

# Table of Contents

## 2015 Commission Summary

## 2015 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



## 2015 Commission Summary for Banner County

### Residential Real Property - Current

Number of Sales	10	Median	72.27
Total Sales Price	\$848,500	Mean	83.90
Total Adj. Sales Price	\$848,500	Wgt. Mean	74.89
Total Assessed Value	\$635,428	Average Assessed Value of the Base	\$33,558
Avg. Adj. Sales Price	\$84,850	Avg. Assessed Value	\$63,543

### Confidence Interval - Current

95% Median C.I	48.09 to 141.87
95% Wgt. Mean C.I	54.54 to 95.24
95% Mean C.I	53.87 to 113.93
% of Value of the Class of all Real Property Value in the	1.41
% of Records Sold in the Study Period	10.00
% of Value Sold in the Study Period	18.94

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	8	100	62.22
2013	9		94.38
2012	8		70.44
2011	4		75

## 2015 Commission Summary for Banner County

### Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$22,488
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.08
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	0	100	00.00
2013	0		00.00
2012	0		00.00
2011	0		0



## 2015 Opinions of the Property Tax Administrator for Banner County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Does not meet 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, 2015.



\_\_\_\_\_  
Ruth A. Sorensen  
Property Tax Administrator



## **2015 Residential Assessment Actions for Banner County**

All improvements in Range 55W were reviewed and new photos of all improvements were taken. The Assessor applied Marshall and Swift 6/2014 costing tables for this year. She also raised the home site value from \$7500 to \$10,000. Vacant lot values in Harrisburg were also increased.

## 2015 Residential Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	The Assessor and her staff member.																		
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrisburg--all residential parcels within the Village of Harrisburg.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining residential parcels within Banner County.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Harrisburg--all residential parcels within the Village of Harrisburg.	80	Rural--all remaining residential parcels within Banner County.									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
10	Harrisburg--all residential parcels within the Village of Harrisburg.																		
80	Rural--all remaining residential parcels within Banner County.																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	The cost approach--RCN minus depreciation.																		
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	The County utilizes the tables provided by the CAMA vendor.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	No.																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		
	The Assessor uses sales to develop market value and then applies the square foot method for each of the three lot sizes found in the village of Harrisburg.																		
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																		
	At present, there are no vacant lots being held for sale or resale within Banner County.																		
<b>8.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2013	2014	2010	2013	80	2013	2014	2010	2013
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
10	2013	2014	2010	2013															
80	2013	2014	2010	2013															

# **2015 Residential Correlation Section for Banner County**

---

## **County Overview**

Located in the southwest portion of Nebraska's Panhandle, the U.S. Census Bureau estimates that of 2013 Banner County had a population of 759 (and the majority resides in the rural portion of the County). Harrisburg is the only village, and is consequently the county seat since there are no incorporated municipalities within the County. Banner is bordered to the north by Scotts Bluff County, to the east by Morrill and a small portion of Cheyenne Counties. Banner's neighbor to the south is Kimball County and its western border is adjacent to the State of Wyoming. Two highways run through Banner County: Hwy 71 (a four-lane highway that runs north and south through the County) and Hwy 88 (that runs to the west in the northern portion of the County and to the east in approximately the middle of the County). Agriculture is the major occupation in Banner County, and coupled with a shrinking population there is virtually no active, viable residential market within the County.

## **Description of Analysis**

All residential parcels are divided into two valuation groupings that closely follow the assessor locations—either Harrisburg (10) or Rural (80). Both valuation groups utilize the same cost index of 2014 that was implemented this year and CAMA vendor-produced depreciation schedules.

The Assessor deemed ten sales qualified during the timeframe of the sales study, with four occurring in grouping 10 (Harrisburg) and six occurring in grouping 80 (Rural). The sample compared to the residential section of the abstract would tend to indicate that all six rural sales sold during the two-year study period, and this cannot be correct since last year the abstract indicated that there were fifteen improved land rural residential records. Although the Assessor combined the parcels that were IOLL with the ag parcels that surrounded them (if both were owned by the same taxpayer(s), this does not account for the discrepancy. Therefore, the sample does not represent the residential population and the statistical profile is not appropriate for determining a level of value for the residential property class.

## **Sales Qualification**

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

## **Equalization and Quality of Assessment**

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

## **2015 Residential Correlation Section for Banner County**

---

Banner County completed the first six-year physical inspection cycle in 2012. The Assessor attempts to review all parcels within two Ranges per year (if possible). This year, all improvements in Range 55W were reviewed and new photos were taken of the improvements. The Department has verified these inspections during the course of the assessed valuation update verification which is conducted on one-half of the counties each year.

### **Level of Value**

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



## **2015 Commercial Assessment Actions for Banner County**

The same costing tables used for the residential property class (dated 6/2014) were imported from Marshall and Swift. Only the bank was affected because the café and the junk yard are both closed at the present time. The only other commercial properties are the Wyrulec sites and the tower site.

