	% of Value
Residential	5106	52 %	331,700,770	35%
Commercial	686	7 %	91,525,465	10 %

Industrial	15	0 %	4,090,150	0.4%
Recreational	927	10%	9,763,540	1%
Agricultural	2390	24%	497,302,235	53 %
Minerals	65	0%	36,985	0 %
Exempt	677	7 %	0	0%
Game & Parks	5	0 %		0%
Sub Total	9871		934,419,145	

Special Value	259			
Market Value	23 denied Special Val in 2012			
Tax Increment Financing	19		10,354,755	
			Total Valuation of 934,419,145*	
			*excludes Special Value & TIF Excess	

Agricultural land - taxable acres **[638,135.66]**

Use	Acres	Value
Irrigated	113,586.97	232,972,615
Dry	105,495.23	85,270,595
Grass	404,096.90	112,310,610
Waste (Primarily Accretion)	14,956.56	6,111,145
Sub-Total Land only	638,135.66	436,664,965
Exempt	37,748.36	0
Ag Home Sites	395.84	4,789,665
Ag Farm Sites	378.66	541,780
Improvements		55,305,825
Sub -Total Sites & IMPS		60,637,270
Total Agricultural Valuation		497,302,235

Other pertinent facts: The majority of our parcels in Keith County are Residential. It is important to note that 60% of these Residential properties surround Lake Mc Conaughy. Also, approximately 11% of the total Residential parcels are mobile homes.

While the Agricultural parcel count consists of less than half of the Residential parcel count the Agricultural total valuations are almost 150% more than the Residential total valuation. This is a shift from 2008 when Residential total valuations were 6% more than Agricultural total valuations. As you can see from the acre count and values listed above, the majority of Agricultural land use consists of Grassland. The majority of the Grassland lies in the northern region of Keith County which is north of Lake Mc Conaughy and the North Platte River. Prior to 2008 the total Grassland valuation ran a close second to Irrigated land for the largest valuation per use of Keith County Agricultural land. The Irrigated acres consist of a little over a fourth of the Grassland acres, however, due to major increases in the Irrigated Land Market the total valuation of Irrigated Land is more than twice the valuation of the total Grassland valuation for 2013. Dry land consists of slightly less acres than Irrigated; however, it comprises the least amount of valuation per use. In 2013 the Dry land valuation went from slightly over 50% of the

Grassland valuation to almost 76% of the Grassland valuation due to the major increases in the Dry land Market. In Keith County Dryland Acres were historically more than the Irrigated Acres, however, in 2011 there was a shift when Irrigated Acres exceeded the Dryland Acres. Despite the Moratorium producers are still able, with the approval of the Twin Platte NRD, to convert their Dryland or Grassland Acres to Irrigated. There are many provisions that must apply prior to approval by the NRD. With the high grain prices Irrigated Acres are quite desirable so several property owners are requesting transfer of acres so they may have enough acres to drop a new pivot. Some property owners are also buying the Certified Irrigated Acres (cia) without the land attached which allows them to move the Certified Irrigated Acres to former Dry or Grass land. This also must be approved by the NRD.

Please note that 2007 was the first year that market value on Accretion was implemented in Keith County. In 2013 the Assessor Denied two parcels for Special Valuation. The Keith County Board decision was to approve the Special Valuation on one of the Assessor's Denials. Therefore, only 1 Denial letter was sent on a parcel previously approved Special Valuation. Two new Special Valuation applications were turned in to the Assessor Office. One was approved and the one that was denied was a parcel that had been denied in previous years.

New Property: For assessment year 2013, an estimated [200] building permits and/or information statements were filed for new property construction/additions in the county. Additional parcels were reviewed for new property construction/additions in Keith County due to other forms of discovery than building permit reporting. Unfortunately, Keith County does not require building permits for our Agricultural Zoned Parcels and seldom are any Information Statements completed and returned to the office. In the spring of 2012 GIS Workshop flew Keith County for oblique imagery to assist us with identification and a remedy to this issue of new construction in the rural areas.

