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## 2015 Commission Summary for Gage County

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### Residential Real Property - Current

Number of Sales	522	Median	96.45
Total Sales Price	\$53,414,149	Mean	106.34
Total Adj. Sales Price	\$53,414,149	Wgt. Mean	94.81
Total Assessed Value	\$50,643,470	Average Assessed Value of the Base	\$75,810
Avg. Adj. Sales Price	\$102,326	Avg. Assessed Value	\$97,018

### Confidence Interval - Current

95% Median C.I	94.93 to 98.41
95% Wgt. Mean C.I	93.28 to 96.35
95% Mean C.I	102.70 to 109.98
% of Value of the Class of all Real Property Value in the	26.07
% of Records Sold in the Study Period	5.53
% of Value Sold in the Study Period	7.07

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	514	98	98.20
2013	480	98	98.46
2012	432	98	97.93
2011	468	96	96

## 2015 Commission Summary for Gage County

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### Commercial Real Property - Current

Number of Sales	60	Median	100.46
Total Sales Price	\$5,426,159	Mean	111.24
Total Adj. Sales Price	\$5,426,159	Wgt. Mean	111.33
Total Assessed Value	\$6,040,795	Average Assessed Value of the Base	\$162,912
Avg. Adj. Sales Price	\$90,436	Avg. Assessed Value	\$100,680

### Confidence Interval - Current

95% Median C.I	96.05 to 113.13
95% Wgt. Mean C.I	94.67 to 127.99
95% Mean C.I	101.13 to 121.35
% of Value of the Class of all Real Property Value in the County	7.35
% of Records Sold in the Study Period	4.84
% of Value Sold in the Study Period	2.99

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	67	95	99.77
2013	52	95	95.32
2012	35	94	93.54
2011	34	97	97



## 2015 Opinions of the Property Tax Administrator for Gage 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>96</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>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 Gage County**

Gage County conducted a sales analysis and reviewed the statistics for the residential class of property. The county adjusted values within the valuation group 15, which includes both rural res and rural subdivisions. The county adjusted improvements by year built and style to bring the level of value within the acceptable range.

The county is on track with their review cycle as displayed in the 3 year plan of assessment.

The county continually reviews sales and also stays on track to complete the inspection cycle for the residential class. The County also completed all pickup and permit work for the residential class.

## 2015 Residential Assessment Survey for Gage County

<b>1.</b>	<b>Valuation data collection done by:</b>																																
	Assessor staff and contract appraiser																																
<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;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr><td style="text-align: center;">01</td><td>Adams</td></tr> <tr><td style="text-align: center;">02</td><td>Barneston</td></tr> <tr><td style="text-align: center;">03</td><td>Beatrice and Beatrice Subs</td></tr> <tr><td style="text-align: center;">05</td><td>Blue Springs</td></tr> <tr><td style="text-align: center;">06</td><td>Clatonia</td></tr> <tr><td style="text-align: center;">07</td><td>Cortland</td></tr> <tr><td style="text-align: center;">09</td><td>Filley</td></tr> <tr><td style="text-align: center;">10</td><td>Liberty</td></tr> <tr><td style="text-align: center;">11</td><td>Odell</td></tr> <tr><td style="text-align: center;">12</td><td>Pickrell</td></tr> <tr><td style="text-align: center;">13</td><td>Rockford</td></tr> <tr><td style="text-align: center;">15</td><td>Rural and Rural Subdivisions</td></tr> <tr><td style="text-align: center;">17</td><td>Virginia</td></tr> <tr><td style="text-align: center;">18</td><td>Wymore</td></tr> <tr><td style="text-align: center;">19</td><td>Doctors Lake</td></tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Adams	02	Barneston	03	Beatrice and Beatrice Subs	05	Blue Springs	06	Clatonia	07	Cortland	09	Filley	10	Liberty	11	Odell	12	Pickrell	13	Rockford	15	Rural and Rural Subdivisions	17	Virginia	18	Wymore	19	Doctors Lake
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																																
	Gage County uses a market approach that is tied to the RCN, based on RCN less market based 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 does not use the cost approach solely in developing market value. The County utilizes market studies for each valuation grouping. The depreciation is based on local market information.																																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																																
	Yes, In conjunction with the market analysis.																																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																																

The County uses a sales comparison approach, in the valuation group of Beatrice it is applied on a square foot basis. For the rest of the groups they are valued by lot with adjustments for larger vacant parcels.

