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## 2015 Commission Summary for Cheyenne County

### Residential Real Property - Current

Number of Sales	415	Median	98.17
Total Sales Price	\$59,026,630	Mean	98.38
Total Adj. Sales Price	\$58,995,630	Wgt. Mean	97.20
Total Assessed Value	\$57,343,473	Average Assessed Value of the Base	\$91,006
Avg. Adj. Sales Price	\$142,158	Avg. Assessed Value	\$138,177

### Confidence Interval - Current

95% Median C.I	97.84 to 98.56
95% Wgt. Mean C.I	96.25 to 98.15
95% Mean C.I	97.01 to 99.75
% of Value of the Class of all Real Property Value in the	33.45
% of Records Sold in the Study Period	9.21
% of Value Sold in the Study Period	13.98

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	371	98	98.11
2013	298	97	96.54
2012	254	98	97.82
2011	242	98	98

## 2015 Commission Summary for Cheyenne County

### Commercial Real Property - Current

Number of Sales	43	Median	97.18
Total Sales Price	\$8,533,710	Mean	96.74
Total Adj. Sales Price	\$8,533,710	Wgt. Mean	93.03
Total Assessed Value	\$7,938,915	Average Assessed Value of the Base	\$217,717
Avg. Adj. Sales Price	\$198,458	Avg. Assessed Value	\$184,626

### Confidence Interval - Current

95% Median C.I	91.21 to 100.12
95% Wgt. Mean C.I	85.58 to 100.48
95% Mean C.I	91.63 to 101.85
% of Value of the Class of all Real Property Value in the County	15.06
% of Records Sold in the Study Period	5.07
% of Value Sold in the Study Period	4.30

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	40	97	97.51
2013	34	97	96.80
2012	20	98	98.37
2011	35	98	98



## 2015 Opinions of the Property Tax Administrator for Cheyenne 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>98</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>97</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2015.




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Ruth A. Sorensen  
Property Tax Administrator



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

According to the Cheyenne County Assessor: The Assessor's office is currently physically inspecting all residential property in Sidney. Any changes found will be made on the assessment roll for this year as we have already put all residential home & improvements in a new cost index as of 2013. Informational reviews from sales questionnaires will be considered in revaluing a home (remodeling, sheds, basement finish). Standard Appraisal is inspecting all new construction. Sioux Valley estates were reassessed; Prairie Winds Development was revalued using the cash flow income approach; Lot values were reviewed and revalued in several subdivisions; newly constructed homes in Sidney for 2013 & 2014 have a new depreciation schedule. Pickup work is being handled by both the Assessor's office employees and Stanard Appraisal. Assessment year 2015 has been very busy with quite a few split outs and subdivisions being created for more residential homes.

## 2015 Residential Assessment Survey for Cheyenne County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Stanard Appraisal and the Assessor and her staff.												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><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;">10</td> <td>Sidney—the County seat and the main center for services. Sidney has the most viable residential market (due in large part to Cabela’s World Headquarters located here).</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Sky Manor, Indian Hills, Valley View and sixteen other similar properties within these subdivisions that are quite similar in nature (style, quality, year built, etc.). Developed after World War II, they all look alike and have a market substantially different from the other residential subdivisions within the city of Sidney.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Unimproved--all of the vacant residential lots within Cheyenne County.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Small Towns—consisting of Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol. These are small towns and villages (both incorporated and unincorporated) that are scattered throughout the County and exhibit a similar residential market.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—the properties that lie outside of city/village limits. This valuation grouping includes all of the rural residential acreages and those parcels that would be classified as “suburban,”—small platted subdivisions, usually with lots that are larger than those typical in town.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Sidney—the County seat and the main center for services. Sidney has the most viable residential market (due in large part to Cabela’s World Headquarters located here).	11	Sky Manor, Indian Hills, Valley View and sixteen other similar properties within these subdivisions that are quite similar in nature (style, quality, year built, etc.). Developed after World War II, they all look alike and have a market substantially different from the other residential subdivisions within the city of Sidney.	20	Unimproved--all of the vacant residential lots within Cheyenne County.	40	Small Towns—consisting of Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol. These are small towns and villages (both incorporated and unincorporated) that are scattered throughout the County and exhibit a similar residential market.	80	Rural—the properties that lie outside of city/village limits. This valuation grouping includes all of the rural residential acreages and those parcels that would be classified as “suburban,”—small platted subdivisions, usually with lots that are larger than those typical in town.
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	The cost approach, 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 Assessor develops depreciation based on the current market and then applies this to the specific valuation groupings mentioned above.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	Yes.												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Residential lot sales are reviewed and the Assessor derives a cost per square foot.												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	A spreadsheet of vacant lots is kept for sale prices. When the owner desires a number of their lots to be combined, a discounted cash-flow of the vacant lots is performed and applied.												

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2014	2013	2015	2015
11	2014	2013	2015	2015
20	N/A	N/A	2015	2015
40	2014	2013	2015	2010
80	2014	2013	2015	2014

# 2015 Residential Correlation Section for Cheyenne County

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## County Overview

Located in the southwest portion of the Nebraska Panhandle, the U.S. Census Bureau estimates a 2013 Cheyenne County population of 10,091. Cheyenne County's neighbors are Morrill County to the north, Deuel and Garden Counties to the east, and Kimball borders the western edge, as well as a small portion of Banner County. Its southern border is adjacent to the State of Colorado. The County's economy is based on retail trade, education, transportation and agriculture. Sidney, the County seat lies just north of I-80 and probably has the most viable residential market due in very large part to being home of Cabela's world headquarters. The Assessor has divided Sidney into two valuation groups (10 and 11), but for measurement purposes, the Department considers these as one group. There are three other valuation groups used by the Assessor and they include 20 (unimproved residential lots); 40 (small towns consisting of both incorporated and unincorporated villages—Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol)—these would have very limited residential activity but a similar market; and 80 (Rural, or all residential properties outside of the city/village limits).

## Description of Analysis

The Cheyenne County Assessor deemed four hundred fifteen sales as qualified for the residential sample. Of these, 80% (333) fell into the two Sidney valuation groupings, confirming that Sidney has perhaps the most active, viable residential market in the County. All three measures of central tendency (median, mean and weighted mean) are within acceptable range, and the qualitative measures (the COD and PRD) are within their prescribed parameters. The remaining valuation groupings (40 and 80) exhibit statistical measures that are acceptable.

## Sales Qualification

Cheyenne County utilizes a consistent procedure for both residential sales qualification and 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 conducts a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Cheyenne County was selected for review in 2014. It has been confirmed that the assessment practices are reliable and applied consistently. It is believed that residential property in Cheyenne County is treated in a uniform and proportionate manner. The County completed the first six-year physical review cycle of residential property in assessment year 2011.

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

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### **Level of Value**

Based on analysis of all available information, the level of value of the residential class of real property in Cheyenne County is 98%.



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

Commercial property at Sioux Meadows and Sioux Industrial Park were reviewed and new depreciations were applied. All new commercial buildings were measured and reviewed by Stanard Appraisal. Pickup work was done by both Stanard Appraisal and the Assessor's office. Several new subdivisions were valued and placed on the assessment roll.

## 2015 Commercial Assessment Survey for Cheyenne County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																												
	The cost approach. For apartments and low-income housing, the income approach is used.																												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																												
	The Assessor obtains building permits for any new property, and any unique commercial property would be discussed with other Panhandle Assessors to determine if similar properties exist in order to aid in valuation.																												
<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 reviews the CAMA-provided depreciation and further develops this by utilizing information from the current market.																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
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<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																												
	A study of the market (via sales) is used to establish lot values on a per square foot basis.																												
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# **2015 Commercial Correlation Section for Cheyenne County**

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## **County Overview**

The commercial economy in Cheyenne County consists mostly of retail and some industrial activity. Cabela's represents the largest portion of retail activity (followed by Wal-Mart) and the Pennington Seed Company represents a large part of the industrial activity (followed by the Egging Co, an OEM). Agriculture also contributes to the commercial economy of the County (as evidenced by the Scouler Grain Company, Horizon West, etc.). Sidney, the County seat has the most active, viable commercial market within the County—perhaps in part to its proximity to Interstate 80—but the various small villages (Dalton, Gurley, Lodgepole and Potter) appear to have extremely limited commercial activity.

## **Description of Analysis**

The commercial sample is comprised of forty-three qualified sales that occurred during the three-year time period of the study. Thirty-nine or 91% occurred in valuation group 10 (Sidney). Four valuation groups are identified by the Assessor to represent the commercial property class: 10 (Sidney), 20 (unimproved commercial property), 30 (Sioux Meadows) and 40 (small towns/villages). Only valuation group ten has a sufficient number of sales in the sample and this confirms that valuation group 10 has the only viable commercial market within Cheyenne County. All three overall measures of central tendency are within acceptable range and the COD is within its respective range. The price-related differential is less than one point above prescribed parameters. This is also true for valuation group 10.

## **Sales Qualification**

The Cheyenne County Assessor has a consistent procedure for both sales qualification and verification. A Department review of the non-qualified sales demonstrates a sufficient explanation in the County comments section to substantiate the reason for exclusion from the sales file. It is believed that all truly qualified commercial sales are available for analysis, and there is no evidence of excessive trimming in the sales file.