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

Current Resources:

A. **Staff/Budget/Training:** 1 Assessor, 1 Deputy at this time, 3 Assessment Clerks.

Keith County Board voted to have the State assume the Assessment Office of Keith County in September 1998 and the State assumed the office in July 1999 and was budgeted under Property Assessment and Taxation. The County Assessor became a State Assessor July 1, 1999 and in July 2003 the State Assessor was reclassified as an Assessment Administrative Manager. In late November 1999 the ASI Terra Scan CAMA Program replaced the former MIPS that had been in use prior to state assumption. In July 2007 the office was budgeted through the Department of Revenue, Property Assessment Division. Beginning July 1 2011 the office was reassumed by Keith County and again was budgeted by Keith County. Also, as of June, 2011 the former Terra Scan CAMA Program was replaced by the State of Nebraska, Department of Revenue, Property Assessment Division with the Orion CAMA Program by Tyler Technologies.

The assessor and deputy are required to obtain 60 hours of continuing education every 4 years to remain certified. The assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the

assessment field. The assessment staff at this time does not have continuing education requirements; however, the staff has taken classes to assist with their knowledge of the assessment field, such as, Residential Data Collection, Assessor CAMA user education, as well as IAAO classes.

- B. **Pursuant to Neb. Rev. Stat. §77-1329 the Assessor shall maintain tax maps.** Keith County was flown in 1988 for aerial maps. All mapping for splits, as well as new subdivision plats, are kept up to date by the Assessment Manager. Ownership maintenance is updated continually utilizing the information from the 521 transfer statement by an Assessment Clerk. In 2011 the Keith County Board signed a contract with GIS Workshop for a web based GIS system and Keith County was flown by GIS Workshop for new oblique imagery in the spring of 2012. This system will be a definite asset to the Assessor Office due to saving time with computer generated information as well as providing improved accuracy; most especially with regards to the listing of soils and acres for the Agland inventory. All GIS data continues to be edited by staff within the Assessor Office for accuracy.
- C. **Property Record Cards:** Ownership transfers are no longer being kept up to date on paper property record cards. Changes in the property structures are no longer being kept current on the property record cards. A concentrated effort towards a “paperless” property record card is in effect. This was achieved in 2010 with the completion of Paxton and Ogallala Suburban Reappraisal which completed the 6 year cycle of a complete reappraisal of every parcel within Keith County. Keith County Assessment Office went on-line in June of 2006 with the property record information thru the GISWorkshop website.
- D. **Software for CAMA, Assessment Administration, and GIS:** Keith County was converted from the Terra Scan system for CAMA & Assessment Administration to a new system with Tyler Technologies called Orion in June 2011 and then converted to MIPS in November 2012.
GIS Workshop provides the software for the web based GIS system.
- E. **Web based – property record information access:**
www.keith.gisworkshop.com

Current Assessment Procedures for Real Property:

- A. **Discover, List & Inventory all property.** All property located within the County must be listed. This includes field data collection, new digital photos, annual pick-up work utilizing all the forms of discovery in the County such as building permits, self reporting, neighbor reporting, newspaper realtor advertising, etc. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly with the attempt for all the values to be equalized with comparable properties.
- B. **Data Collection.** Data collection and physical review of property located within Keith County is completed on an annual basis to achieve the six year legislative requirement of every property being reviewed. The condition is called from the field and all the data collected is entered into the Cama system. This includes field data collection, digital photos, and annual pick-up work. Keith County utilizes all the forms of discovery.