## 2015 Commercial Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The Assessor and her staff member.			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
		There are now only eight commercial parcels within the County, and the Assessor believes that they would be better analyzed by occupancy code rather than classified as a valuation grouping.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	The cost approach: replacement cost new, minus depreciation.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	There are no unique commercial properties in Banner County.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	The Assessor relies upon the tables provided by the CAMA vendor (for the bank).			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	No, since there is no viable commercial market in Banner County. As listed above, none of the existing commercial properties would fit in a unique valuation grouping.			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Since there are only eight commercial parcels in the County, commercial lots carry a "site" value.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
		2013	2014	2010
				2013
	The eight commercial parcels consist of two closed businesses (a cafe and wrecking yard), two towers, three are rural electric sites only and the remaining commercial property is the bank.			

# **2015 Commercial Correlation Section for Banner County**

---

## **County Overview**

Banner County, located in the southwest of Nebraska's Panhandle had an estimated 2013 population of 759 (according to the U.S. Census Bureau). The County seat is Harrisburg, and there are no incorporated municipalities within the County. There are only eight properties listed as "commercial" in Banner County: two are cell tower sites, three are Wyrulec rural electric sites, two closed businesses (a café and an auto salvage yard) and one active business—the bank. Since the bulk of the County's economy is agricultural in nature there is not a viable commercial market.

## **Description of Analysis**

The Assessor deemed that there were no qualified commercial sales occurring during the three-year time period of the sales study. The two sales of commercial property that sold in the last three years (March 2012 and September, 2013) consisted of a cell tower (that is centrally assessed) and the now-defunct FSA office that was converted into a single-family residence.

## **Sales Qualification**

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

## **Equalization and Quality of Assessment**

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

Banner County completed the first six-year physical inspection cycle in 2012. The Assessor attempts to review all parcels within approximately two Ranges per year, and currently completed the review of Range 55W (that contains no commercial properties). The Department has verified these inspections during the course of the assessed valuation update verification which is conducted on one-half of the counties each year.

## **Level of Value**

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



## **2015 Agricultural Assessment Actions for Banner County**

The Banner County Assessor addressed her agricultural land classes for Assessment year 2015 in the following manner: irrigated land was increased by about 6%, dry land was increased by approximately 19% and the grass class of land was increased by approximately 15%.

## 2015 Agricultural Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The Assessor's staff member.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Banner County has not identified agricultural market areas.</td> <td style="text-align: center;">2010</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		Banner County has not identified agricultural market areas.	2010	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	Banner County has not identified agricultural market areas.	2010						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	If the Assessor would notice a significant difference in the market activity in a particular area within the County when compared to the remainder of the County, she would monitor this to determine if the difference was not only significant, but on-going in order to establish a separate market area.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	A small parcel of land is considered rural residential, unless it adjoins an active agricultural operation, and this is usually determined by the taxpayer's response to a mailed questionnaire. Recreational land must have recreation as its primary use to be classified as such. The leasing of land during hunting season for a limited period of time is not seen as a primary recreational use. Hunting preserves are classified as recreational land if hunting is the primary use.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Yes.							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	There are currently no parcels enrolled in the Wetland Reserve Program.							
<b>7.</b>	<b>Have special valuation applications been filed in the county? If so, answer the following:</b>							
	No.							

## Banner County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
<b>Banner</b>	1	n/a	1,650	1,550	1,400	1,350	1,350	1,350	1,046	<b>1,380</b>
<b>Kimball</b>	2	n/a	1,975	1,975	1,625	1,625	1,625	1,625	1,500	<b>1,712</b>
<b>Cheyenne</b>	3	n/a	3,030	3,010	3,000	2,995	2,800	2,700	2,650	<b>2,991</b>
<b>Morrill</b>	3	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	<b>2,250</b>
<b>ScottsBluff</b>	3	n/a	n/a	2,625	2,625	2,050	1,600	1,600	1,600	<b>2,253</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
<b>Banner</b>	1	n/a	550	500	500	450	420	400	370	<b>482</b>
<b>Kimball</b>	2	n/a	565	525	505	415	390	350	345	<b>452</b>
<b>Cheyenne</b>	3	n/a	775	770	720	710	700	685	680	<b>759</b>
<b>Morrill</b>	3	n/a	500	500	450	450	450	450	450	<b>461</b>
<b>ScottsBluff</b>	3	n/a	n/a	455	455	400	375	375	340	<b>416</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Banner</b>	1	n/a	393	378	358	340	323	317	292	<b>318</b>
<b>Kimball</b>	2	n/a	537	477	428	358	330	327	304	<b>351</b>
<b>Cheyenne</b>	3	n/a	523	492	506	482	445	444	259	<b>399</b>
<b>Morrill</b>	3	n/a	385	355	325	300	300	300	300	<b>304</b>
<b>ScottsBluff</b>	3	n/a	n/a	335	335	325	325	325	300	<b>315</b>

Source: 2015 Abstract of Assessment, Form 45, Schedule IX

# 2015 Agricultural Correlation Section for Banner County

---

## County Overview

Banner County, located in the southwest corner of Nebraska's Panhandle region, has a land area of approximately 746 square miles. Land use according to the 2015 Abstract consists of about 27% dry, 66% grass (that includes land enrolled in CRP) and only 5% irrigated land. The remaining two percent is classified as waste and other. Banner County is included in the North Platte NRD that in 2001 instituted a moratorium on new well drilling. The NPNRD also encouraged the permanent retirement of irrigated acres throughout the District and in 2006, irrigated land totaling 3,600 acres were permanently retired in the Pumpkin Creek Basin. This land was converted to dry, rangeland or wildlife habitat. In 2012 the NPNRD Board of Directors changed the allocation in the Pumpkin Creek Subarea from 12 acre-inches per acre per year to 36 acre-inches per acre per three years starting in Water Year 2013 and ending in Water Year 2015 (material taken from the NPNRD web site). The Banner County economy is almost entirely based on its agricultural market.