Cheyenne County completed its first six-year physical inspection cycle of commercial property in 2014 with the completion of all Sidney and small town commercial.

## **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. Cheyenne County was selected for review in assessment year 2014. It has been confirmed that the assessment practices are reliable and

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

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

### **Level of Value**

Based on analysis of all available information, the level of value of the commercial class of real property in Cheyenne County is 97%.



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

The Cheyenne County Assessor addressed agricultural land for assessment year 2015 in the following manner: the two market areas located in the southern area of the County were combined to create one area; overall irrigated land was increased by approximately 55%; dry and grass land values were both raised about 25%. Land enrolled in CRP was also increased in both agricultural market areas.

## 2015 Agricultural Assessment Survey for Cheyenne County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	The Assessor and her staff.													
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>													
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>													
	The Assessor reviews the geography, topography, soil production capability, annual rainfall and the market to determine the unique agricultural market areas.													
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>													
	The County has a policy document that describes the differences: "Cheyenne County is zoned and all acreages and subdivisions containing less than forty acres will be classified as rural residential, recreational or commercial property. Exceptions will be made for contiguous land to current agricultural/horticultural operations." Whether the parcel is to be classified as rural residential rather than recreational is determined by the stated use by the taxpayer and found in the sales verification questionnaire.													
<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, both home sites carry the same value, because the Assessor believes there are very minimal market differences between them.													
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>													
	The Assessor has no knowledge of land enrolled in the Wetland Reserve Program within the County.													
<b>7.</b>	<b>Have special valuation applications been filed in the county? If so, answer the following:</b>													
	No.													

## Cheyenne County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
<b>Cheyenne</b>	1	n/a	2,460	2,450	2,445	2,440	2,335	2,100	1,950	<b>2,413</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>Garden</b>	1	n/a	2,000	2,000	2,000	2,000	1,950	1,950	1,950	<b>1,963</b>
<b>Deuel</b>	1	n/a	3,030	2,991	2,978	2,975	2,795	2,695	2,645	<b>2,958</b>
<b>Kimball</b>	1	n/a	1,650	1,645	1,640	1,625	1,625	1,500	1,500	<b>1,599</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>Banner</b>	1	n/a	1,650	1,550	1,400	1,350	1,350	1,350	1,046	<b>1,380</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
<b>Cheyenne</b>	1	n/a	681	536	579	642	557	507	454	<b>628</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>Garden</b>	1	n/a	795	795	775	775	770	750	750	<b>785</b>
<b>Deuel</b>	1	n/a	970	965	835	835	530	530	525	<b>867</b>
<b>Kimball</b>	1	n/a	565	525	490	415	390	345	340	<b>420</b>
<b>Kimball</b>	2	n/a	565	525	505	415	390	350	345	<b>452</b>
<b>Banner</b>	1	n/a	550	500	500	450	420	400	370	<b>482</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Cheyenne</b>	1	n/a	419	428	375	385	351	368	286	<b>342</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>Garden</b>	1	n/a	397	300	342	318	335	298	291	<b>295</b>
<b>Deuel</b>	1	n/a	361	329	326	328	300	312	292	<b>308</b>
<b>Kimball</b>	1	n/a	479	393	388	341	285	291	273	<b>305</b>
<b>Kimball</b>	2	n/a	537	477	428	358	330	327	304	<b>351</b>
<b>Banner</b>	1	n/a	393	378	358	340	323	317	292	<b>318</b>

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

# 2015 Agricultural Correlation Section for Cheyenne County

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## County Overview

With a total land area of 1,196 square miles, Cheyenne County's agricultural land is comprised of approximately 36% grass (that includes land enrolled in CRP), 55% dry land and about 8% irrigated. The remaining less than one percent is classified as waste and other. For Assessment year 2015, the County determined that there are two clearly defined agricultural market areas (Area 2 was merged with Area 1) based on topography, soil type and availability of water. Area 3 is basically the northern portion of the County. Area 5 surrounds the city of Sidney, contains no qualified agricultural sales and is comprised of only 1,407 acres.

Cheyenne County lies within the South Platte NRD (SPNRD), part of the Platte River Basin, and this NRD, like others within the Platte River Basin, "use regulation such as moratoriums on new well drilling in fully appropriated areas or require well metering and limit ground water pumping as part of their long-term ground water management plans for protecting the basin's stream flows." (Platte River Basin web site). Further, "allocations of ground water used for irrigation will change in some areas beginning in the 2013 growing season...Continuing low ground water levels in portions of the SPNRD, particularly the tablelands of Kimball and Cheyenne Counties, remained among the top concerns throughout the process."(material is taken from the South Platte NRD web site).

## Description of Analysis

Analysis of the three-year sample of Cheyenne County sales indicated that it was time disproportionate in Market Area 3 and MLU imbalanced in the new Market Area 1. Therefore the original sample was expanded with comparable sales from Cheyenne's neighboring counties.

One hundred three sales were used in the agricultural analysis of the County, and the Assessor's actions for assessment year 2015 included increasing irrigated land (overall) by 55%, and both dry and grass land by 25%. Land enrolled in CRP was also raised. Only the overall median measure of central tendency is within acceptable range. The individual agricultural market area medians are also within range. A review of the MLU by Market Area headings for both the 95% and 80% range indicate that the significant number of dry and grass sales within the sample are at acceptable levels.

## Sales Qualification

Cheyenne County has consistent procedures that are utilized for sales verification. A Department review of the non-qualified sales demonstrates a sufficient explanation in the County comments section to substantiate the reason for the exclusion from the qualified sales sample. All qualified agricultural sales are available for analysis and review. There is no evidence of excessive trimming in the sales file.

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

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

With the review of Cheyenne County's assessment practices in 2014, it has been confirmed that these are reliable and applied consistently. Both agricultural market areas are equalized and have median measures of central tendency within acceptable range. Therefore, it is believed that agricultural land is treated in a uniform and proportionate manner.

### **Level of Value**

Based on analysis of all available information, the level of value for agricultural land is 72% of market value.



**17 Cheyenne  
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 : 415  
 Total Sales Price : 59,026,630  
 Total Adj. Sales Price : 58,995,630  
 Total Assessed Value : 57,343,473  
 Avg. Adj. Sales Price : 142,158  
 Avg. Assessed Value : 138,177

MEDIAN : 98  
 WGT. MEAN : 97  
 MEAN : 98  
 COD : 06.55  
 PRD : 101.21

COV : 14.45  
 STD : 14.22  
 Avg. Abs. Dev : 06.43  
 MAX Sales Ratio : 244.84  
 MIN Sales Ratio : 48.94

95% Median C.I. : 97.84 to 98.56  
 95% Wgt. Mean C.I. : 96.25 to 98.15  
 95% Mean C.I. : 97.01 to 99.75

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	53	98.53	100.40	100.05	04.16	100.35	89.30	136.76	97.78 to 99.68	125,504	125,569
01-JAN-13 To 31-MAR-13	38	97.77	99.67	98.77	05.49	100.91	59.77	173.12	96.71 to 99.58	112,741	111,351
01-APR-13 To 30-JUN-13	52	98.49	99.65	99.17	02.73	100.48	95.13	121.48	97.86 to 99.71	146,956	145,729
01-JUL-13 To 30-SEP-13	67	98.53	99.30	99.18	02.90	100.12	90.98	128.52	97.58 to 99.44	139,877	138,737
01-OCT-13 To 31-DEC-13	58	98.97	100.37	100.06	03.48	100.31	85.02	129.49	98.44 to 99.79	134,728	134,803
01-JAN-14 To 31-MAR-14	37	98.28	97.15	97.43	03.55	99.71	78.82	104.16	97.39 to 99.40	165,765	161,512
01-APR-14 To 30-JUN-14	54	97.00	98.22	93.05	17.36	105.56	48.94	244.84	92.89 to 99.33	176,760	164,470
01-JUL-14 To 30-SEP-14	56	93.16	92.22	91.45	11.34	100.84	51.18	160.34	90.03 to 95.41	134,887	123,353
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	210	98.46	99.73	99.32	03.65	100.41	59.77	173.12	97.88 to 98.95	133,092	132,190
01-OCT-13 To 30-SEP-14	205	97.90	96.99	95.29	09.51	101.78	48.94	244.84	97.17 to 98.48	151,445	144,311
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	215	98.65	99.74	99.35	03.48	100.39	59.77	173.12	98.19 to 99.20	135,404	134,527
<u>ALL</u>	415	98.17	98.38	97.20	06.55	101.21	48.94	244.84	97.84 to 98.56	142,158	138,177

<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	304	98.21	98.44	97.60	05.24	100.86	51.18	179.80	97.82 to 98.65	151,689	148,055
11	29	98.73	98.84	97.34	08.16	101.54	66.69	160.34	96.25 to 101.13	65,393	63,651
40	46	97.29	98.92	95.67	14.27	103.40	58.42	244.84	96.10 to 98.35	73,483	70,301
80	36	99.22	96.86	95.39	06.07	101.54	48.94	129.49	97.71 to 99.77	211,261	201,525
<u>ALL</u>	415	98.17	98.38	97.20	06.55	101.21	48.94	244.84	97.84 to 98.56	142,158	138,177