**7. Describe the methodology used to determine value for vacant lots being held for sale or resale?**

NA

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2010	2010	2010	2010
02	2009	2010	2010	2009
03	2008	2010	2010	2014
05	2008	2010	2010	2009
06	2008	2010	2010	2010
07	2010	2010	2010	2011
09	2009	2010	2010	2009
10	2009	2010	2010	2009
11	2009	2010	2010	2010
12	2009	2010	2010	2010
13	2010	2010	2010	2009
15	2009	2010	2010	2011
17	2009	2010	2010	2009
18	2010	2010	2010	2013
19	2009	2010	2010	2011

Gage County addresses the residential class by using each incorporated area as its own valuation group. During their sales analysis they complete a market study at a minimum by reviewing the statistical analysis provided in the state sales file and by reviewing and verifying the sales throughout the year. The County has a systematical review process in place to meet the six year review cycle. The county contends that each of the valuation groups has its own unique market and that any adjustments are only considered within the confines of these valuation groups. The groups correspond with the appraisal cycle in the County.

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

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## **County Overview**

Gage County is located in southeast Nebraska. The largest town and county seat is Beatrice which is centered in the County. As of 2012 Gage County had a population of 21,806 (56% urban, 44% rural) industries providing employment include education, health and social services, manufacturing and retail. Gage County is bordered to the south by the state of Kansas with Lancaster County directly to the north. The eastern border of the County is shared with Johnson and Pawnee counties, with Saline and Jefferson counties to the west. Gage County has seen a decline in population of 5% over the past 10 years and the economic trend is relatively stable. The residential market in the county has been relatively flat over the study period.

## **Description of Analysis**

The statistical analysis for Gage County consists of 522 qualified improved sales. Residential parcels are valued utilizing 17 valuation groupings that closely follow the assessor locations or towns in the county. Three of the groupings comprise the residential parcels outside of any corporate limit. The largest of all the valuation groups is 01, (Beatrice) which represents over 60% of the residential parcels in the County. Of the measures of central tendency only the mean is outside of the range and it appears impacted by the low dollar sales in the file. The qualitative statistics are also impacted by the low dollar sales and both are slightly above the recommended range. With the removal of sales with a sale price less than 15,000 dollars as demonstrated on the second page of the statistical profile the qualitative statistics improve dramatically. All of the valuation groups with an adequate sample of sales display a median within the acceptable range. The sample appears to be representative when compared to the overall county base of residential parcels. The county is current with the six year inspection cycle.

## **Sales Qualification**

Gage County has a consistent procedure for sales verification for the residential sales occurring in the County. A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Approximately 63% of the improved residential sales were considered arm-length sales as determined by the county. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the 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. Gage County was selected for review in 2012. It

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

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has been confirmed that the assessment practices are reliable and applied consistently. It is believed that residential property in Gage 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 2014.

### **Level of Value**

Based on analysis of all available information, the level of value of the residential class of real property in Gage County is 96%



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

For 2015 the County conducted a statistical analysis and concluded that no adjustments were necessary in the commercial class of property. The county physically reviewed all commercial properties and updated the property record with new photos and updated the condition on all improvements. The contract appraiser continually verifies all commercial sales. Included in the verification the appraiser conducts an on-site interview and inspection on all commercial sales. The county also completed pickup work and permit work for the class.

## 2015 Commercial Assessment Survey for Gage County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Contract Appraiser and staff												
<b>2.</b>	<b>List the valuation groupings recognized in 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;">03</td> <td>Beatrice- County seat and major trade area for County and region. Strong manufacturing base for area.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Small towns in the northern portion of the county generally between Lincoln and Beatrice. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>This grouping is comprised of the small towns in the southern portion of the county. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.</td> </tr> <tr> <td style="text-align: center;">18</td> <td>Wymore-Second largest community in the county. Has K-12 school and a commercial downtown area.</td> </tr> <tr> <td style="text-align: center;">50</td> <td>Rural-Area outside of any corporate limits throughout the county.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	03	Beatrice- County seat and major trade area for County and region. Strong manufacturing base for area.	10	Small towns in the northern portion of the county generally between Lincoln and Beatrice. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.	15	This grouping is comprised of the small towns in the southern portion of the county. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.	18	Wymore-Second largest community in the county. Has K-12 school and a commercial downtown area.	50	Rural-Area outside of any corporate limits throughout the county.
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18	Wymore-Second largest community in the county. Has K-12 school and a commercial downtown area.												
50	Rural-Area outside of any corporate limits throughout the county.												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>												
	The county uses a correlated market, cost and income, weighted towards market and income. Where possible the county gathers income information from the market and during sales verification. Beatrice is the only location where enough contract rents are collected to be useful in analyzing the commercial properties.												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>												
	The Counties contract appraiser uses information that he has gathered across the state in conjunction with the work he does in other counties as well as relying on the State Sales File.												
<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 relies more on market information and income, but they do use tables provided by the CAMA vendor, but they do develop their own tables for some unique properties.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	Only in those groups where there is adequate sales information												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>												
	The County develops the value for lots based on vacant lot sales.												