- C. **Review assessment sales ratio studies before assessment actions.** Both Ratio studies produced by the county, as well as by the State are reviewed. These studies are reviewed with the field liaison.
- D. **Approaches to Value;** All approaches to value are looked at. Currently, the Cost Approach bears the most weight. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value. Also used as a guideline for revaluation is “Mass Appraisal of Real Property” pg 27 by Robert J. Gloudemans and Uniform Standards of Professional Appraisal Practice by Appraisal Standards Board. After determining the market value; residential and commercial real estate are both targeted to be assessed at 100% of market value. This includes all agricultural dwellings and outbuildings. All agricultural land is targeted to be assessed at 75% of market value.
- 1) Market Approach; sales comparisons,
 - 2) Cost Approach; Marshall and Swift cost manual is used. As of 2009 we had all of our Residential or Recreational improvements valued on the CAMA system with updated cost and depreciation tables. Now that we are on a new CAMA system, sketches need to be redrawn as the sketch within the system is only a picture of the sketch. Also, until time allows the properties are valued based on the former CAMA. Depreciation studies are completed on an annual basis to ensure equalization.
 - 3) Income Approach; income and expense data collection/analysis from the market: Income and expense data analysis is completed when information is available.
- E. **Land valuation studies, establish market areas, special value for agricultural land:** Land Valuation Studies, Market Areas, along with the Special Valuation for Agricultural land have been established and are reviewed on an annual basis and refined as indicated.
- F. **Reconciliation of Final Value and documentation:** For 2012, & thereafter, since the Assessment Office is again the Keith County Assessor Office, the County Assessor is ultimately responsible for estimating all the values of Real Property within the county and documenting procedures.
- G. **Review assessment sales ratio studies after assessment actions.** For 2013-2014 the County Assessor will review the Ratio studies produced by Property Assessment Division.
- H. **Notices and Public Relations** are completed by the County Assessor

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

<u>PROPERTY CLASS</u>	<u>MEDIAN RATIO</u>	<u>COD*</u>	<u>PRD*</u>
Residential	95%	29.02%	113.42%
Commercial	97%	15.32%	108.11%
Agricultural	74%	26.93%	113.12%
Special Value Agricultural	74%	26.93%	113.12%

*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:

The Assessor visited with her State Liaison in regards to having completed the first statutory cycle of inspecting and reviewing every parcel within Keith County in a timely manner. For 2014 Keith County will continue to verify information in the new CAMA and GIS system to insure accuracy, as well as, educating three new staff members. Keith County had a loss of four staff in 2011 and another staff in 2012. The new staff continues education on all aspects of the office.

Residential (and/or subclasses):

Continue to Re-list, Re-measure Residential Property within Rural Subdivisions to include all Lake Improvements. Verify Condition and Quality of improvements to insure uniformity. Verify all information in the GISWorkshop website for accuracy of boundary lines. View Oblique Imagery taken by GISWorkshop for verification of Rural Improvements. Verify information within the new CAMA system for accuracy. Continue ratio studies of all county neighborhoods. Refine as indicated.

Commercial (and/or subclasses):

A complete reappraisal was done in 2011. Verify all information in the GISWorkshop website for accuracy of boundary lines. Verify information within the new CAMA system for accuracy. Continue ratio studies of all county neighborhoods and refine as indicated.

Agricultural Land (and/or subclasses):

Verify all information in the GISWorkshop website for accuracy of boundary lines and acres. Implement GISWorkshop calculated Acres per use & utilizing NRD acres for Irrigated Use. Verify information within the new CAMA system for accuracy. Review land tables for equalization. Continue analysis of Ag Land Market Areas. Refine as indicated. Continue to process all Irrigation Transfers of Certified Base areas approved by the NRD. Review small tracts of land sales to consider a subclass of LVG's.

Special Value – Agland: Continue analysis for Special Valuation and refine as indicated.

Analyze agland influences for other than agriculture-horticulture use. Review all sales and value accordingly. Process and send disqualification letters to all owners not meeting qualifications.

Edit Property Assessment Division Sales File to insure it is identical to the Assessor's CAMA Sales File.

Complete all pickup work from all forms of discovery by March 1.

Review all sold properties Oct 01, 2012 thru Sept 30, 2013.

Mail Sales Review on all sold properties

Request FSA Maps for use verification on all new Agland owners per Sales File.

Verify information in CAMA system due to conversion.

Verify information in new GIS system for accuracy.

Identify contiguous lots that are valued with a price break on excessive square footage or acres and combine them for valuation or value as if combined to provide equalization of all land.