Banner County has no defined agricultural market areas, unlike neighboring counties: Scotts Bluff to the north has three market areas (two of which are Special Value); Morrill to the east has three market areas, Cheyenne County has two and southern neighbor Kimball County also has two market areas.

## Description of Analysis

Analysis of the three-year sample of Banner sales seemed to indicate that it was time disproportionate in the second year (that had the fewest sales). Five comparable sales were found, but still did not entirely balance the middle year with the remaining two. The sample was further expanded with comparable irrigated sales from Banner's neighboring counties to ensure representativeness by Majority Land Use.

Thirty-seven qualified sales were used in the agricultural analysis, and the Assessor's actions of increasing the land classes by the aforementioned percentages produced overall statistics that exhibited two out of the three measures of central tendency within range. The overall coefficient of dispersion is within range and tends to confirm the median. Review of the individual land classes reveals dry land at 71% for both MLU percentages, and appears to indicate that grass land is outside of the range under the 95% MLU heading (12 sales at 77.51). However it must be remembered that although the abstract shows these acres to be predominantly grass, seven of the twelve sales have CRP land, and three are  $\geq$  95% CRP. Comparing Banner's average abstract values with its neighbors indicates that for dry land: Banner \$482, Scotts Bluff \$416, Kimball Area 2 at \$452. Grass: Banner \$318, Scotts Bluff \$315, Kimball Area 2 at \$351; However for irrigated land: Banner \$1380, Scotts Bluff \$2,253, Morrill Area 3 at \$2,250 and Kimball Area 2 at \$1,712. CRP values range from \$250 to \$380 per acre. Grass values range from \$320 to \$400 per acre.

## **2015 Agricultural Correlation Section for Banner County**

---

### **Sales Qualification**

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

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

The values for the dry and grass land classes established by the Banner County Assessor have produced equalization both within the County and with the adjoining counties. Irrigated land is lower in Banner County compared with adjoining counties. Land enrolled in CRP is lower than current grass values within the County. However, no non-binding recommendations will be made.

### **Level of Value**

Based on analysis of all available information, the level of value of the agricultural land in Banner County is determined to be 71% of market value. The inequities resulting from irrigated values not being equalized with neighboring counties and CRP land lower than the grass classification indicate that the quality of assessment does not meet generally accepted mass appraisal practices.



**04 Banner**  
**RESIDENTIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 10  
Total Sales Price : 848,500  
Total Adj. Sales Price : 848,500  
Total Assessed Value : 635,428  
Avg. Adj. Sales Price : 84,850  
Avg. Assessed Value : 63,543

MEDIAN : 72  
WGT. MEAN : 75  
MEAN : 84  
COD : 38.88  
PRD : 112.03

COV : 50.04  
STD : 41.98  
Avg. Abs. Dev : 28.10  
MAX Sales Ratio : 171.72  
MIN Sales Ratio : 42.18

95% Median C.I. : 48.09 to 141.87  
95% Wgt. Mean C.I. : 54.54 to 95.24  
95% Mean C.I. : 53.87 to 113.93

Printed:3/31/2015 3:54:00PM

<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13	1	70.27	70.27	70.27	00.00	100.00	70.27	70.27	N/A	60,000	42,160
01-APR-13 To 30-JUN-13	1	63.36	63.36	63.36	00.00	100.00	63.36	63.36	N/A	100,000	63,360
01-JUL-13 To 30-SEP-13	1	75.39	75.39	75.39	00.00	100.00	75.39	75.39	N/A	134,500	101,406
01-OCT-13 To 31-DEC-13	2	61.18	61.18	56.23	21.40	108.80	48.09	74.27	N/A	56,250	31,632
01-JAN-14 To 31-MAR-14	1	141.87	141.87	141.87	00.00	100.00	141.87	141.87	N/A	59,500	84,415
01-APR-14 To 30-JUN-14	3	55.10	64.66	67.51	32.99	95.78	42.18	96.71	N/A	120,000	81,015
01-JUL-14 To 30-SEP-14	1	171.72	171.72	171.72	00.00	100.00	171.72	171.72	N/A	22,000	37,779
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	3	70.27	69.67	70.26	05.71	99.16	63.36	75.39	N/A	98,167	68,975
01-OCT-13 To 30-SEP-14	7	74.27	89.99	77.35	50.96	116.34	42.18	171.72	42.18 to 171.72	79,143	61,215
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	5	70.27	66.28	66.39	10.87	99.83	48.09	75.39	N/A	81,400	54,038
<u>ALL</u>	10	72.27	83.90	74.89	38.88	112.03	42.18	171.72	48.09 to 141.87	84,850	63,543