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	03	2010	2010	2008	2014
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# 2015 Commercial Correlation Section for Gage County

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## County Overview

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## Description of Analysis

Five valuation groups have been identified in the county, 03 (Beatrice) makes up the majority of the sales in the statistical profile. With 39 sales in this valuation group they carry the most weight in analyzing a sample that could be considered statistically relevant and could be considered sufficient in the analysis of the commercial class of property. The sample is influenced by low dollar sales throughout the county but they are statistically troublesome in the smaller valuation groups with the limited number of sales. Only valuation group 03 is considered to be a representative sample in the commercial class of property.

The 2014 Gage County commercial statistical profile reveals a total of 60 qualified commercial sales. Of the qualitative statistical measures, the COD is above the range while the PRD is within the recommended range.

## Sales Qualification

Gage County has a consistent procedure for sales verification for the residential sales occurring in the County. A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the 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. Gage County was selected for review in 2012.

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

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Knowing the assessment practices are similar throughout the county it is believed that commercial property is treated in a uniform and proportionate manner.

With a statistically reliable sample of 39 sales with similar economic influences Valuation Grouping 03 (Beatrice) will be used as the point estimate in determining the level of value for the commercial properties.

### **Level of Value**

Based on all available information, the level of value of the commercial class of real property in Gage County is 100%.



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

The County conducted an analysis on the agricultural sales in the study period. Part of the annual review consists of the analysis of the market areas used in the County. For 2015 Gage County continues the use of two market areas.

The County adjusted values in both market areas to bring the level of assessment within the acceptable range within the LCG structure. The county continually reviews sales by verifying sale prices and land use. The County completed permit and pickup work for the agricultural class of property for 2015.

## 2015 Agricultural Assessment Survey for Gage County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor staff										
<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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire county except for the three townships bordering Pawnee county to the east.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county except for the three townships bordering Pawnee county to the east.	2014	2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.	2014
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	The county analyzes all agricultural sales to determine if all areas in the county are selling for the same amount. Where differences are noted they try to identify what characteristics are causing the difference.										
<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 uses the sales verification forms and interviews with buyers or sellers to determine if there are influences other than agricultural affecting the sales.										
<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>										
	The only differences would be if the rural residential home sites are in a rural residential subdivision.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	Sales review and verification that includes physical inspection of all agricultural sales. Questionnaires are mailed out that ask the question of the intent of the use or the continued use of the property.										
<b>7.</b>	<b>Have special valuation applications been filed in the county? If so, answer the following:</b>										
	Yes. At this time the county does not recognized a difference.										
<b>7a.</b>	<b>What process was used to determine if non-agricultural influences exist?</b>										
	Sales verification and through questionnaires that are sent out to the buyers. The county also conducts physical inspections for all ag sales to check for the current land use.										
<b>7b.</b>	<b>Describe the non-agricultural influences present within the county.</b>										
	Some commercial and residential development located along transportation routes and highway corridors.										
<b>7c.</b>	<b>How many parcels in the county are receiving special value?</b>										

	Currently the ag value and special value are the same.
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	Along highways.
<b>7e.</b>	<b>Describe the valuation models and approaches used to establish the uninfluenced values.</b>
	The ag sales in the county through a thorough sales verification process.