Identify and remap agricultural land use changes.
Map all new splits and subdivisions.
Edit all Property Assessment Division NDR classification codes for accuracy.
Begin Resketching of Improvements
Input last Deed Book & Page on parcels not in Sales File for historical research capability
Continued Education for all staff

Assessment Actions Planned for Assessment Year 2015:

Residential (and/or subclasses):

Continue to Relist, Remeasure Residential Property within Paxton, Brule, Roscoe, Sarben and Sudman's Addition to include all Suburban Improvements for Ogallala, Paxton and Brule.
Continue to Relist, Remeasure and complete a Reappraisal of Residential Property within all Mobile Home Parks. Verify Condition and Quality of improvements to insure uniformity.
Continue ratio studies of all county neighborhoods. Refine as indicated.

Commercial (and/or subclasses):

Continue ratio studies of all county neighborhoods. Refine as indicated.

Agricultural Land (and/or subclasses):

Continue analysis of Ag Land Market Areas. Refine as indicated.
Continue to process all Irrigation Transfers of Certified Base areas approved by the NRD.

Special Value – Agland:

Continue Analysis of Special Valuation and refine as indicated.
Analyze agland influences for other than agriculture-horticulture use.

Edit Property Assessment Division Sales File to insure it is identical to the Assessor's CAMA Sales File.

Complete all pickup work from all forms of discovery by March 1.

Review all sold properties July 01, 2013 thru June 30, 2014.

Mail Sales Review on all sold properties.

Request FSA Maps for use verification to all new Agland owners per Sales File.

Identify and remap agricultural land use changes.

Map all new splits and subdivisions Process all NRD transfer of irrigated acres.

Utilize NRD maps to identify irrigated land use.

Edit all Property Assessment Division NDR classification codes for accuracy.

Continue annual review of a portion of the county of all property in Keith County

Continued Education for all staff

Assessment Actions Planned for Assessment Year 2016:

Residential (and/or subclasses):

Continue to Relist, Remeasure Residential Property within city of Ogallala. Verify Condition and

Quality of improvements to insure uniformity.
Review ratio studies of all county neighborhoods. Refine as indicated

Commercial (and/or subclasses):

Continue ratio studies of all county neighborhoods. Refine as indicated.

Agricultural Land (and/or subclasses):

Continue analysis of Ag Land Market Areas. Refine as indicated.

Continue to process all Irrigation Transfers of Certified Base areas approved by the NRD.

Special Value – Agland: Continue analysis for Special Valuation and refine as indicated.

Analyze Agland influences for other than agriculture-horticulture use.

Edit Property Assessment Division Sales File to insure it is identical to the Assessor's CAMA Sales File.

Complete all pickup work from all forms of discovery by March 1.

Review all sold properties July 01, 2012 thru June 30, 2013.

Mail Sales Review on all sold properties.

Request FSA Maps for use verification on all new Agland owners per Sales File.

Identify and remap agricultural land use changes.

Map all new splits and subdivisions Process all NRD transfer of irrigated acres.

Utilize NRD maps to identify irrigated land use.

Edit all Property Assessment Division NDR classification codes for accuracy.

Continue annual review of a portion of the county of all property in Keith County

Continued Education for all staff

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

Record Maintenance, Mapping updates, & Ownership changes: Pursuant to Neb. Rev. Stat. §77-1303 and §77-1331. Since we were a State County Record Maintenance has been kept current on computerized forms with reliance solely on computer generated cards since 2007. In 2010 we completed the first cycle of our annual review resulting in all of our property record cards having the appraisal information supporting the values of the property and being completely generated by the computer system; including all appraisal and cost tables generated on all parcels in the CAMA. Now that we have a new CAMA the depreciation and cost tables need to be reviewed so that the appraisal information again supports the values. With the reliance on computerized Record Maintenance we need to be assured that the CAMA stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

The sketches and the appraisal information were updated in the Terra Scan CAMA; however, some of the sketches need to be redrawn as the sketches in the new CAMA currently did not convert accurately. The 2005 cost is on all Residential and Commercial Improvements including Mobile Homes; within the City of Ogallala as well as Ogallala Suburban, Lake,

Agricultural, Rural Residential, Villages of Paxton, Brule, Keystone, Roscoe and Sarben. The appraisal file is a work in progress file and does not always balance with the summary and assessment tab. All information within the Appraisal File will continue to be verified for accuracy.