<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	411	98.19	98.62	97.25	06.32	101.41	48.94	244.84	97.86 to 98.58	143,143	139,204
06											
07	4	64.13	74.06	79.78	19.79	92.83	59.77	108.23	N/A	40,938	32,659
<u>ALL</u>	415	98.17	98.38	97.20	06.55	101.21	48.94	244.84	97.84 to 98.56	142,158	138,177

**17 Cheyenne  
RESIDENTIAL**

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	2	94.15	94.15	101.90	36.52	92.39	59.77	128.52	N/A	7,750	7,898	
Less Than 30,000	13	100.00	123.41	129.26	34.07	95.47	59.77	244.84	96.76 to 160.34	20,582	26,604	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	415	98.17	98.38	97.20	06.55	101.21	48.94	244.84	97.84 to 98.56	142,158	138,177	
Greater Than 14,999	413	98.17	98.40	97.20	06.41	101.23	48.94	244.84	97.84 to 98.56	142,809	138,808	
Greater Than 29,999	402	98.10	97.57	97.05	05.63	100.54	48.94	179.80	97.80 to 98.53	146,090	141,785	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	2	94.15	94.15	101.90	36.52	92.39	59.77	128.52	N/A	7,750	7,898	
15,000 TO 29,999	11	100.00	128.73	130.94	34.02	98.31	78.82	244.84	96.76 to 173.12	22,915	30,005	
30,000 TO 59,999	45	98.69	99.89	99.16	08.48	100.74	62.97	156.54	97.44 to 99.70	44,726	44,353	
60,000 TO 99,999	92	98.16	99.22	99.30	07.22	99.92	51.18	179.80	96.83 to 98.88	77,755	77,210	
100,000 TO 149,999	122	97.80	96.41	96.46	05.11	99.95	58.42	121.44	97.29 to 98.68	126,135	121,665	
150,000 TO 249,999	95	98.05	97.03	97.16	03.72	99.87	48.94	118.31	97.69 to 98.76	191,942	186,494	
250,000 TO 499,999	47	98.30	96.17	96.10	04.88	100.07	66.85	112.21	97.71 to 99.33	327,061	314,296	
500,000 TO 999,999	1	99.91	99.91	99.91	00.00	100.00	99.91	99.91	N/A	567,000	566,506	
1,000,000 +												
<u>ALL</u>	415	98.17	98.38	97.20	06.55	101.21	48.94	244.84	97.84 to 98.56	142,158	138,177	

**17 Cheyenne**  
**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 : 43  
Total Sales Price : 8,533,710  
Total Adj. Sales Price : 8,533,710  
Total Assessed Value : 7,938,915  
Avg. Adj. Sales Price : 198,458  
Avg. Assessed Value : 184,626

MEDIAN : 97  
WGT. MEAN : 93  
MEAN : 97  
COD : 11.67  
PRD : 103.99

COV : 17.69  
STD : 17.11  
Avg. Abs. Dev : 11.34  
MAX Sales Ratio : 157.25  
MIN Sales Ratio : 63.39

95% Median C.I. : 91.21 to 100.12  
95% Wgt. Mean C.I. : 85.58 to 100.48  
95% Mean C.I. : 91.63 to 101.85

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	4	101.46	102.60	101.24	02.67	101.34	98.80	108.67	N/A	318,750	322,710
01-JAN-12 To 31-MAR-12	9	91.21	95.21	91.77	14.33	103.75	65.41	140.37	80.75 to 107.63	121,396	111,404
01-APR-12 To 30-JUN-12	4	94.83	105.00	97.94	23.13	107.21	73.07	157.25	N/A	40,250	39,420
01-JUL-12 To 30-SEP-12	1	96.36	96.36	96.36	00.00	100.00	96.36	96.36	N/A	10,000	9,636
01-OCT-12 To 31-DEC-12	4	97.79	97.32	98.32	04.45	98.98	90.49	103.22	N/A	163,500	160,749
01-JAN-13 To 31-MAR-13	3	100.46	94.33	91.89	08.11	102.66	79.03	103.49	N/A	192,682	177,063
01-APR-13 To 30-JUN-13	1	97.18	97.18	97.18	00.00	100.00	97.18	97.18	N/A	2,485,000	2,414,976
01-JUL-13 To 30-SEP-13	3	93.49	93.78	92.81	03.74	101.05	88.67	99.17	N/A	128,417	119,179
01-OCT-13 To 31-DEC-13	4	98.07	99.73	104.20	11.24	95.71	79.74	123.04	N/A	61,750	64,342
01-JAN-14 To 31-MAR-14	1	63.39	63.39	63.39	00.00	100.00	63.39	63.39	N/A	938,694	595,049
01-APR-14 To 30-JUN-14	4	109.06	104.54	103.45	10.90	101.05	81.04	118.99	N/A	64,625	66,852
01-JUL-14 To 30-SEP-14	5	89.83	89.04	91.74	08.94	97.06	76.77	100.12	N/A	89,731	82,319
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	18	96.48	99.09	96.94	13.75	102.22	65.41	157.25	89.19 to 101.95	141,031	136,711
01-OCT-12 To 30-SEP-13	11	97.18	95.53	96.21	05.55	99.29	79.03	103.49	88.67 to 103.22	372,936	358,791
01-OCT-13 To 30-SEP-14	14	97.66	94.69	80.91	13.69	117.03	63.39	123.04	79.74 to 113.87	135,204	109,387
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	18	95.04	97.92	94.54	13.42	103.58	65.41	157.25	89.19 to 100.12	106,531	100,720
01-JAN-13 To 31-DEC-13	11	97.68	96.40	96.37	08.05	100.03	79.03	123.04	79.74 to 103.49	335,936	323,734
<u>ALL</u>	43	97.18	96.74	93.03	11.67	103.99	63.39	157.25	91.21 to 100.12	198,458	184,626

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	39	97.18	96.12	92.95	11.09	103.41	63.39	157.25	90.49 to 100.12	213,901	198,823
30	1	91.21	91.21	91.21	00.00	100.00	91.21	91.21	N/A	148,063	135,047
40	3	98.80	106.67	114.40	20.08	93.24	80.84	140.37	N/A	14,500	16,588
<u>ALL</u>	43	97.18	96.74	93.03	11.67	103.99	63.39	157.25	91.21 to 100.12	198,458	184,626

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	99.01	99.01	99.01	00.00	100.00	99.01	99.01	N/A	380,000	376,238
03	42	96.89	96.69	92.75	11.93	104.25	63.39	157.25	91.21 to 100.12	194,136	180,064
04											
<u>ALL</u>	43	97.18	96.74	93.03	11.67	103.99	63.39	157.25	91.21 to 100.12	198,458	184,626

**17 Cheyenne  
COMMERCIAL**

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 MIN Sales Ratio : 63.39

95% Median C.I. : 91.21 to 100.12  
 95% Wgt. Mean C.I. : 85.58 to 100.48  
 95% Mean C.I. : 91.63 to 101.85

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	2	88.60	88.60	89.23	08.76	99.29	80.84	96.36	N/A	9,250	8,254	
Less Than 30,000	7	98.80	102.94	105.75	11.74	97.34	80.84	140.37	80.84 to 140.37	18,214	19,261	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	43	97.18	96.74	93.03	11.67	103.99	63.39	157.25	91.21 to 100.12	198,458	184,626	
Greater Than 14,999	41	97.64	97.14	93.04	11.74	104.41	63.39	157.25	91.21 to 100.12	207,688	193,229	
Greater Than 29,999	36	96.89	95.54	92.84	11.60	102.91	63.39	157.25	89.83 to 100.12	233,506	216,780	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	2	88.60	88.60	89.23	08.76	99.29	80.84	96.36	N/A	9,250	8,254	
15,000 TO 29,999	5	103.49	108.67	108.55	10.85	100.11	93.07	140.37	N/A	21,800	23,664	
30,000 TO 59,999	10	100.84	106.69	105.30	13.60	101.32	79.74	157.25	94.61 to 118.99	45,400	47,804	
60,000 TO 99,999	11	93.49	90.69	91.33	14.59	99.30	65.41	123.04	73.07 to 104.25	77,856	71,108	
100,000 TO 149,999	6	90.85	92.92	92.74	03.40	100.19	89.19	99.17	89.19 to 99.17	127,009	117,785	
150,000 TO 249,999	3	88.67	85.46	84.98	03.62	100.56	79.03	88.67	N/A	205,016	174,229	
250,000 TO 499,999	3	100.12	99.86	99.85	00.48	100.01	99.01	100.46	N/A	381,667	381,084	
500,000 TO 999,999	1	63.39	63.39	63.39	00.00	100.00	63.39	63.39	N/A	938,694	595,049	
1,000,000 +	2	99.08	99.08	98.38	01.92	100.71	97.18	100.97	N/A	1,817,500	1,788,082	
<u>ALL</u>	43	97.18	96.74	93.03	11.67	103.99	63.39	157.25	91.21 to 100.12	198,458	184,626	