## Gage County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Gage	1	6,743	6,796	6,150	6,164	5,301	5,315	4,899	4,876	6,125
Jefferson	1	5,055	7,206	4,335	5,845	4,885	n/a	4,461	3,190	6,121
Jefferson	2	4,620	7,173	3,602	4,050	4,035	n/a	3,696	3,190	5,277
Jefferson	3	4,875	5,435	3,495	3,500	3,340	n/a	3,060	3,190	4,155
Johnson	1	6,390	5,835	5,931	5,301	4,791	n/a	3,271	2,777	5,058
Lancaster	1	6,000	5,999	5,981	5,993	4,874	4,854	2,997	2,998	5,463
Saline	1	4,350	4,321	3,499	3,500	3,474	3,475	3,325	3,325	3,893
Saline	2	6,194	6,199	5,987	5,895	5,492	4,800	4,394	4,156	5,832
Saline	3	7,140	7,143	7,037	6,893	6,096	5,150	5,042	4,850	6,792
Otoe	7000	4,900	4,900	4,500	4,300	4,200	n/a	4,100	4,100	4,364
Gage	2	4,895	4,895	4,390	4,390	3,890	n/a	3,710	3,710	4,258
Pawnee	1	4,400	4,400	n/a	3,840	3,120	n/a	2,880	2,520	3,814
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Gage	1	4,200	4,200	3,720	3,600	3,235	3,235	2,565	2,565	3,434
Jefferson	1	3,370	5,124	2,820	3,895	3,255	n/a	2,985	1,595	4,062
Jefferson	2	3,080	5,102	2,176	2,530	2,524	n/a	1,850	1,275	3,463
Jefferson	3	3,250	3,608	2,185	2,060	1,965	n/a	1,330	1,271	2,402
Johnson	1	4,214	3,894	3,809	3,307	3,310	3,312	2,500	1,873	3,175
Lancaster	1	4,385	4,387	3,943	3,946	3,510	3,509	3,071	3,069	3,819
Saline	1	3,698	3,697	3,423	3,422	3,195	3,072	2,900	2,866	3,443
Saline	2	4,696	4,692	4,223	4,144	4,039	3,525	3,520	3,344	4,291
Saline	3	4,693	4,687	4,224	4,141	4,045	3,525	3,514	3,350	4,262
Otoe	7000	4,100	4,100	4,000	4,000	3,700	n/a	3,500	3,100	3,781
Gage	2	3,530	3,530	3,410	3,410	2,620	n/a	2,100	2,100	2,934
Pawnee	1	3,700	3,700	3,275	3,200	2,600	2,540	2,400	2,100	2,951

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Gage	1	1,401	2,037	1,680	1,992	1,617	1,342	1,437	1,003	1,484
Jefferson	1	1,607	2,046	1,822	1,909	1,075	n/a	1,592	965	1,410
Jefferson	2	1,644	1,792	1,466	1,470	1,475	n/a	1,318	1,179	1,375
Jefferson	3	1,933	1,959	1,399	1,585	1,376	n/a	1,314	1,216	1,326
Johnson	1	1,833	2,292	1,755	1,848	1,862	1,650	1,516	1,125	1,589
Lancaster	1	2,358	2,540	2,094	2,162	1,817	1,826	1,430	1,369	1,809
Saline	1	1,309	1,853	1,631	1,879	1,780	1,604	1,593	1,201	1,585
Saline	2	1,626	1,852	1,461	1,888	1,821	515	1,580	1,084	1,429
Saline	3	1,467	1,864	1,408	1,858	1,805	1,516	1,576	1,019	1,444
Otoe	7000	1,857	1,781	1,505	1,867	1,808	n/a	1,301	1,077	1,536
Gage	2	1,485	2,025	1,766	2,165	1,630	2,490	1,396	1,081	1,562
Pawnee	1	1,872	2,076	1,429	1,890	1,608	1,564	1,707	1,437	1,667

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

GAGE COUNTY ASSESSOR'S OFFICE  
612 Grant, Room 8  
Beatrice, NE 68310  
Phone: (402) 223-1308

Patricia L. Milligan, Assessor

Annette Corter, Deputy Assessor

REPORT OF SPECIAL VALUATION PROCEDURES/METHODOLOGY

FOR ASSESSMENT YEAR 2015

February 27, 2015

- GENERAL INFORMATION:

On December 1, 1999, the Gage County Board of Supervisors officially adopted temporary zoning regulations for the county. At their December 29, 1999 Board Meeting, Resolution 1033 was passed stating that the special valuation or greenbelt provision would be available in Gage County beginning with the tax year 2000 and that the Gage County Assessor would implement the special valuation or greenbelt provision beginning with tax year 2000 for those land owners who make application on the prescribed form and meet all qualifying criteria.

The special valuation or greenbelt provision was implemented to recognize influences on sales of agricultural/horticultural land where such influences were other than agricultural/horticultural purposes. These non-agricultural/ horticultural influences include, but are not limited to, residential, commercial, investment, or recreational. By recognizing these influences, the assessed value determination can be based on the lands value as if the lands only use is for agricultural/horticultural purposes.

Gage County lies adjacent to Lancaster County on the north and approximately 20 miles south of Lincoln. Additionally, U.S. Highway 77 from Lincoln south through Cortland into Beatrice has been reconfigured from a two lane road to a four lane Highway providing for easy access to Lincoln and Interstate Highway 80 with convenient Interstate access east and west from all areas of Gage County. During previous years, a proliferation of rural residential subdivisions had influenced the sale price of agricultural/horticultural land. Additionally, sales of

agricultural/horticultural land within close proximity to the city of Beatrice reflected development or developmental potential for residential and/or commercial uses.