<b>VALUATION GROUPING</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	4	108.63	114.81	96.29	38.64	119.23	70.27	171.72	N/A	69,000	66,440
80	6	59.23	63.29	64.57	25.04	98.02	42.18	96.71	42.18 to 96.71	95,417	61,611
<u>ALL</u>	10	72.27	83.90	74.89	38.88	112.03	42.18	171.72	48.09 to 141.87	84,850	63,543

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	10	72.27	83.90	74.89	38.88	112.03	42.18	171.72	48.09 to 141.87	84,850	63,543
06											
07											
<u>ALL</u>	10	72.27	83.90	74.89	38.88	112.03	42.18	171.72	48.09 to 141.87	84,850	63,543

**04 Banner**  
**RESIDENTIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 10  
Total Sales Price : 848,500  
Total Adj. Sales Price : 848,500  
Total Assessed Value : 635,428  
Avg. Adj. Sales Price : 84,850  
Avg. Assessed Value : 63,543

MEDIAN : 72  
WGT. MEAN : 75  
MEAN : 84  
COD : 38.88  
PRD : 112.03

COV : 50.04  
STD : 41.98  
Avg. Abs. Dev : 28.10  
MAX Sales Ratio : 171.72  
MIN Sales Ratio : 42.18

95% Median C.I. : 48.09 to 141.87  
95% Wgt. Mean C.I. : 54.54 to 95.24  
95% Mean C.I. : 53.87 to 113.93

Printed:3/31/2015 3:54:00PM

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											
Less Than 30,000	1	171.72	171.72	171.72	00.00	100.00	171.72	171.72	N/A	22,000	37,779
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	10	72.27	83.90	74.89	38.88	112.03	42.18	171.72	48.09 to 141.87	84,850	63,543
Greater Than 14,999	10	72.27	83.90	74.89	38.88	112.03	42.18	171.72	48.09 to 141.87	84,850	63,543
Greater Than 29,999	9	70.27	74.14	72.31	28.39	102.53	42.18	141.87	48.09 to 96.71	91,833	66,405
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	171.72	171.72	171.72	00.00	100.00	171.72	171.72	N/A	22,000	37,779
30,000 TO 59,999	2	108.07	108.07	116.83	31.28	92.50	74.27	141.87	N/A	47,250	55,205
60,000 TO 99,999	2	59.18	59.18	57.77	18.74	102.44	48.09	70.27	N/A	68,750	39,715
100,000 TO 149,999	5	63.36	66.55	68.60	23.61	97.01	42.18	96.71	N/A	118,900	81,562
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	10	72.27	83.90	74.89	38.88	112.03	42.18	171.72	48.09 to 141.87	84,850	63,543

**04 Banner**  
**COMMERCIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

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

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

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

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

Printed:3/31/2015 3:54:01PM

**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-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12											
01-OCT-12 To 30-SEP-13											
01-OCT-13 To 30-SEP-14											
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12											
01-JAN-13 To 31-DEC-13											
<u>ALL</u>											

**PROPERTY TYPE \***

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

**04 Banner**  
**COMMERCIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

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

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

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

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

Printed:3/31/2015 3:54:01PM

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

**04 Banner**  
**AGRICULTURAL LAND**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 37  
 Total Sales Price : 12,862,375  
 Total Adj. Sales Price : 12,862,375  
 Total Assessed Value : 8,092,423  
 Avg. Adj. Sales Price : 347,632  
 Avg. Assessed Value : 218,714

MEDIAN : 71  
 WGT. MEAN : 63  
 MEAN : 71  
 COD : 19.28  
 PRD : 113.33

COV : 27.36  
 STD : 19.51  
 Avg. Abs. Dev : 13.63  
 MAX Sales Ratio : 120.53  
 MIN Sales Ratio : 31.22

95% Median C.I. : 66.55 to 75.50  
 95% Wgt. Mean C.I. : 55.45 to 70.38  
 95% Mean C.I. : 65.02 to 77.60