**17 Cheyenne**  
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	102.63	102.63	102.27	05.89	100.35	96.59	108.67	N/A	42,500	43,466
100	1	81.04	81.04	81.04	00.00	100.00	81.04	81.04	N/A	63,500	51,461
326	5	88.67	91.80	91.45	07.56	100.38	79.74	104.25	N/A	114,000	104,252
343	2	93.51	93.51	96.78	03.94	96.62	89.83	97.18	N/A	1,314,820	1,272,449
344	3	98.46	97.22	99.66	02.39	97.55	93.07	100.12	N/A	176,000	175,408
350	2	99.89	99.89	100.94	01.09	98.96	98.80	100.97	N/A	582,500	588,004
352	1	99.01	99.01	99.01	00.00	100.00	99.01	99.01	N/A	380,000	376,238
353	2	89.96	89.96	92.52	10.24	97.23	80.75	99.17	N/A	90,000	83,268
384	2	97.36	97.36	109.45	16.97	88.95	80.84	113.87	N/A	31,750	34,751
386	2	77.30	77.30	78.52	15.38	98.45	65.41	89.19	N/A	108,250	85,002
387	1	100.46	100.46	100.46	00.00	100.00	100.46	100.46	N/A	315,000	316,457
391	1	93.49	93.49	93.49	00.00	100.00	93.49	93.49	N/A	80,250	75,024
406	6	92.98	97.30	91.83	16.35	105.96	76.77	123.04	76.77 to 123.04	102,091	93,752
410	1	100.12	100.12	100.12	00.00	100.00	100.12	100.12	N/A	98,017	98,132
426	1	97.64	97.64	97.64	00.00	100.00	97.64	97.64	N/A	120,000	117,173
442	1	140.37	140.37	140.37	00.00	100.00	140.37	140.37	N/A	20,000	28,074
444	1	63.39	63.39	63.39	00.00	100.00	63.39	63.39	N/A	938,694	595,049
459	1	73.07	73.07	73.07	00.00	100.00	73.07	73.07	N/A	65,000	47,496
470	1	91.21	91.21	91.21	00.00	100.00	91.21	91.21	N/A	148,063	135,047
471	1	107.63	107.63	107.63	00.00	100.00	107.63	107.63	N/A	25,000	26,907
472	1	96.36	96.36	96.36	00.00	100.00	96.36	96.36	N/A	10,000	9,636
494	1	101.95	101.95	101.95	00.00	100.00	101.95	101.95	N/A	70,000	71,367
528	3	103.22	118.36	113.12	20.23	104.63	94.61	157.25	N/A	40,667	46,002
558	1	103.49	103.49	103.49	00.00	100.00	103.49	103.49	N/A	28,000	28,977
<u>    </u> ALL <u>    </u>	43	97.18	96.74	93.03	11.67	103.99	63.39	157.25	91.21 to 100.12	198,458	184,626

**17 Cheyenne**  
**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 : 103  
Total Sales Price : 29,160,670  
Total Adj. Sales Price : 29,005,853  
Total Assessed Value : 21,931,833  
Avg. Adj. Sales Price : 281,610  
Avg. Assessed Value : 212,930

MEDIAN : 72  
WGT. MEAN : 76  
MEAN : 79  
COD : 22.10  
PRD : 103.94

COV : 29.33  
STD : 23.05  
Avg. Abs. Dev : 15.81  
MAX Sales Ratio : 185.62  
MIN Sales Ratio : 47.15

95% Median C.I. : 69.75 to 74.93  
95% Wgt. Mean C.I. : 70.55 to 80.67  
95% Mean C.I. : 74.14 to 83.04

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	11	92.68	99.64	100.36	24.74	99.28	69.12	155.09	69.14 to 153.06	164,398	164,994
01-JAN-12 To 31-MAR-12	8	91.89	89.98	81.77	13.66	110.04	59.64	117.27	59.64 to 117.27	287,645	235,201
01-APR-12 To 30-JUN-12	8	68.43	66.42	62.97	10.24	105.48	51.80	76.78	51.80 to 76.78	486,981	306,646
01-JUL-12 To 30-SEP-12	12	72.50	79.16	76.65	19.03	103.27	61.10	106.16	64.59 to 95.55	142,359	109,119
01-OCT-12 To 31-DEC-12	15	71.47	73.39	69.69	15.75	105.31	49.21	103.01	61.18 to 83.06	242,634	169,082
01-JAN-13 To 31-MAR-13	3	71.07	64.38	66.21	10.72	97.24	49.61	72.47	N/A	263,333	174,341
01-APR-13 To 30-JUN-13	3	72.95	73.06	75.24	06.15	97.10	66.37	79.85	N/A	189,131	142,302
01-JUL-13 To 30-SEP-13	8	72.51	87.03	72.90	34.09	119.38	55.27	185.62	55.27 to 185.62	261,735	190,798
01-OCT-13 To 31-DEC-13	5	77.78	86.63	98.23	17.29	88.19	69.87	108.03	N/A	489,275	480,637
01-JAN-14 To 31-MAR-14	10	65.51	67.57	68.09	12.81	99.24	54.62	102.69	56.63 to 72.67	374,500	254,995
01-APR-14 To 30-JUN-14	8	69.59	69.78	72.09	10.45	96.80	59.36	87.65	59.36 to 87.65	340,875	245,735
01-JUL-14 To 30-SEP-14	12	66.85	76.79	77.40	32.43	99.21	47.15	126.52	50.99 to 96.98	273,583	211,762
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	39	76.78	84.54	76.79	23.22	110.09	51.80	155.09	70.07 to 92.68	249,069	191,260
01-OCT-12 To 30-SEP-13	29	71.47	76.19	70.69	19.53	107.78	49.21	185.62	66.37 to 79.85	244,510	172,846
01-OCT-13 To 30-SEP-14	35	68.75	73.96	77.53	20.67	95.40	47.15	126.52	62.16 to 74.17	348,611	270,290
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	43	71.47	76.79	70.86	18.44	108.37	49.21	117.27	67.68 to 83.06	268,485	190,242
01-JAN-13 To 31-DEC-13	19	72.95	81.14	82.74	22.47	98.07	49.61	185.62	66.37 to 88.31	310,402	256,816
<u>ALL</u>	103	71.55	78.59	75.61	22.10	103.94	47.15	185.62	69.75 to 74.93	281,610	212,930

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	36	74.91	84.24	77.71	25.46	108.40	49.61	155.09	69.75 to 88.31	191,676	148,952
3	67	71.09	75.56	74.96	19.51	100.80	47.15	185.62	67.49 to 73.77	329,933	247,307
<u>ALL</u>	103	71.55	78.59	75.61	22.10	103.94	47.15	185.62	69.75 to 74.93	281,610	212,930

**17 Cheyenne**  
**AGRICULTURAL LAND**

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

Qualified

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PRD : 103.94

COV : 29.33  
STD : 23.05  
Avg. Abs. Dev : 15.81  
MAX Sales Ratio : 185.62  
MIN Sales Ratio : 47.15

95% Median C.I. : 69.75 to 74.93  
95% Wgt. Mean C.I. : 70.55 to 80.67  
95% Mean C.I. : 74.14 to 83.04

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	1	87.65	87.65	87.65	00.00	100.00	87.65	87.65	N/A	215,000	188,440
1	1	87.65	87.65	87.65	00.00	100.00	87.65	87.65	N/A	215,000	188,440
<b>_____Dry_____</b>											
County	44	71.08	74.71	70.70	18.04	105.67	47.15	108.03	66.42 to 76.78	226,467	160,123
1	9	69.75	74.82	71.78	15.01	104.24	60.96	103.01	62.08 to 100.01	187,142	134,330
3	35	72.47	74.68	70.49	18.42	105.94	47.15	108.03	66.42 to 80.14	236,579	166,755
<b>_____Grass_____</b>											
County	28	70.97	80.83	77.62	26.05	104.14	49.61	185.62	66.47 to 87.97	175,852	136,500
1	16	70.66	81.41	85.38	25.77	95.35	49.61	153.06	63.67 to 89.57	118,208	100,930
3	12	71.08	80.05	72.78	26.53	109.99	50.04	185.62	58.71 to 89.82	252,712	183,927
<b>_____ALL_____</b>	<b>103</b>	<b>71.55</b>	<b>78.59</b>	<b>75.61</b>	<b>22.10</b>	<b>103.94</b>	<b>47.15</b>	<b>185.62</b>	<b>69.75 to 74.93</b>	<b>281,610</b>	<b>212,930</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	8	70.02	74.13	75.21	14.38	98.56	51.80	103.28	51.80 to 103.28	840,356	631,998
1	3	75.51	71.65	63.84	15.83	112.23	51.80	87.65	N/A	738,950	471,715
3	5	69.68	75.62	80.80	11.15	93.59	66.50	103.28	N/A	901,200	728,168
<b>_____Dry_____</b>											
County	51	71.07	75.61	70.85	19.92	106.72	47.15	117.27	66.42 to 75.50	225,470	159,746
1	11	71.07	82.22	74.69	23.58	110.08	60.96	117.27	62.08 to 113.68	164,025	122,516
3	40	70.12	73.80	70.13	19.17	105.23	47.15	108.03	64.59 to 76.78	242,367	169,984
<b>_____Grass_____</b>											
County	30	71.36	80.52	77.50	24.64	103.90	49.61	185.62	68.75 to 79.85	180,691	140,039
1	17	71.24	81.32	84.71	24.78	96.00	49.61	153.06	63.67 to 89.57	126,607	107,253
3	13	71.47	79.46	72.75	24.46	109.22	50.04	185.62	58.71 to 89.82	251,415	182,913
<b>_____ALL_____</b>	<b>103</b>	<b>71.55</b>	<b>78.59</b>	<b>75.61</b>	<b>22.10</b>	<b>103.94</b>	<b>47.15</b>	<b>185.62</b>	<b>69.75 to 74.93</b>	<b>281,610</b>	<b>212,930</b>