At the time we initiated the Special Valuation or Green Belt provisions, our review of sales along with our sale verification procedures indicated that agricultural/horticultural sales in Gage County, with the exception of the southwestern most portion of Gage County, were influenced by non-agricultural/horticultural influences. Later studies determined those same non-agricultural/horticultural influences were being experienced throughout the county. However, recent sales studies and sale verifications indicate the non-agricultural/horticultural influences on sales of agricultural/horticultural land throughout the county no longer exists.

- Since 1994, Gage County has been divided into agricultural or horticultural neighborhoods for valuation purposes. Initially, the county was divided into two areas-north of Highway 136 and south of Highway 136. Subsequently, a study and sales review by Great Plains Appraisal Company of Lincoln recommended the division of the county into three neighborhoods. These neighborhood or area boundaries were redefined in 1995 and the county was divided into four areas. The four neighborhood areas were further refined for tax year 2002 with the addition of a neighborhood or area 5 made up of townships or portion of townships from existing areas 2 and 3. There has been further minor realignment of neighborhood boundaries during subsequent years. The county neighborhoods were developed to account for the different market influences and reactions on similar type land capability groups and soil classes throughout the county. For tax year 2008, an analysis of sales along with an analysis of the soil makeup of the county (results of a new soil survey), resulted in a major realignment of neighborhoods dividing the county into two neighborhoods-neighborhood 1 consisting of all townships except the southeastern three most townships and neighborhood 2 consisting of those townships.
- Methodology (influenced or recapture value):  
In determining recapture value of agricultural/horticultural land, Gage County utilizes the sales comparison approach. It is recognized in the appraisal of real property that sale prices of comparable properties are usually considered the best evidence of market value. It is further recognized that when selecting comparable sales, they are selected based on their similarity to the subject property.

All agricultural/horticultural qualified sales are reviewed and analyzed by neighborhood and, at the same time, each neighborhood is reviewed for possible realignment. In determining recapture values within each neighborhood, arms length sales are broken down and grouped by similar number of acres sold (i.e.<40 acres, 40-100 acres, etc.), similar predominate soil classes (i.e. Class 1, Class 2 etc.); and similar land groups (ie. Irrigated, Dry land etc.) and plotted on a sale spreadsheet. Difference in the number of acres in each land capability group for each sale is taken in the analysis. From this data, we determine ranges of value and the most appropriate value for each land capability group. In accordance with existing state statutes, agricultural/horticultural land is assessed at 75% of market value.

- Methodology (Uninfluenced or “special value”)

Initially, our analysis indicated that agricultural sales in the southwestern most portion of Gage County did not have the nonagricultural or horticultural influences that were being experienced in other areas of Gage County. Subsequent analysis indicated these

Nonagricultural/horticultural influences existed in all areas of Gage County. However, recent sales studies and sale verifications indicate that non agricultural/horticultural influences on sales of agricultural/horticultural land throughout the county no longer exists and that sales of agricultural/horticultural land in Gage County are as if the lands only available use is for agricultural/horticultural purposes.

To verify and support our conclusions, we developed a “base” areas outside of Gage County to develop comparison values. Since the adjoining counties of Saline, Jefferson, Johnson, and Pawnee do not recognize non-agricultural/horticultural influences occurring in their agricultural/horticultural land sales, we reviewed sales in these counties to develop a range of values. We reviewed and analyzed qualified sales in each of the adjacent townships of those adjoining counties. Our analysis of the qualified sales utilized the same methodology as we used in developing the recapture value for Gage County. From our analyses, we developed a range of values for each land capability group. Based on the values developed in the adjoining non special value counties and comparing with the recapture values developed for Gage County, the indication was no significant differences existed between special or green belt values and recapture values. This conclusion was supported by our sales verification process

which indicated that non-agricultural/horticultural influences on the value of Gage County agricultural/horticultural no longer existed.

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

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### **County Overview**

Gage County is located in southeast Nebraska. The County is bordered by Kansas to the south, Jefferson and Saline counties to the west, Johnson and Pawnee to the east, and Lancaster to the north. Gage County is comprised of approximately 13% irrigated land, 62% dry crop land and 22% grass/pasture land. The percentage of dry crop land in both areas is statistically the same, but the percentage of grass and irrigated are substantially different. Less than two percent of the agricultural land in market area 2 is irrigated with the balance consisting of grass land.

Annually sales are reviewed and plotted to verify accuracy of the market area determination. For 2014 Gage County has two market areas the same as the past several years. The county contends that topography and soils as well as the overall size of fields affect the market values for land between the two areas along with the availability of underground water for irrigation.