Pursuant to Neb. Rev. Stat. §77-1329 the Assessor shall maintain tax maps. Keith County was flown in 1988 for aerial maps. All mapping is kept up to date by the Assessor & staff. Ownership maintenance is updated continually utilizing the information from the 521 transfer statement by an Assessment Clerk and is able to be viewed on the GISWorkshop website for Keith County. The Keith County Board signed a contract with GIS Workshop for a web based GIS system that is accessible to the public via the Internet that provides valuable property information to the assessor office as well as the users. All of the mapping completed by the Assessor's office that currently is mapped in paper Cadastral Books is now on the GIS website continues to be edited for accuracy. Other offices may use the Assessor base maps to overlay maps for surveying, zoning, etc. which, in turn, will assist the Assessor's office.

GIS Workshop provides our website for our Cadastral Maps; however, we still verify information with Aerials that are bound in large books with 4 sections per page to ensure accuracy of the GIS website. There are two sets of paper overlays. One with ownership boundary lines; and the other with soil and use lines bound in separate books. In 1988 Sall Engineering was hired by the Keith County Assessor to fly Keith County to provide the County with new aerials. When the new maps were completed, acres were computer digitized to provide accuracy with soil types and land valuation groups captured in the computer system. It is important to note that prior to 1994 all sections were recorded as exactly 640 Acres and the Accretion ran straight with the Section Lines. With the 1988 aerials utilized, the accretion lines were drawn in perpendicular to the thread of the river, as the river laid at the time the new aerial was produced. Therefore, the way accretion was distributed between land owners was changed. The acres from the new aerials were utilized in 1994. Changes were implemented on all parcels with Accretion. Some Accretion acres changed substantially. Letters were sent out to all landowners explaining the change in methodology of Accretion acres as well as Sections no longer being exactly 640 Acres. The letter requested property owners to come in to the Assessment Office if the property owner had any questions. Very few property owners contacted the Assessment Office with questions about new acre counts. If they had a survey the acres were corrected to match the survey. With the anticipation of utilization of the GIS Workshop acres in the future, the property owners may again see a slight change in the number of Total Acres owned due to increased accuracy of computerization. Our GIS website has several overlays besides our ownership boundary layer that shows parcel #, section, township and range. The additional overlays are River Meander Lines, Fire Boundary Lines, Roads Lots, Subdivision, Landuse, Soils, and Oblique's. All of these overlays may be laid over satellite aerials, that go back ten years, which allows you to view how land is and how it has changed in the past 10 years as far as Ag use change from dry to irrigated, etc and also new improvements.

The 2009 Soil Conversion is currently utilized. This Soil Conversion was done in mass. Composite maps have been utilized for a record of soils as well as a program called Agri-Data for updating of acres per soil type. Use change updates have been completed on an annual basis on the composite overlay by the Assessment Staff utilizing information obtained from Twin Platte NRD, Farm Service Agency, well registration and physical review. Prior to April 2008 updates were completed by utilizing a grid and counting dots. Since April 2008 a new Agri-Data, Inc Website had been utilized to more accurately inventory soil types per use. We have a blue

line cadastral map that includes both the aerial picture and the ownership boundary lines. There are also separate pages for each subdivision filed directly behind the section map the subdivision is located in. For each blue line cadastral map there is a corresponding page that lists Cadastral Map #, Parcel #, Ownership Name and Legal Description. Maps for split updates and new subdivisions are completed by the Assessor. These maps, maintained by assessor staff, are kept up to date and in good condition. However, all of our former Cadastral Maps, including the Agri-Data Program will be phased out as we implement the GISWorkshop acres. We anxiously anticipate this GIS system to provide better accuracy. Annual Verification with the Twin Platte NRD, Farm Service Agency, well registration and physical review will still be utilized to keep the Assessor Office up to date with the current use of all agricultural properties.

We have several boundary disputes over Accretion land since it has become so valuable. There has been a District Court case between Westerbuhr and TBT in an Accretion boundary dispute of land located within Keith Count that was appealed to a higher court. The Nebraska Court of Appeals reversed the District Court decision and ruled in favor of Westerbuhr. The Supreme Court upheld the decision of the Court of Appeals in Westerbuhr's favor. Therefore, Accretion Acres have been left as they had been inventoried since 1994. Ownership changes are entered into the CAMA system by an Assessor Clerk on an ongoing basis. Our County Clerk's office provides us with the 521 Real Estate Transfer Statements on a daily basis.