Printed:3/31/2015 3:54:02PM

<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-11 To 31-DEC-11	2	72.28	72.28	71.99	02.75	100.40	70.29	74.26	N/A	292,733	210,735	
01-JAN-12 To 31-MAR-12	4	77.92	86.06	82.79	21.53	103.95	67.87	120.53	N/A	230,413	190,768	
01-APR-12 To 30-JUN-12	4	80.14	80.69	75.95	12.70	106.24	62.66	99.82	N/A	117,963	89,591	
01-JUL-12 To 30-SEP-12	2	72.59	72.59	74.26	02.87	97.75	70.51	74.66	N/A	310,000	230,197	
01-OCT-12 To 31-DEC-12	2	72.41	72.41	74.81	06.96	96.79	67.37	77.44	N/A	149,020	111,476	
01-JAN-13 To 31-MAR-13	3	78.56	76.80	72.24	22.80	106.31	49.06	102.78	N/A	364,833	263,567	
01-APR-13 To 30-JUN-13												
01-JUL-13 To 30-SEP-13	3	77.58	88.83	79.14	18.69	112.24	72.71	116.20	N/A	174,333	137,960	
01-OCT-13 To 31-DEC-13	4	68.74	69.39	60.37	21.18	114.94	43.10	96.97	N/A	217,550	131,329	
01-JAN-14 To 31-MAR-14	5	66.81	58.82	58.67	23.42	100.26	34.00	78.24	N/A	908,363	532,958	
01-APR-14 To 30-JUN-14	7	62.93	59.13	48.08	13.55	122.98	31.22	75.50	31.22 to 75.50	288,439	138,687	
01-JUL-14 To 30-SEP-14	1	54.61	54.61	54.61	00.00	100.00	54.61	54.61	N/A	916,778	500,681	
<u>Study Yrs</u>												
01-OCT-11 To 30-SEP-12	12	74.46	79.73	77.08	13.90	103.44	62.66	120.53	70.29 to 85.14	216,581	166,942	
01-OCT-12 To 30-SEP-13	8	77.51	80.21	74.52	17.51	107.64	49.06	116.20	49.06 to 116.20	239,443	178,441	
01-OCT-13 To 30-SEP-14	17	64.30	61.19	55.84	19.60	109.58	31.22	96.97	43.10 to 74.52	491,051	274,211	
<u>Calendar Yrs</u>												
01-JAN-12 To 31-DEC-12	12	76.05	79.75	78.08	14.19	102.14	62.66	120.53	67.87 to 85.14	192,629	150,399	
01-JAN-13 To 31-DEC-13	10	75.15	77.44	69.54	22.59	111.36	43.10	116.20	49.06 to 102.78	248,770	172,990	
<u>ALL</u>	37	70.69	71.31	62.92	19.28	113.33	31.22	120.53	66.55 to 75.50	347,632	218,714	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	37	70.69	71.31	62.92	19.28	113.33	31.22	120.53	66.55 to 75.50	347,632	218,714	
<u>ALL</u>	37	70.69	71.31	62.92	19.28	113.33	31.22	120.53	66.55 to 75.50	347,632	218,714	

**04 Banner**  
**AGRICULTURAL LAND**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 37  
 Total Sales Price : 12,862,375  
 Total Adj. Sales Price : 12,862,375  
 Total Assessed Value : 8,092,423  
 Avg. Adj. Sales Price : 347,632  
 Avg. Assessed Value : 218,714

MEDIAN : 71  
 WGT. MEAN : 63  
 MEAN : 71  
 COD : 19.28  
 PRD : 113.33

COV : 27.36  
 STD : 19.51  
 Avg. Abs. Dev : 13.63  
 MAX Sales Ratio : 120.53  
 MIN Sales Ratio : 31.22

95% Median C.I. : 66.55 to 75.50  
 95% Wgt. Mean C.I. : 55.45 to 70.38  
 95% Mean C.I. : 65.02 to 77.60

Printed:3/31/2015 3:54:02PM

**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
<b>Irrigated</b>											
County	1	67.37	67.37	67.37	00.00	100.00	67.37	67.37	N/A	78,000	52,550
Blank	1	67.37	67.37	67.37	00.00	100.00	67.37	67.37	N/A	78,000	52,550
<b>Dry</b>											
County	9	70.51	73.75	62.41	21.88	118.17	43.10	116.20	54.61 to 99.82	277,977	173,497
Blank	9	70.51	73.75	62.41	21.88	118.17	43.10	116.20	54.61 to 99.82	277,977	173,497
<b>Grass</b>											
County	12	77.51	78.42	76.85	14.09	102.04	59.16	120.53	65.57 to 78.56	210,891	162,073
Blank	12	77.51	78.42	76.85	14.09	102.04	59.16	120.53	65.57 to 78.56	210,891	162,073
<b>ALL</b>	<b>37</b>	<b>70.69</b>	<b>71.31</b>	<b>62.92</b>	<b>19.28</b>	<b>113.33</b>	<b>31.22</b>	<b>120.53</b>	<b>66.55 to 75.50</b>	<b>347,632</b>	<b>218,714</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	4	65.02	59.57	44.10	17.29	135.08	34.00	74.26	N/A	419,250	184,878
Blank	4	65.02	59.57	44.10	17.29	135.08	34.00	74.26	N/A	419,250	184,878
<b>Dry</b>											
County	11	70.51	71.81	62.25	19.93	115.36	43.10	116.20	54.61 to 99.82	286,942	178,634
Blank	11	70.51	71.81	62.25	19.93	115.36	43.10	116.20	54.61 to 99.82	286,942	178,634
<b>Grass</b>											
County	15	72.71	74.97	74.55	16.05	100.56	40.52	120.53	65.57 to 78.36	220,187	164,150
Blank	15	72.71	74.97	74.55	16.05	100.56	40.52	120.53	65.57 to 78.36	220,187	164,150
<b>ALL</b>	<b>37</b>	<b>70.69</b>	<b>71.31</b>	<b>62.92</b>	<b>19.28</b>	<b>113.33</b>	<b>31.22</b>	<b>120.53</b>	<b>66.55 to 75.50</b>	<b>347,632</b>	<b>218,714</b>