### **Description of Analysis**

The agricultural market in the County along with the area and state is seeing a rapid increase and has for the past several years. 112 qualified agricultural sales were used in the agricultural analysis for the three year study period. The statistical sample consists of sales that meet the required balance as to date of sale and are proportionate by majority land use. This was met by including comparable sales from the same general agricultural market all within six miles of the subject county.

Market area one can be described as the entire county with the exception of the three townships bordering Pawnee County. The majority land use for area one closely mirrors the county totals, 15% irrigated, 62% dry and 21% grass and the balance of waste. Gage County has 74 qualified sales in the statistical profile for area one for the three year study period. In analyzing by the 80 per cent majority land use for the market area one, dry land, grass and irrigated are all within the range of 69% to 75%. In comparison of counties adjacent to area one the weighted average for all land uses is in the range with an expected relationship between counties.

Area two is made up of the three townships that border Pawnee County. For area two there are 38 sales in the statistical profile for the three year study period. Area two consists of 64% dry land and 31% grass land. In analyzing the 80% majority land use by market area the dry land is within the acceptable range with the overall calculated median is 74 with grass being slightly above the range for area two. There is a slight skew toward older grass sales in the profile causing a slightly higher calculated median. In comparing the average for the LCG'S for the two counties Gage is higher for irrigated but relatively equal for dry crop land and for grass.

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

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### **Sales Qualification**

A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the file.

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

All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median, and it has been confirmed that the assessment practices are acceptable. It is believed that agricultural property is treated in a uniform and proportionate manner.

### **Level of Value**

Based on analysis of all available information, the LOV is determined to be 72% of market value for the agricultural class of property.



**34 Gage**  
**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 : 522  
Total Sales Price : 53,414,149  
Total Adj. Sales Price : 53,414,149  
Total Assessed Value : 50,643,470  
Avg. Adj. Sales Price : 102,326  
Avg. Assessed Value : 97,018

MEDIAN : 96  
WGT. MEAN : 95  
MEAN : 106  
COD : 23.84  
PRD : 112.16

COV : 39.87  
STD : 42.40  
Avg. Abs. Dev : 22.99  
MAX Sales Ratio : 390.00  
MIN Sales Ratio : 28.95

95% Median C.I. : 94.93 to 98.41  
95% Wgt. Mean C.I. : 93.28 to 96.35  
95% Mean C.I. : 102.70 to 109.98

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DATE OF SALE *	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-12 To 31-DEC-12	60	99.77	111.36	99.28	22.58	112.17	51.96	378.05	94.93 to 104.31	103,712	102,967
01-JAN-13 To 31-MAR-13	45	101.15	104.01	99.72	16.59	104.30	58.93	171.20	93.06 to 106.07	84,370	84,133
01-APR-13 To 30-JUN-13	73	94.17	101.82	93.26	22.54	109.18	35.65	287.00	89.02 to 99.05	111,904	104,361
01-JUL-13 To 30-SEP-13	81	94.90	97.58	93.09	17.39	104.82	28.95	259.25	92.19 to 98.60	109,001	101,469
01-OCT-13 To 31-DEC-13	67	96.56	114.68	96.85	30.59	118.41	60.68	315.22	92.07 to 108.83	98,656	95,545
01-JAN-14 To 31-MAR-14	51	98.77	114.67	96.32	27.14	119.05	41.04	390.00	95.96 to 101.82	99,215	95,567
01-APR-14 To 30-JUN-14	77	93.45	106.57	93.94	26.04	113.44	51.61	349.44	89.77 to 99.15	99,754	93,708
01-JUL-14 To 30-SEP-14	68	93.18	104.03	90.14	26.77	115.41	60.73	255.09	87.28 to 103.21	103,614	93,399
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	259	96.86	103.09	95.50	20.16	107.95	28.95	378.05	94.51 to 99.50	104,314	99,619
01-OCT-13 To 30-SEP-14	263	96.33	109.55	94.11	27.41	116.41	41.04	390.00	93.52 to 98.77	100,368	94,457
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	266	96.10	104.14	94.97	22.15	109.66	28.95	315.22	94.06 to 98.51	103,025	97,838
<u>ALL</u>	522	96.45	106.34	94.81	23.84	112.16	28.95	390.00	94.93 to 98.41	102,326	97,018