1. Annually prepare and file Assessor Reports required by law/regulation:

- a. Assessor Survey
 - b. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - c. Notice of Taxable Status to Governmental Entities that lease Property for other than Public Purpose
 - d. Special Valuation Methodology
 - e. Real Property Abstract
 - f. Annual Plan of Assessment Report
 - g. Certification of Value to Political Subdivisions
 - h. School District Taxable Value Report
 - i. Average Assessed Value Report for Homestead Exemption
 - j. Generate Tax Roll
 - k. Certificate of Taxes Levied Report
 - l. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
2. **Permissive Exemptions:** administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. We currently have 60 Real Properties that have a partial or complete Permissive Use Exemption on them; as well as 2 Organizations that have exemptions on their Personal Property. The Assessor and clerks assist the applicants with their annual filing.
3. **Mobile Home Report:** administer annual filings of Mobile Home Report for listing of Year, Make & Model located in each Mobile Home Park; along with the current owner and address. This requires constant monitoring as it is difficult to achieve receiving this report from all owners of Mobile Home Parks; as well as, obtaining up to date and accurate information. We have some Mobile Home Park Owners who don't file for up to

five years. We would appreciate stiffer penalties for Mobile Home Park Owners that are continually non compliant.

4. **Personal Property:** administer annual filing of approximately 900 schedules. One of our Assessment Clerks is the primary person who handles all the mailing of schedules, as well as, entering the updated information from depreciation worksheets and/ or new schedules filed into the CAMA system and all the subsequent notices for incomplete filings or failure to file and penalties applied, as required. We diligently try to assess all personal property in Keith County. We have frustration with this “honest man’s tax” and share the opinion of many assessors that we would like to see Depreciation Worksheets required to be filed with the Personal Property. Within the corporate limits we often see a decline in valuation; as Property Owners continue to file without their Depreciation Worksheet. Our Assessment Clerk spends countless hours correcting past year tax rolls due to prior year’s inaccurate filings. Property Owners are then extremely upset about the penalties and interest on past years tax. If we could have the Depreciation Worksheet at the time of filing, these issues would be eliminated. The Assessor and clerks assist the applicants with their annual filing. Keith County sends out postcards to notify prior personal property filers of the filing requirements rather than the expensive and wasteful sending of preprinted copies of the former years filing. In 2013 we implemented on-line filing for Personal Property Owners to be able to file their Personal Property Schedules on-line.
5. **Notice of Taxable Status:** administer and mail Notices to Governmental Entities that lease out property for other than Public Purpose. We anxiously await the TERC decision on the appeal of Central Nebraska Public Power & Irrigation District’s Taxable Status. Numerous hours and paper have been spent over the past 6 years with these appeals and we look forward to a decision to free up time to spend on other office functions and duties.
6. **Change of Value Notices:** administer annual notices on all property that have any change in Valuation, whether the change is a plus or a minus from the former year. Keith County has sent out Postcard notices with one total valuation for several years.
7. **Homestead Exemptions:** Administer approximately 500 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance: One of our Assessment Clerks is the primary person who handles verification of owner/occupancy, mailing address and all information on the forms preprinted by Department of Revenue, prior to mailing the 458 Nebraska Homestead Exemption Application and Schedule I, Income Statement and Instructions to all former year applicants. This Assessment Clerk also mails any required Physician Certifications to the applicant’s doctor after receiving permission from the applicant, as well as, enters approval amounts into the CAMA system after receiving the approval roster from Department of Revenue (hereafter referred to as DOR). The Assessor and clerks assist the applicants with their annual filing and completing their Income Statements with information the applicant provides. When applicable the Assessor, as well as the primary Assessment Clerk, mails the 458R Notice of Rejection of Homestead Exemption, for reasons other than exceeding income allowed. The Assessor annually completes the 458V-Certification of the Average Assessed Valuation of Single-family Residential Property and the 458S-Homestead Exemption Summary Certificate. If corrections arise during the DOR verification of Income reported by the homestead applicant and the Applicant’s Income Tax, etc the DOR notifies the applicant and the assessor. Then the Assessor or the Assessment Clerk completes the necessary correction of the prior year tax roll. If corrections have been made to a prior