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 1,883</b>	<b>Value : 238,568,823</b>	<b>Growth 212,452</b>	<b>Sum Lines 17, 25, &amp; 41</b>
------------------------------------------------------	------------------------	----------------------------	-----------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	26	27,614	0	0	0	0	26	27,614	
<b>02. Res Improve Land</b>	46	421,253	1	13,325	6	55,000	53	489,578	
<b>03. Res Improvements</b>	46	1,746,112	2	73,087	26	1,019,377	74	2,838,576	
<b>04. Res Total</b>	72	2,194,979	2	86,412	26	1,074,377	100	3,355,768	37,290
<b>% of Res Total</b>	72.00	65.41	2.00	2.58	26.00	32.02	5.31	1.41	17.55
<b>05. Com UnImp Land</b>	0	0	0	0	3	3,000	3	3,000	
<b>06. Com Improve Land</b>	1	11,050	0	0	3	24,835	4	35,885	
<b>07. Com Improvements</b>	1	101,758	0	0	4	39,260	5	141,018	
<b>08. Com Total</b>	1	112,808	0	0	7	67,095	8	179,903	0
<b>% of Com Total</b>	12.50	62.70	0.00	0.00	87.50	37.30	0.42	0.08	0.00
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	72	2,194,979	2	86,412	26	1,074,377	100	3,355,768	37,290
<b>% of Res &amp; Rec Total</b>	72.00	65.41	2.00	2.58	26.00	32.02	5.31	1.41	17.55
<b>Com &amp; Ind Total</b>	1	112,808	0	0	7	67,095	8	179,903	0
<b>% of Com &amp; Ind Total</b>	12.50	62.70	0.00	0.00	87.50	37.30	0.42	0.08	0.00
<b>17. Taxable Total</b>	73	2,307,787	2	86,412	33	1,141,472	108	3,535,671	37,290
<b>% of Taxable Total</b>	67.59	65.27	1.85	2.44	30.56	32.28	5.74	1.48	17.55

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	84	15,484,204	84	15,484,204	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	193	15,542,664	193	15,542,664	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	8	15	204	227

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,162	138,919,506	1,162	138,919,506
28. Ag-Improved Land	0	0	1	10,400	398	57,323,651	399	57,334,051
29. Ag Improvements	0	0	0	0	420	23,236,931	420	23,236,931
30. Ag Total							1,582	219,490,488

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	10,000	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	0.40	400	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	1	0.07	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	45	43.00	31,000	45	43.00	31,000	
32. HomeSite Improv Land	40	41.00	277,000	41	42.00	287,000	
33. HomeSite Improvements	244	0.00	17,851,234	244	0.00	17,851,234	0
34. HomeSite Total				<b>289</b>	<b>85.00</b>	<b>18,169,234</b>	
35. FarmSite UnImp Land	77	182.31	128,658	78	182.71	129,058	
36. FarmSite Improv Land	358	1,488.20	1,464,489	358	1,488.20	1,464,489	
37. FarmSite Improvements	388	0.00	5,385,697	388	0.00	5,385,697	175,162
38. FarmSite Total				<b>466</b>	<b>1,670.91</b>	<b>6,979,244</b>	
39. Road & Ditches	904	3,269.30	0	905	3,269.37	0	
40. Other- Non Ag Use	235	268.86	2,400,159	235	268.86	2,400,159	
41. Total Section VI				<b>755</b>	<b>5,294.14</b>	<b>27,548,637</b>	<b>175,162</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	15	3,443.00	928,863	15	3,443.00	928,863

Schedule VIII : Agricultural Records : Special Value

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

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

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,231.54	9.25%	3,682,055	11.05%	1,650.01
47. 2A1	1,299.98	5.39%	2,014,972	6.05%	1,550.00
48. 2A	6,913.33	28.65%	9,678,663	29.06%	1,400.00
49. 3A1	243.72	1.01%	329,022	0.99%	1,350.00
50. 3A	5,380.63	22.30%	7,263,865	21.81%	1,350.00
51. 4A1	6,283.01	26.04%	8,482,074	25.46%	1,350.00
52. 4A	1,778.84	7.37%	1,860,067	5.58%	1,045.66
53. Total	24,131.05	100.00%	33,310,718	100.00%	1,380.41
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	30,261.68	24.43%	16,643,964	27.85%	550.00
56. 2D1	9,411.10	7.60%	4,705,579	7.87%	500.00
57. 2D	42,737.62	34.50%	21,369,075	35.76%	500.01
58. 3D1	5,312.15	4.29%	2,390,477	4.00%	450.00
59. 3D	16,648.18	13.44%	6,992,263	11.70%	420.00
60. 4D1	14,878.90	12.01%	5,951,550	9.96%	400.00
61. 4D	4,617.32	3.73%	1,708,421	2.86%	370.00
62. Total	123,866.95	100.00%	59,761,329	100.00%	482.46
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	12,253.88	3.97%	4,810,249	4.91%	392.55
65. 2G1	4,883.21	1.58%	1,846,517	1.89%	378.14
66. 2G	48,512.11	15.73%	17,345,262	17.71%	357.54
67. 3G1	3,613.40	1.17%	1,228,559	1.25%	340.00
68. 3G	40,946.74	13.28%	13,229,045	13.51%	323.08
69. 4G1	67,938.59	22.03%	21,504,393	21.96%	316.53
70. 4G	130,208.00	42.23%	37,975,194	38.77%	291.65
71. Total	308,355.93	100.00%	97,939,219	100.00%	317.62
<b>Irrigated Total</b>					
	24,131.05	5.17%	33,310,718	17.35%	1,380.41
<b>Dry Total</b>					
	123,866.95	26.53%	59,761,329	31.14%	482.46
<b>Grass Total</b>					
	308,355.93	66.04%	97,939,219	51.03%	317.62
72. Waste	7,408.28	1.59%	259,314	0.14%	35.00
73. Other	3,165.54	0.68%	671,271	0.35%	212.06
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	466,927.75	100.00%	191,941,851	100.00%	411.07