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,482</b>	<b>Value : 1,226,034,353</b>	<b>Growth 25,912,831</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	564	6,793,281	24	240,084	131	1,411,769	719	8,445,134	
<b>02. Res Improve Land</b>	3,071	41,109,753	78	1,936,137	462	9,750,976	3,611	52,796,866	
<b>03. Res Improvements</b>	3,192	283,264,066	79	12,661,675	516	52,958,520	3,787	348,884,261	
<b>04. Res Total</b>	3,756	331,167,100	103	14,837,896	647	64,121,265	4,506	410,126,261	5,701,008
<b>% of Res Total</b>	83.36	80.75	2.29	3.62	14.36	15.63	47.52	33.45	22.00
<b>05. Com UnImp Land</b>	162	5,783,841	6	363,108	33	1,426,045	201	7,572,994	
<b>06. Com Improve Land</b>	459	24,350,940	20	343,631	47	1,259,254	526	25,953,825	
<b>07. Com Improvements</b>	485	119,034,741	22	1,754,306	55	11,705,129	562	132,494,176	
<b>08. Com Total</b>	647	149,169,522	28	2,461,045	88	14,390,428	763	166,020,995	16,944,907
<b>% of Com Total</b>	84.80	89.85	3.67	1.48	11.53	8.67	8.05	13.54	65.39
<b>09. Ind UnImp Land</b>	1	24,828	1	832,960	33	537,909	35	1,395,697	
<b>10. Ind Improve Land</b>	5	280,560	0	0	43	2,835,053	48	3,115,613	
<b>11. Ind Improvements</b>	5	437,582	0	0	45	13,654,160	50	14,091,742	
<b>12. Ind Total</b>	6	742,970	1	832,960	78	17,027,122	85	18,603,052	575,600
<b>% of Ind Total</b>	7.06	3.99	1.18	4.48	91.76	91.53	0.90	1.52	2.22
<b>13. Rec UnImp Land</b>	0	0	0	0	1	37,798	1	37,798	
<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	1	37,798	1	37,798	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
<b>Res &amp; Rec Total</b>	3,756	331,167,100	103	14,837,896	648	64,159,063	4,507	410,164,059	5,701,008
<b>% of Res &amp; Rec Total</b>	83.34	80.74	2.29	3.62	14.38	15.64	47.53	33.45	22.00
<b>Com &amp; Ind Total</b>	653	149,912,492	29	3,294,005	166	31,417,550	848	184,624,047	17,520,507
<b>% of Com &amp; Ind Total</b>	77.00	81.20	3.42	1.78	19.58	17.02	8.94	15.06	67.61
<b>17. Taxable Total</b>	4,409	481,079,592	132	18,131,901	814	95,576,613	5,355	594,788,106	23,221,515
<b>% of Taxable Total</b>	82.33	80.88	2.46	3.05	15.20	16.07	56.48	48.51	89.61

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	42	1,233,141	6,658,725	0	0	0
19. Commercial	31	12,794,033	16,284,423	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	42	1,233,141	6,658,725
19. Commercial	2	49,133	5,266,978	33	12,843,166	21,551,401
20. Industrial	1	15,745	5,510,748	1	15,745	5,510,748
21. Other	0	0	0	0	0	0
22. Total Sch II				76	14,092,052	33,720,874

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	1	18,100	397	15,331,880	398	15,349,980	0
24. Non-Producing	0	0	0	0	345	332,047	345	332,047	0
25. Total	0	0	1	18,100	742	15,663,927	743	15,682,027	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	372	61	356	789

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	8	1,571,303	4	354,197	2,583	408,502,097	2,595	410,427,597
28. Ag-Improved Land	2	1,096,418	4	653,705	723	149,165,935	729	150,916,058
29. Ag Improvements	2	13,984	4	355,319	783	53,851,262	789	54,220,565
30. Ag Total							3,384	615,564,220

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	4	5.00	109,500	
33. HomeSite Improvements	0	0.00	0	4	5.00	256,499	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	1.90	9,891	
36. FarmSite Improv Land	1	5.00	1,350	3	11.17	5,920	
37. FarmSite Improvements	2	0.00	13,984	3	0.00	98,820	
38. FarmSite Total							
39. Road & Ditches	0	0.76	0	0	12.20	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	14	14.00	294,000	14	14.00	294,000	
32. HomeSite Improv Land	418	458.00	8,994,500	422	463.00	9,104,000	
33. HomeSite Improvements	416	444.00	38,071,242	420	449.00	38,327,741	2,691,316
34. HomeSite Total				<b>434</b>	<b>477.00</b>	<b>47,725,741</b>	
35. FarmSite UnImp Land	184	437.53	370,073	185	439.43	379,964	
36. FarmSite Improv Land	707	3,654.04	1,720,739	711	3,670.21	1,728,009	
37. FarmSite Improvements	747	0.00	15,780,020	752	0.00	15,892,824	0
38. FarmSite Total				<b>937</b>	<b>4,109.64</b>	<b>18,000,797</b>	
39. Road & Ditches	0	9,100.35	0	0	9,113.31	0	
40. Other- Non Ag Use	0	48.49	0	0	48.49	0	
41. Total Section VI				<b>1,371</b>	<b>13,748.44</b>	<b>65,726,538</b>	<b>2,691,316</b>

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	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	7,176.51	29.81%	17,654,225	30.39%	2,460.00
47. 2A1	6,092.57	25.30%	14,926,827	25.70%	2,450.01
48. 2A	6,576.55	27.31%	16,079,704	27.68%	2,445.01
49. 3A1	252.53	1.05%	616,172	1.06%	2,440.00
50. 3A	2,158.90	8.97%	5,041,052	8.68%	2,335.01
51. 4A1	1,479.59	6.15%	3,107,149	5.35%	2,100.01
52. 4A	341.28	1.42%	665,509	1.15%	1,950.04
53. Total	24,077.93	100.00%	58,090,638	100.00%	2,412.61
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	78,011.72	59.07%	53,103,479	64.02%	680.71
56. 2D1	10,840.81	8.21%	5,812,644	7.01%	536.18
57. 2D	19,388.92	14.68%	11,228,142	13.54%	579.10
58. 3D1	3,039.65	2.30%	1,950,110	2.35%	641.56
59. 3D	7,494.35	5.67%	4,172,370	5.03%	556.74
60. 4D1	12,025.79	9.11%	6,101,360	7.36%	507.36
61. 4D	1,267.74	0.96%	575,437	0.69%	453.91
62. Total	132,068.98	100.00%	82,943,542	100.00%	628.03
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	18,518.00	10.36%	7,760,538	12.68%	419.08
65. 2G1	8,005.25	4.48%	3,422,453	5.59%	427.53
66. 2G	29,993.32	16.77%	11,242,018	18.36%	374.82
67. 3G1	2,792.47	1.56%	1,073,917	1.75%	384.58
68. 3G	20,133.03	11.26%	7,061,379	11.53%	350.74
69. 4G1	26,865.17	15.02%	9,893,199	16.16%	368.25
70. 4G	72,515.18	40.55%	20,769,913	33.92%	286.42
71. Total	178,822.42	100.00%	61,223,417	100.00%	342.37
<b>Irrigated Total</b>					
	24,077.93	7.14%	58,090,638	28.69%	2,412.61
<b>Dry Total</b>					
	132,068.98	39.18%	82,943,542	40.97%	628.03
<b>Grass Total</b>					
	178,822.42	53.05%	61,223,417	30.24%	342.37
72. Waste	2,069.18	0.61%	206,918	0.10%	100.00
73. Other	74.32	0.02%	7,432	0.00%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	337,112.83	100.00%	202,471,947	100.00%	600.61