- year tax roll on any homestead the Assessor files a 458X-Amended Homestead Exemption Summary Certificate with the Department of Revenue.
8. **Centrally Assessed:** review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list. The Assessor reviews the valuations as certified by PAD for railroads and public service entities to insure accuracy.
 9. **Tax Increment Financing:** management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Keith County currently has 19 TIF projects that are maintained by the Assessor for 2013. However, other projects are soon to be retired and new TIFS are projected for 2014. Paperwork must be provided from the CRA prior to any additions or deletions of dividing tax.
 10. **Special Valuation:** annually review any special valuation and influences of other than agricultural or horticultural use.
 11. **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 are maintained by the Assessor.
 12. **Tax Lists:** prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed are prepared and certified by the Assessor.
 13. **Tax List Corrections:** prepare tax list correction documents for county board approvals are prepared by the clerks as well as the Assessor.
 14. **County Board of Equalization:** attends county board of equalization meetings for valuation protests, assemble and provide information: All protested properties are reviewed and personal inspections are made when deemed necessary, protest information is entered into the County Board of Equalization File of the CAMA system. All staff assist property owners at the counter and on the phone with questions in regards to their values. The Assessor attends all County Board of Equalization meetings and makes the valuation recommendations to the Board of Equalization. The Assessor documents information for record keeping and balancing values back to values set at abstract time to insure accurate valuations. The Assessor processes all of the Informal protests for over and undervalued properties to present to the County Board of Equalization for their decision.
 15. **TERC Appeals:** prepare information and attend taxpayer appeal hearings before TERC, defend valuation. Numerous hours have been spent on annual appeals since 2008 with Central Nebraska Public Power District on property they lease out surrounding Lake Mac Conaughy for Residential Dwelling and Commercial Use. The 2011 case has been appealed to the Supreme Court and we await their decision. Also, numerous hours are spent on annual TERC appeals in regards to leasehold values in the K Areas at Lake Mc Conaughy despite the TERC upholding the Assessor values. These leasehold appeals have gone on to the Supreme Court and the Supreme Court upheld our values in three different appeals, most recently in an appeal heard in April 2013.
 16. **TERC Statewide Equalization:** attend hearings if applicable to county, defend values, and/or implement orders of the TERC
 17. **Education:** Assessor & Deputy attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc.

Conclusion:

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

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

Respectfully submitted:

Assessor signature: _____

2014 Assessment Survey for Keith 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:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 274,970
7.	Adopted budget, or granted budget if different from above:
	\$ 273,470
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 15,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$30,000 was in a separate Accruing Appraisal Fund. The assessor requested an additional \$15,000. However, the board moved the requested \$15,000 from the Accruing Fund to Operating Expense and said the assessor would have to "negotiate" appraisal funding annually.
10.	Part of the assessor's budget that is dedicated to the computer system:
	The data processing expenses are within a county data processing budget in County General.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 3,000
12.	Other miscellaneous funds:
	\$ 255,470
13.	Amount of last year's assessor's budget not used:

	\$ 34,732 mostly due to lack of full time staff and the deputy was in place only half of the fiscal year.
--	---

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes, as historic research work.
4.	If so, who maintains the Cadastral Maps?
	These were maintained through December 31, 2012.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes www.keith.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Ogallala, Brule and Paxton
4.	When was zoning implemented?
	1975

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Service is hired on a per day basis for assistance with unique properties and pickup work.
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?
	Yes, Stanard Appraisal Service
2.	If so, is the appraisal or listing service performed under contract?
	No, they are hired on an as needed daily basis.
3.	What appraisal certifications or qualifications does the County require?
	Credentialed real property appraiser.
4.	Have the existing contracts been approved by the PTA?
	There are no existing contracts.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	On a limited basis, on special properties.

2014 Certification for Keith 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 Keith 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