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	24,131.05	33,310,718	24,131.05	33,310,718
<b>77. Dry Land</b>	0.00	0	0.00	0	123,866.95	59,761,329	123,866.95	59,761,329
<b>78. Grass</b>	0.00	0	0.00	0	308,355.93	97,939,219	308,355.93	97,939,219
<b>79. Waste</b>	0.00	0	0.00	0	7,408.28	259,314	7,408.28	259,314
<b>80. Other</b>	0.00	0	0.00	0	3,165.54	671,271	3,165.54	671,271
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>466,927.75</b>	<b>191,941,851</b>	<b>466,927.75</b>	<b>191,941,851</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	24,131.05	5.17%	33,310,718	17.35%	1,380.41
<b>Dry Land</b>	123,866.95	26.53%	59,761,329	31.14%	482.46
<b>Grass</b>	308,355.93	66.04%	97,939,219	51.03%	317.62
<b>Waste</b>	7,408.28	1.59%	259,314	0.14%	35.00
<b>Other</b>	3,165.54	0.68%	671,271	0.35%	212.06
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>466,927.75</b>	<b>100.00%</b>	<b>191,941,851</b>	<b>100.00%</b>	<b>411.07</b>

## 2015 County Abstract of Assessment for Real Property, Form 45 Compared with the 2014 Certificate of Taxes Levied (CTL)

### 04 Banner

	2014 CTL County Total	2015 Form 45 County Total	Value Difference (2015 form 45 - 2014 CTL)	Percent Change	2015 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	2,910,139	3,355,768	445,629	15.31%	37,290	14.03%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	18,063,087	18,169,234	106,147	0.59%	0	0.59%
<b>04. Total Residential (sum lines 1-3)</b>	<b>20,973,226</b>	<b>21,525,002</b>	<b>551,776</b>	<b>2.63%</b>	<b>37,290</b>	<b>2.45%</b>
05. Commercial	152,917	179,903	26,986	17.65%	0	17.65%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	6,070,135	6,979,244	909,109	14.98%	175,162	12.09%
08. Minerals	25,574,634	15,542,664	-10,031,970	-39.23	0	-39.23
<b>09. Total Commercial (sum lines 5-8)</b>	<b>31,797,686</b>	<b>22,701,811</b>	<b>-9,095,875</b>	<b>-28.61%</b>	<b>175,162</b>	<b>-29.16%</b>
<b>10. Total Non-Agland Real Property</b>	<b>52,770,912</b>	<b>46,626,972</b>	<b>-6,143,940</b>	<b>-11.64%</b>	<b>212,452</b>	<b>-12.05%</b>
11. Irrigated	31,456,553	33,310,718	1,854,165	5.89%		
12. Dryland	50,396,682	59,761,329	9,364,647	18.58%		
13. Grassland	85,034,241	97,939,219	12,904,978	15.18%		
14. Wasteland	232,520	259,314	26,794	11.52%		
15. Other Agland	614,827	671,271	56,444	9.18%		
<b>16. Total Agricultural Land</b>	<b>167,734,823</b>	<b>191,941,851</b>	<b>24,207,028</b>	<b>14.43%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>220,505,735</b>	<b>238,568,823</b>	<b>18,063,088</b>	<b>8.19%</b>	<b>212,452</b>	<b>8.10%</b>

# 2015 Plan of Assessment for Banner County, Nebraska Assessment Years 2015, 2016, and 2017

Date: June 10, 2014

## Plan of Assessment Requirements:

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

## Real Property Assessment Requirements:

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

Assessment levels required for real property for 2014 are as follows:

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

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

General Description of Real Property in Banner County

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

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	99	5.20%	2,785,463	1.26%
Commercial	8	0.42%	160,417	0.07%
Recreational				
Agricultural	1596	83.87%	191,987,108	86.85%
Mineral Interest- Producing	82	4.31%	25,516,174	11.54%
Mineral Interest- Non-Producing	109	5.73%	58,460	0.03%
Game & Parks	9	0.47%	537,817	0.24%
	1910		193,905,318	

Agricultural land - taxable acres

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

Irrigation	23,984.05
Dry crop	124,413.80
Grass & CRP	309,046.60
Waste	7,701.34
Other (feedlot & shelterbelt)	2,895.42

Total of 68,041.20 acres with a value of \$167,579,036

New property: For assessment year 2014, an estimated 2 information statements were filed for new property construction within the county.