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	26	99.06	102.53	97.76	17.25	104.88	71.94	147.38	82.10 to 108.54	94,054	91,950
02	2	109.61	109.61	127.59	34.64	85.91	71.64	147.57	N/A	23,750	30,303
03	349	97.88	109.96	96.45	24.36	114.01	51.96	390.00	95.59 to 99.68	97,706	94,239
05	2	114.72	114.72	114.71	10.22	100.01	103.00	126.43	N/A	20,000	22,943
06	8	115.14	110.65	103.40	13.48	107.01	82.15	150.83	82.15 to 150.83	64,011	66,190
07	15	98.34	95.86	94.84	07.33	101.08	65.56	112.57	92.19 to 102.45	105,453	100,009
09	5	92.90	92.90	93.85	14.54	98.99	71.22	121.16	N/A	46,700	43,830
11	9	96.00	98.40	93.76	17.96	104.95	64.29	161.16	79.34 to 110.25	43,978	41,235
12	2	94.18	94.18	97.28	06.12	96.81	88.42	99.93	N/A	61,750	60,068
14	4	73.93	75.28	76.05	13.80	98.99	64.30	88.96	N/A	307,625	233,963
15	37	91.85	96.22	93.02	15.75	103.44	69.45	153.86	85.25 to 95.50	176,015	163,721
16	14	94.62	93.51	93.09	05.98	100.45	79.40	104.04	87.85 to 100.56	310,020	288,603
17	4	49.03	51.80	50.18	31.94	103.23	28.95	80.17	N/A	32,000	16,058
18	38	97.56	109.36	88.13	35.30	124.09	51.61	287.00	79.85 to 110.00	34,534	30,434
19	7	68.13	89.36	63.66	59.05	140.37	35.65	255.09	35.65 to 255.09	58,807	37,439
<u>ALL</u>	522	96.45	106.34	94.81	23.84	112.16	28.95	390.00	94.93 to 98.41	102,326	97,018

**34 Gage**  
**RESIDENTIAL**

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

Qualified

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MEDIAN : 96  
 WGT. MEAN : 95  
 MEAN : 106  
 COD : 23.84  
 PRD : 112.16

COV : 39.87  
 STD : 42.40  
 Avg. Abs. Dev : 22.99  
 MAX Sales Ratio : 390.00  
 MIN Sales Ratio : 28.95

95% Median C.I. : 94.93 to 98.41  
 95% Wgt. Mean C.I. : 93.28 to 96.35  
 95% Mean C.I. : 102.70 to 109.98

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	512	96.39	105.56	94.66	23.15	111.51	28.95	390.00	94.84 to 98.34	103,905	98,356
06											
07	10	113.36	146.24	132.54	47.85	110.34	74.00	287.00	82.25 to 283.60	21,500	28,497
<u>ALL</u>	522	96.45	106.34	94.81	23.84	112.16	28.95	390.00	94.93 to 98.41	102,326	97,018

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	7	277.75	231.78	209.26	20.91	110.76	99.88	305.00	99.88 to 305.00	2,593	5,426
Less Than 15,000	36	166.18	195.18	185.49	49.45	105.22	71.64	390.00	121.91 to 259.25	8,495	15,758
Less Than 30,000	85	126.43	151.74	133.11	46.26	114.00	51.96	390.00	109.11 to 147.50	16,395	21,823
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	515	96.33	104.64	94.77	22.28	110.41	28.95	390.00	94.65 to 98.26	103,682	98,263
Greater Than 14,999	486	95.57	99.76	94.29	17.83	105.80	28.95	221.52	93.71 to 97.51	109,276	103,037
Greater Than 29,999	437	94.93	97.51	93.79	15.65	103.97	28.95	183.96	93.14 to 96.47	119,040	111,644
<u>Incremental Ranges</u>											
0 TO 4,999	7	277.75	231.78	209.26	20.91	110.76	99.88	305.00	99.88 to 305.00	2,593	5,426
5,000 TO 14,999	29	151.38	186.35	183.99	50.97	101.28	71.64	390.00	120.15 to 229.24	9,920	18,252
15,000 TO 29,999	49	109.11	119.82	118.38	31.77	101.22	51.96	221.52	97.69 to 130.81	22,199	26,279
30,000 TO 59,999	95	106.92	110.44	110.03	21.01	100.37	28.95	181.54	102.27 to 114.57	42,402	46,657
60,000 TO 99,999	131	97.43	97.47	97.27	14.66	100.21	35.65	183.96	94.06 to 99.85	77,423	75,308
100,000 TO 149,999	84	92.45	94.50	94.00	12.63	100.53	53.99	148.03	90.44 to 95.06	122,949	115,577
150,000 TO 249,999	95	90.29	89.87	90.10	09.15	99.74	63.42	125.98	87.06 to 91.94	184,401	166,144
250,000 TO 499,999	31	92.36	89.55	89.40	09.06	100.17	64.30	110.12	84.75 to 95.87	306,583	274,084
500,000 TO 999,999	1	100.38	100.38	100.38	00.00	100.00	100.38	100.38	N/A	500,000	501,890
1,000,000 +											
<u>ALL</u>	522	96.45	106.34	94.81	23.84	112.16	28.95	390.00	94.93 to 98.41	102,326	97,018