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	26,123.74	73.14%	79,154,968	74.10%	3,030.00
47. 2A1	1,151.32	3.22%	3,465,474	3.24%	3,010.00
48. 2A	3,025.39	8.47%	9,076,170	8.50%	3,000.00
49. 3A1	1,087.96	3.05%	3,258,451	3.05%	2,995.01
50. 3A	1,870.26	5.24%	5,236,728	4.90%	2,800.00
51. 4A1	2,181.24	6.11%	5,889,348	5.51%	2,700.00
52. 4A	277.70	0.78%	735,910	0.69%	2,650.02
53. Total	35,717.61	100.00%	106,817,049	100.00%	2,990.60
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	201,097.00	75.48%	155,851,654	77.08%	775.01
56. 2D1	5,982.06	2.25%	4,606,196	2.28%	770.00
57. 2D	24,077.14	9.04%	17,335,910	8.57%	720.02
58. 3D1	3,926.28	1.47%	2,787,669	1.38%	710.00
59. 3D	9,665.10	3.63%	6,765,751	3.35%	700.02
60. 4D1	20,181.85	7.57%	13,819,497	6.84%	684.75
61. 4D	1,498.68	0.56%	1,019,107	0.50%	680.00
62. Total	266,428.11	100.00%	202,185,784	100.00%	758.88
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	22,090.22	25.54%	11,544,854	33.47%	522.62
65. 2G1	1,521.28	1.76%	749,091	2.17%	492.41
66. 2G	7,873.70	9.10%	3,983,215	11.55%	505.89
67. 3G1	969.24	1.12%	467,397	1.35%	482.23
68. 3G	6,240.43	7.22%	2,776,288	8.05%	444.89
69. 4G1	14,145.48	16.36%	6,274,018	18.19%	443.54
70. 4G	33,642.36	38.90%	8,702,975	25.23%	258.69
71. Total	86,482.71	100.00%	34,497,838	100.00%	398.90
<b>Irrigated Total</b>					
	35,717.61	9.14%	106,817,049	31.08%	2,990.60
<b>Dry Total</b>					
	266,428.11	68.16%	202,185,784	58.82%	758.88
<b>Grass Total</b>					
	86,482.71	22.12%	34,497,838	10.04%	398.90
72. Waste	2,237.42	0.57%	223,742	0.07%	100.00
73. Other	23.62	0.01%	2,362	0.00%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	390,889.47	100.00%	343,726,775	100.00%	879.35

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	28.04	15.68%	360,594	15.70%	12,859.99
48. 2A	72.04	40.29%	925,714	40.31%	12,850.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	47.94	26.81%	615,550	26.80%	12,840.01
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	30.78	17.21%	394,754	17.19%	12,825.02
<b>53. Total</b>	<b>178.80</b>	<b>100.00%</b>	<b>2,296,612</b>	<b>100.00%</b>	<b>12,844.59</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	168.11	43.27%	221,066	43.59%	1,315.01
56. 2D1	13.96	3.59%	18,287	3.61%	1,309.96
57. 2D	96.75	24.90%	126,260	24.89%	1,305.01
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	13.33	3.43%	17,263	3.40%	1,295.05
60. 4D1	96.37	24.80%	124,317	24.51%	1,290.00
61. 4D	0.00	0.00%	0	0.00%	0.00
<b>62. Total</b>	<b>388.52</b>	<b>100.00%</b>	<b>507,193</b>	<b>100.00%</b>	<b>1,305.45</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	26.91	3.26%	27,852	3.34%	1,035.01
65. 2G1	6.60	0.80%	6,798	0.82%	1,030.00
66. 2G	67.51	8.19%	71,673	8.60%	1,061.66
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	243.18	29.50%	268,313	32.19%	1,103.35
69. 4G1	66.35	8.05%	64,661	7.76%	974.54
70. 4G	413.86	50.20%	394,293	47.30%	952.72
<b>71. Total</b>	<b>824.41</b>	<b>100.00%</b>	<b>833,590</b>	<b>100.00%</b>	<b>1,011.14</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>178.80</b>	<b>12.70%</b>	<b>2,296,612</b>	<b>63.11%</b>	<b>12,844.59</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>388.52</b>	<b>27.61%</b>	<b>507,193</b>	<b>13.94%</b>	<b>1,305.45</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>824.41</b>	<b>58.58%</b>	<b>833,590</b>	<b>22.91%</b>	<b>1,011.14</b>
72. Waste	0.35	0.02%	35	0.00%	100.00
73. Other	15.30	1.09%	1,530	0.04%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>1,407.38</b>	<b>100.00%</b>	<b>3,638,960</b>	<b>100.00%</b>	<b>2,585.63</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	205.02	2,358,238	208.97	510,140	59,560.35	164,335,921	59,974.34	167,204,299
<b>77. Dry Land</b>	46.48	52,336	245.41	306,417	398,593.72	285,277,766	398,885.61	285,636,519
<b>78. Grass</b>	284.83	253,767	210.68	64,535	265,634.03	96,236,543	266,129.54	96,554,845
<b>79. Waste</b>	5.00	500	14.99	1,499	4,286.96	428,696	4,306.95	430,695
<b>80. Other</b>	15.30	1,530	0.00	0	97.94	9,794	113.24	11,324
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>556.63</b>	<b>2,666,371</b>	<b>680.05</b>	<b>882,591</b>	<b>728,173.00</b>	<b>546,288,720</b>	<b>729,409.68</b>	<b>549,837,682</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	59,974.34	8.22%	167,204,299	30.41%	2,787.93
<b>Dry Land</b>	398,885.61	54.69%	285,636,519	51.95%	716.09
<b>Grass</b>	266,129.54	36.49%	96,554,845	17.56%	362.81
<b>Waste</b>	4,306.95	0.59%	430,695	0.08%	100.00
<b>Other</b>	113.24	0.02%	11,324	0.00%	100.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>729,409.68</b>	<b>100.00%</b>	<b>549,837,682</b>	<b>100.00%</b>	<b>753.81</b>

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

### 17 Cheyenne

	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	400,784,368	410,126,261	9,341,893	2.33%	5,701,008	0.91%
02. Recreational	0	37,798	37,798		0	
03. Ag-Homesite Land, Ag-Res Dwelling	45,757,468	47,725,741	1,968,273	4.30%	2,691,316	-1.58%
<b>04. Total Residential (sum lines 1-3)</b>	<b>446,541,836</b>	<b>457,889,800</b>	<b>11,347,964</b>	<b>2.54%</b>	<b>8,392,324</b>	<b>0.66%</b>
05. Commercial	142,998,464	166,020,995	23,022,531	16.10%	16,944,907	4.25%
06. Industrial	12,852,983	18,603,052	5,750,069	44.74%	575,600	40.26%
07. Ag-Farmsite Land, Outbuildings	17,228,210	18,000,797	772,587	4.48%	0	4.48%
08. Minerals	27,627,757	15,682,027	-11,945,730	-43.24	0	-43.24
<b>09. Total Commercial (sum lines 5-8)</b>	<b>200,707,414</b>	<b>218,306,871</b>	<b>17,599,457</b>	<b>8.77%</b>	<b>17,520,507</b>	<b>0.04%</b>
<b>10. Total Non-Agland Real Property</b>	<b>647,249,250</b>	<b>676,196,671</b>	<b>28,947,421</b>	<b>4.47%</b>	<b>25,912,831</b>	<b>0.47%</b>
11. Irrigated	108,100,582	167,204,299	59,103,717	54.67%		
12. Dryland	228,913,897	285,636,519	56,722,622	24.78%		
13. Grassland	77,422,109	96,554,845	19,132,736	24.71%		
14. Wasteland	282,092	430,695	148,603	52.68%		
15. Other Agland	21,523	11,324	-10,199	-47.39%		
<b>16. Total Agricultural Land</b>	<b>414,740,203</b>	<b>549,837,682</b>	<b>135,097,479</b>	<b>32.57%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>1,061,989,453</b>	<b>1,226,034,353</b>	<b>164,044,900</b>	<b>15.45%</b>	<b>25,912,831</b>	<b>13.01%</b>

**2015 Plan of Assessment for Cheyenne County, Nebraska**  
**Assessment Years 2015, 2016, and 2017**  
**Date: June 15, 2014**

Plan of Assessment Requirements

Pursuant to Neb.Laws 2005, LB263, 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 Property Assessment Division of the Nebraska Department of Revenue on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Per the 2014 County Abstract, Cheyenne County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base	
Residential	4468	47.35	38	
Commercial	754	7.99	14	
Industrial	84	.890	1.0	
Agricultural	3378	35.80	45	
Mineral	751	7.81	2	
Agricultural land-taxable acres	729,708.56			
Irrigation	Dry land	Grassland	Waste	Other
8.22%	54.75%	36.39%	.00384%	.002227%

New Property: For assessment year 2014, 729 building and/or information statements were filed for new property construction/additions & roofs in the city and county, changes in CRP and new EQUIP programs and general information to update parcels.