For more information see 2014 Reports & Opinions, Abstract and Assessor Survey

## Current Resources

### A. Staff/Budget/Training

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

The 2013-14 budget for the assessor's office was \$60,850 plus \$6000 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal) The assessor's office was split from the ex-officio office as of January 2011

Training – The employee has attended Class 101

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

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

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

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

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

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

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

- E Web based – property record information access – The MIPS records have been online since June 2013. The GIS records were placed on line in 2013

### Current Assessment Procedures for Real Property

#### A. Discover, List & Inventory all property.

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

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

#### B Data Collection

One third of the improvements were physically reviewed for 2014. Photos were taken for all improvements

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

#### C Review assessment sales ratio studies

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

#### D Approaches to Value

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

for 2014. Depreciation was figured on the qualified sales and the current depreciation schedules were checked with these figures.

- 3 Income Approach, income and expense data collection – Because of the wide variety of rental and lease arrangements on agland, this method is not an accurate measure of value. Banner County also has few rental houses available for any kind of an income study.
- 4. Land valuation studies, establish market areas, special value – sales are plotted on a large map using different colors for each years sales. This is used to determine if market areas would be appropriate. Banner County does not have zoning at the present time so special value is not a consideration
- E Reconciliation of Final Value and documentation – statements are attached to the property record card explaining the method used for final valuations
- F Review assessment sales ratio studies after assessment actions – New values for the current year are reported on the Assessed Value Update
- G Notices and Public Relations. Change of value notices are sent to every landowner in Banner County irregardless if the value changed or not. With the 2014 COV notices we have included a printout of the land valuation groups and acres, value, etc. A postcard was also included that the landowner was asked to return if there were no changes in land use. If changes were necessary, the landowner was ask to call or come to the office so that the changes could be made.

**Level of Value, Quality and Uniformity for assessment year 2014:**

Property Class	Median	COD	PRD
Residential	Insufficient sales		
Commercial	no sales		
Agricultural Land	72%	22.71	105.61

\*COD means coefficient of dispersion and PRD means price related differential

For more information regarding statistical measures see 2014 Reports & Opinions

### **Assessment Actions Planned for Assessment Year 2015**

Residential – The improvements located in Range 55 will be reviewed. Review will be conducted by the assessor and employee with possible part time help. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial - Commercial properties that are located in Range 55 will be reviewed at the same time as the residential and farm buildings.

Agricultural Land – We are using the GIS program to check land use and acreages. Copies of the land use breakdown were mailed with the Change of Value notices along with a postcard asking landowners to review the acreages on the breakdown and to return the postcard if no corrections needed to be made.

Special Value – Agland - no special value anticipated

### **Assessment Actions Planned for Assessment Year 2016**

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

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

Agricultural Land- We are using the GIS program to check land use and acreages. If sending the land use breakdown sheets results in a larger number of responses, the same method will be used for subsequent years. If not, we will return to sending GIS maps to 1/3 of the landowners each year.

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

### **Assessment Actions Planned for Assessment Year 2017**

Residential – The improvements in Range 53 will be reviewed. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial – Commercial property in Range 53 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages. If sending the land use breakdown sheets results in a larger

number of responses, the same method will be used for subsequent years. If not, we will return to sending GIS maps to 1/3 of the landowners each year.

Special Value – Agland – no special value anticipated

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

1. Record Maintenance, mapping updates, and ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts
  - b. Assessor Survey
  - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Educational Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
- 3 Personal Property; administer annual filing of 195 schedules with a value of 12,735,888; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required
- 4 Permissive Exemptions: administer 6 annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- 5 Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc
6. Homestead Exemptions: administer 20 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7 Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- 8 Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

- 10 Tax List Corrections – prepare tax list correction documents for county board approval
- 11 County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
- 12 TERC appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation
- 13 TERC State wide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC
- 14 Education: Assessor and or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification .

Conclusion:

The 2014-2015 budget request will be approximately the same as the previous year.

Respectfully submitted:

Assessor's signature \_\_\_\_\_ Date: \_\_\_\_\_

## 2015 Assessment Survey for Banner County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	None
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	One
<b>4.</b>	<b>Other part-time employees:</b>
	None
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$61,650
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	None out of the Assessor's total budget.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$6,000 from Miscellaneous General fund for Pritchard & Abbott to appraise oil, gas and mineral interests.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	None of the Assessor's budget is dedicated to the computer system. All offices are included in the Miscellaneous General Fund.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$850
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$17,250 for data processing from the Misc. General fund; likewise \$2,000 for GIS from the Misc. General fund.
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$4,389

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	No
2.	<b>If so, is the zoning countywide?</b>
	N/A
3.	<b>What municipalities in the county are zoned?</b>
	N/A
4.	<b>When was zoning implemented?</b>
	N/A

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott for oil, gas and mineral interests.
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	MIPS/PC Admin for CAMA, administrative and personal property software.

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Only Pritchard & Abbott
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes--contract for 2014 and 2015.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Pritchard & Abbott is a certified appraisal firm for oil, gas and mineral interests.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Only for the aforementioned specific interests.



# 2015 Certification for Banner County

---

This is to certify that the 2015 Reports and Opinions of the Property Tax Administrator have been sent to the following:

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

One copy by electronic transmission to the Banner County Assessor.

Dated this 7th day of April, 2015.



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

---

Ruth A. Sorensen  
Property Tax Administrator