**Current Resources**

- A. **Staff**- 3 Clerks; 1 deputy
- B. **Budget**-\$196,550
- C. **Training**-Workshops and required continuing education for certification for assessor.
- D. **Cadastral Maps accuracy/condition, other land use maps, aerial photos**-Our cadastral map is continually updated per Neb statutes. It is dated 1968 and is worn out. Our aerial maps are updated on a continual basis and they are dated about 1989-1991.
- E. **Property Record cards**-On file in the assessor’s office are property record cards for each parcel of real property including improvements on leased land and exempt properties. These are updated every time a valuation year has been done and before the valuation notices are sent out June 1. We have both a hard copy and electronic version of the property. Each card or electronic copy contains a worksheet of the property, picture, sketch of the improvement, school district codes, four or more years of valuation history including the nature of the change and an indication of assessment body or official ordering the change. The cost approach is most generally used in valuing the residential and commercial properties. We have also used the income and cost approach for some of our low-income housing. Sales comparisons are used for our agricultural land.
- F. **Software for CAMA, Assessment Administration, GIS**-The Cheyenne County Assessor’s office has a contract with Terra Scan( Thomson Reuters) for support to July 1, 2015. The data used for cost calculations is supplied by Marshall & Swift. The Assessor’s office has contracted with GIS Workshop in Lincoln, NE for our GIS system.
- G. **Web-based**-our parcels are now online at <http://cheyenne.gisworkshop.com>

## Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property**-After all Real Estate transfers are transferred to the new owner all corresponding changes are made to the record card, computer, and cadastral map. The transfer is reviewed by the assessor to ascertain if it is a good sale. If the property is a commercial or agricultural parcel, we try to contact the buyer or seller, either by letter or telephone to verify the sale. All sale verifications are kept in a notebook in the office. If the sale is over or under 50% of the assessed value, we do a drive by or visit the property to confirm our information. Cheyenne County is zoned as well as Sidney, Potter and Lodgepole. Building permits for Sidney are handled through the City of Sidney and are received in the assessor's office at month's end. Cheyenne County permits are handled through the Planning & Zoning of the Cheyenne County Highway Department. Potter, Lodgepole, Dalton and Gurley provide the office with new building permits as they occur. We also go out physically to review areas of the county as well as the towns to pick up additional building projects that owners failed to apply for permits. Real estate listings also provide us with information if we have been unable to review the interior of a home.
- B. **Data Collection**-For 2014, we physically measured and reviewed all new residential, commercial and agricultural improvements. We finished the review of all commercial properties.
- C. **Review assessment sales ratio studies before assessment actions**-Ratio studies are done on all classes of property. The assessor's office contacts either the buyer or seller by phone, in person or by a letter to qualify the agricultural and commercial sales. Agricultural sales were studied by processing all agricultural lands with improvements and without improvements. Each market area was defined and ratio studies were done. Each individual class of land was defined and ratio studies were done for them. The ideal was for each land class to come in between 69-75% of value so that all land classes were equalized. GIS is being utilized to update all agricultural parcels and to double check all soils, dry land, irrigation, grass and CRP. Ratio studies on all residential parcels were done to double check the median, aggregate mean and weighted mean, price related differential, the coefficient of dispersion and standard deviation. These studies included Sidney, rural residential as well as Potter, Dalton, Lodgepole, Gurley, Lorenzo, Sunol & Brownson. All sales were analyzed to make sure Cheyenne County was in compliance with respect to equalization procedures. All pickup work and new construction were added to the assessment rolls. Low-income housing was reviewed and an income approach to value was developed.
- D. **Approaches to value**
- 1.) **Market Value**- For 2014, depreciation studies and statistics were reviewed to make sure our values were still within the 92% to 100% of market values for residential and commercial properties. All residential homes and improvements and agricultural homes and improvements are using the Marshall & Swift 2013 cost table. Commercial properties were analyzed, and were within the 92% &

100% of market value and were not changed unless pickup work or a new building was added. We studied our agricultural sales and values for agricultural properties in Cheyenne County came in at 73% of market value.

- 2.) Cost Approach-Residential properties, both urban and rural, are using the 2013 Marshall & Swift cost index. Commercial properties were put in a new 2008 cost index in 2009.
  - 3.) Income Approach-The income approach was used for low income housing parcels and apartment rental properties. Information timely provided by management for the low income housing was used.
  - 4.) Land Valuation-Statistical Studies were conducted for all agricultural properties in Cheyenne County as a whole as well as each individual market grouping and contiguous counties. Contacts were made to the buyers and sellers of the land as well as visiting the sale parcels. Each land class was tested so that every class (irrigation, grass, and dry land) came in within the 69-75% of value.
- E. **Reconciliation of final value and documentation**-Each parcel shows how we arrived at the value using the Marshall and Swift costs. New agricultural values are shown on the agricultural record as well as the soil type with the final value.
- F. **Review assessment sales ratio studies after assessment actions**-Ratios were run for all residential and commercial properties (vacant and improved) as well as all rural residential parcels to check to see if we were within market value. Ratios were run in each agricultural area as well as for each land class to check our new values.
- G. **Notices and public relations**-Valuation notices were sent out May 30, 2014 with a list of all the agricultural sales and residential sales. A legal notice certifying the completion of the real property assessment roll was published in the Sidney Sun-Telegraph. By June 6 of each year, the assessor mailed assessment/sales ratio statistics (as determined by TERC) to the media (KSID and Sidney Sun-Telegraph) and posted the level of value in the assessor's office.

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

Property Class	Median
Residential	98.00
Commercial	97.00
Agricultural	73.00

For more information regarding statistical measures see 2014 Reports and Opinions of the Property Tax Administrator and the Nebraska Tax Equalization and Review Commission Findings and Orders.

**Assessment actions planned for Assessment Year 2015**

**Residential-The assessor's office will physically start reviewing all homes in Sidney.** We will do statistics on all residential and rural residential homes in Cheyenne County. All new residential homes, additions, etc will be physically measured and inspected and put on the tax rolls. All sales 50% above or 50% below the sale price will be physically

inspected or looked at with a drive by to check our current record card to make sure all information is correct. Through our verification questionnaire, all information will be checked with what is on our assessment cards. Any discrepancies will be addressed. All permits will be inspected. Statistics for all residential property and subclasses will be studied. Review residential sale rosters for any changes or corrections. Mobile homes will be physically reviewed and again checked in January of 2015 to make sure they are still there for assessment purposes and to double check mobile home reports. Sales of residential property are still running at an all time high. Many plats have been recorded- new values will need to be addressed for the sales that will be occurring.

**Commercial**-Commercial properties were physically reviewed in 2014. We plan to put all commercial in a new cost index for 2015. New construction and vacant land sales will be measured and evaluated. We will review low-income housing and do an income and cost approach. All permits and pickup work will be appraised. All sales 50% above and 50% below the sales price will be physically checked to verify our records. Commercial sale rosters will be reviewed for any changes or corrections. Statistics will be run to show the level of value.

**Agricultural**-All five market areas will be looked at for changes in value for dry land, irrigation and grass as well as any use changes. All market areas will be reviewed to see if the market areas are still viable or if we need to make changes in them. We have 84 sales as of June 15. We will try to contact either the buyer or seller to determine whether the sale is an arms length sale or not and if there are any adjustments to the sale price because of personal property or any other indication pertinent to the sale. Physically inspect different areas of agricultural land for any land change uses and contact agricultural owners for any updates. Agricultural sale rosters will be reviewed for any changes or corrections. Develop criteria to be used in making the determination of primary use of a parcel of land including a field review of the property. The criteria will be used to determine if the parcel is eligible for assessment as agricultural or horticultural land. GIS will be used to double check soils and land use. A letter was sent to all CRP recipients, identified through FSA payments, to update the CRP acres in Cheyenne County.

### **Assessment Actions Planned For Assessment Year 2016**

**Residential**- Physical review of all residential homes in Potter, Dalton, Gurley, Lodgepole, Sunol, Brownson and Lorenzo will be done. Statistics will be run on each class and subclass of residential properties to check to see if we are in compliance. If the statistics show that we are overvalued or under valued, we will take steps to rectify the valuations. Review vacant land sales in the country and in the urban areas. Review all sales 50% above and 50% below sales price to verify property record card. All permits and pickup work to be reviewed and put on the assessment rolls. Residential sale rosters will be reviewed and corrected.

**Commercial**-Commercial parcels will be evaluated and statistics will be run to make sure we are still within the 92% to 100 % of market value. All permits and pickup work

will be assessed and put on the tax rolls. Commercial sale rosters will be reviewed and corrected.

**Agricultural Land-** Letters will be sent out to all agricultural owners about their expired CRP contracts. Statistics will be run for all market areas and as a whole. All land classes will be looked at statistically to see if they are in at market value and adjusted accordingly. Buyers or sellers will be contacted to verify sales. Land classes will need to be double checked for any use changes. Contiguous counties may also be used to determine agricultural land values.

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

**Residential-**Statistics will be run to determine the median, COD and PRD. It may be necessary to move up or down a class, subclass, subdivision or town. Mobile homes and rural residential will be checked for any significant changes. Review the cost index and make changes if necessary. Residential sale rosters will be reviewed and corrected. Put on the assessment roll all new residential permits-new construction, additions, alterations, etc. Physical review of all rural residential.

**Commercial-**Review all sales and statistics for compliance. All pickup work and permits will be appraised and put on the assessment roll. The buyer or seller will be contacted to verify sales. If applicable, use income approach with cost approach on properties. Commercial sale rosters will be reviewed and corrected.

**Agriculture-**Double-check all market areas. Run statistics on all markets areas and subclasses. Contact buyers or sellers to verify sales. Check dry land, irrigation and grass for any change of use. Check on expiring or new CRP contracts. Agricultural sale rosters will be reviewed and corrected. Contiguous counties may also be used to determine agricultural land values.

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

1. The assessor's office maintains over 10,300 real property parcels. Each card is continually updated with new values and data sheets as well as an explanation on what we did that valuation year with that parcel. We continually update our cadastral, GIS and aerial maps with split outs and new ownership changes.
  - a. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - b. **Real Property Abstract-**This is a summary of all the agricultural, residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The real estate abstract is due on or before March 19 of each year. The abstract for real property shall include a report

of the current assessed value for properties that sold and are listed in the state's sales file.

- c. **Assessor's survey**-Each year on or before June 15, each assessor must outline what they are planning to focus on for the following valuation year. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Department of Revenue Property Assessment Division, receives a copy of this report on or before October 31 of each year. This survey is a report of information regarding each assessor's office.
- d. **Sales information to PAD rosters & annual Assessed Value Update w/abstract**-Sales information is reviewed and qualified as either a good sale or not. For commercial and agricultural sales, we try to verify prices and personal property. Electronic rosters of all sales are reviewed and checked on the Assessor Assistant and the final roster in January is used as our preliminary statistics for the new year. After all new values are put on the parcels, an abstract of all real property is filed on or before March 19
- e. **Certification of value to political Subdivision**-By August 20 of each year, current valuations of all personal property, central assessed and real property by class or subclass for all political entities must be certified. These certified values are used in determining tax levies.
- f. **School District Taxable Report**-The report of each school district's current valuations of all personal property, central assessed and real property by class or subclass as required by the Property Tax Administrator.
- g. **Homestead Exemption Tax Loss Report (in conjunction w/treasurer)**-File on or before November 30 of each year with the County Treasurer to the Department of Revenue, the total tax revenue that will be lost to the taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35.
- h. **Certificate of Taxes Levied Report**-This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in a county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
- i. **Annual plan of assessment report**-A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and

proportionate assessments and is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.

2. **Personal Property**-Approximately 1600 personal property schedules are processed each year. We mail out of state schedules during the first week of January. Subsequently we send out the rest of the schedules during the middle of March if the people haven't filed yet. After May 1 we go through all of the schedules that aren't in and send out a failure to file notice and penalties applied as required. If a schedule is timely filed, but without a signature, an unsigned notice is sent out. In 2014, July 1 will be the deadline for a penalty of 25% for all personal property not timely filed.
3. **Permissive exemptions**-Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.
4. **Taxable government owned property**-Each year before March 1 the county assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
5. **Homestead Exemptions**-Approximately 400 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients on February 1 of each year. Every application is examined by the assessor, and except for the income requirements, it is determined whether or not such application should be approved or rejected. If it is approved, the county assessor marks the same approved and signs the application. If the application is not allowed by reason of not being in conformity to law, the assessor marks the application rejected and states thereon the reason for such rejection and signs the application. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed not later than July 31 of each year except in cases of a change in ownership or occupancy from January 1 through August 15 or a late application authorized by the county board, the notice is sent within a reasonable time.
6. **Centrally assessed**-All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the central assessed companies. PAD is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PAD.
7. **Tax increment financing**-This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of the approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to

allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney has seven (7) Tax Increment Financing projects. We also fill out reports sent to us from the City of Sidney for new valuations on TIF projects.

8. **Tax districts and tax rates**-The assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified in such. For taxing purposes, we are responsible for making sure all tax rates are correct when we do the billing for taxes at the end of November. Also our grand values in each taxing entity are used to figure tax rates on.
9. **Tax lists**-On or before November 22 of each year, the county assessor prepares and certifies the tax list to the county treasurer for real property, personal property and centrally assessed properties.
10. **Tax list corrections**-The county assessor prepares tax list correction documents for county board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
11. **County Board of Equalization**-The county assessor attends all county board of equalization meetings for valuation protests and assembles and provides information for the board so that they may make an informed decision about the protest.
12. **TERC appeals**-The assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
13. **TERC statewide equalization**-The assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county has to raise or lower a class or subclass, an abstract has to be re-certified by June 5 of that year.
14. **Education**-The assessor and his/her deputy must have 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and assessor meetings.

## **APPRAISAL SPECIFICATIONS**

### **COMMERCIAL**

The commercial data sheet provides information about your land and improvement(s). All commercial property must be reviewed in a 6 year time frame. After an improvement (business) has been physically inspected, the information about the improvement is entered into the computer's Marshall & Swift cost program. It includes the manual date & cost factor, total number of buildings, number of sections to the building, occupancy code, year built, class, quality and condition, area, perimeter, number of stories, story height, base cost per sq. foot, perimeter adjustment, heating & cooling, refinements, (paving, awnings, etc.), replacement cost new, physical and functional depreciation. Unless noted otherwise, the cost approach is used employing a depreciation developed from using three years of qualified commercial sales. All information is computed with a sq. foot cost and the total replacement cost new is then depreciated leaving you with an improvement value. An income approach as well as a cost approach is used for low income housing as defined by law. All information gathered for low income must be reported to the assessor by October 1 of each year. Land values are developed from vacant land sales and/or from extraction of land from sales of commercial parcels. Data sheets will tell the value method used for pricing land as well as the number of

units, the unit value and final lot value. The assessment sheet includes both the improvement and land values, except if the improvement is on leased land, only the value of the improvement is included. Commercial sales are reviewed using a verification letter to substantiate the purchase.

**RESIDENTIAL**

The residential data sheet provides information about your home or improvement. All residential property must be physically reviewed in a 6 year time frame. After an improvement (home) has been physically inspected, the information about the improvement is entered into the computer's Marshall & Swift cost program. It includes the type (single family, duplex, etc.) & quality and condition. Style, exterior wall, floor area, basement (none, finished, unfinished) describe the home. Heating, cooling, fixtures, (sink, bathtub, lavatory, etc.) & roofing are added to the parcel including any decks, fireplaces, patios, garages, etc. Year built is also included as well as the effective age (typical age of a structure with respect to its utility and condition). The cost approach is used employing a depreciation developed from using two years of qualified residential sales. All information is computed with a sq. foot cost & the total replacement cost new is then depreciated leaving you with an improvement value. Land values are developed from vacant land sales and/or extraction of land from sales of residential parcels. The assessment includes both the improvement and land value except if the improvement is on leased land, only the value of the improvement is included. Residential sales are sent a verification letter to confirm the aspects of the purchase.

**AGRICULTURAL**

The Assessor's office uses three years of sales for valuing agricultural land. The sales are from 10/1/2011 to 09/30/2014. Verification letters are sent to the buyers and/or sellers to verify the sale as arms length. If any personal property or other factors are involved in the sale, adjustments are made to the sale price. Three market areas have been established for Cheyenne County. They are based on topography, rainfall, and soil that affects the price of an acre in that area. For each market area, statistics are run to see if we are between 69%-75% of market value. Adjustments are made in the value of the different classes of agricultural land if the assessor's office was higher or lower than the 69% - 75 % of market value. For all years, if there are not enough sales in the county to substantiate the value, sales from neighboring counties similar to the subject are used. All improvements on agricultural property are valued at 92%-100% of market value. Information on improvements are gathered from a physical review at least once in a 6 year time period.

**Conclusion**

The 2014-2015 budget request for the assessor's office is \$256,310. The appraisal budget out of the inheritance fund will include GIS (\$400 for ESRI software, \$6386 for support and \$4944 for online availability) and Stanard Appraisal for \$35,000. It also will include the approximate budget for Pritchard & Abbott for the oil appraisals (\$15,000).

The assessor's budget for 2014-2015 has been pared down to \$209,370. We are grossly understaffed and the two lame duck commissioners made sure that we couldn't even hire a part time person to help with the work load. Cheyenne County is bursting at the seams with the Cabela's expansion, Love's Travel Shop, the Adams Warehousing project & Bell Lumber & Pole. The total value of these projects is well over \$80 million. The City of Sidney anticipates at least a 1000 more residents in the following year and on going projects to come up to at least \$300 million in value.

Respectfully submitted,

Assessor signature \_\_\_\_\_ Date: June 15, 2014

## 2015 Assessment Survey for Cheyenne County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Three
<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>
	\$233,970
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$209,370
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$2,700 for pick-up mileage only.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$50,000 and this comes from the inheritance fund.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$2,800--and basically, this is a computer system replacement fund.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$5,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None.
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$21,525--due to the loss of an employee.

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Thomson Reuters/Terra Scan
2.	<b>CAMA software:</b>
	Terra Scan
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The Deputy Assessor.
5.	<b>Does the county have GIS software?</b>
	Yes.
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, the web address is <a href="http://cheyenne.assessor.gisworkshop.com">http://cheyenne.assessor.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop
8.	<b>Personal Property software:</b>
	Thomson Reuters

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes.
2.	<b>If so, is the zoning countywide?</b>
	Yes.
3.	<b>What municipalities in the county are zoned?</b>
	Sidney, Lodgepole and Potter
4.	<b>When was zoning implemented?</b>
	1980

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	Stanard Appraisal; Pritchard & Abbott for oil, gas and minerals.
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	Thomson Reuters/Terra Scan 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>
	Stanard Appraisal for listing services; Pritchard & Abbott for oil, mineral and gas appraisal.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	All contracts are reviewed by the Cheyenne County Attorney for legal compliance before being approved by the Cheyenne County Board.
<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>
	The Assessor is ultimately responsible for all real property values. Pritchard & Abbott provides assessed values for oil, gas and mineral interests.



# 2015 Certification for Cheyenne County

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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 Cheyenne County Assessor.

Dated this 7th day of April, 2015.



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

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Ruth A. Sorensen  
Property Tax Administrator