**34 Gage**  
**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 : 60  
Total Sales Price : 5,426,159  
Total Adj. Sales Price : 5,426,159  
Total Assessed Value : 6,040,795  
Avg. Adj. Sales Price : 90,436  
Avg. Assessed Value : 100,680

MEDIAN : 100  
WGT. MEAN : 111  
MEAN : 111  
COD : 27.94  
PRD : 99.92

COV : 35.91  
STD : 39.95  
Avg. Abs. Dev : 28.07  
MAX Sales Ratio : 254.00  
MIN Sales Ratio : 47.88

95% Median C.I. : 96.05 to 113.13  
95% Wgt. Mean C.I. : 94.67 to 127.99  
95% Mean C.I. : 101.13 to 121.35

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-11 To 31-DEC-11	7	127.09	136.02	154.85	27.55	87.84	92.12	191.81	92.12 to 191.81	117,071	181,289
01-JAN-12 To 31-MAR-12	3	103.09	95.34	102.18	17.86	93.31	63.86	119.08	N/A	46,667	47,683
01-APR-12 To 30-JUN-12	5	99.77	96.80	98.12	06.98	98.65	78.66	108.58	N/A	55,800	54,750
01-JUL-12 To 30-SEP-12	4	92.53	109.55	79.67	45.95	137.50	48.53	204.63	N/A	160,143	127,589
01-OCT-12 To 31-DEC-12	8	93.99	103.22	97.74	23.84	105.61	60.00	148.38	60.00 to 148.38	57,838	56,529
01-JAN-13 To 31-MAR-13	3	82.76	89.77	87.60	24.96	102.48	62.29	124.26	N/A	69,167	60,587
01-APR-13 To 30-JUN-13	7	142.33	129.95	124.07	18.06	104.74	93.33	169.48	93.33 to 169.48	73,429	91,104
01-JUL-13 To 30-SEP-13	8	108.44	98.08	117.28	25.56	83.63	50.09	146.76	50.09 to 146.76	156,961	184,081
01-OCT-13 To 31-DEC-13	5	100.83	136.81	125.13	57.28	109.33	47.88	254.00	N/A	27,500	34,410
01-JAN-14 To 31-MAR-14	2	96.23	96.23	94.51	03.93	101.82	92.45	100.00	N/A	16,850	15,925
01-APR-14 To 30-JUN-14	5	100.46	102.25	91.21	16.13	112.10	75.30	143.33	N/A	107,600	98,144
01-JUL-14 To 30-SEP-14	3	116.28	112.33	101.92	09.88	110.21	93.11	127.59	N/A	132,667	135,212
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	19	100.20	113.70	116.88	28.19	97.28	48.53	204.63	92.12 to 127.09	98,898	115,588
01-OCT-12 To 30-SEP-13	26	102.21	107.28	112.48	27.03	95.38	50.09	169.48	86.65 to 130.39	93,842	105,553
01-OCT-13 To 30-SEP-14	15	100.46	114.98	99.37	28.46	115.71	47.88	254.00	92.45 to 127.59	73,813	73,350
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	20	97.78	101.70	90.61	23.02	112.24	48.53	204.63	85.54 to 108.58	76,114	68,970
01-JAN-13 To 31-DEC-13	23	103.97	115.12	116.53	34.09	98.79	47.88	254.00	93.33 to 142.33	91,943	107,138
<u>ALL</u>	60	100.46	111.24	111.33	27.94	99.92	47.88	254.00	96.05 to 113.13	90,436	100,680

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
03	39	99.77	103.42	103.29	26.29	100.13	47.88	182.01	86.65 to 108.58	102,736	106,118
10	4	95.90	96.19	96.20	04.07	99.99	92.12	100.83	N/A	42,125	40,524
15	8	134.17	147.42	118.35	30.95	124.56	96.01	254.00	96.01 to 254.00	28,184	33,356
18	3	119.08	104.06	107.78	20.46	96.55	60.00	133.09	N/A	16,500	17,783
50	6	120.00	127.47	145.48	18.58	87.62	99.51	191.81	99.51 to 191.81	162,667	236,651
<u>ALL</u>	60	100.46	111.24	111.33	27.94	99.92	47.88	254.00	96.05 to 113.13	90,436	100,680

**34 Gage**  
**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 : 60	MEDIAN : 100	COV : 35.91	95% Median C.I. : 96.05 to 113.13
Total Sales Price : 5,426,159	WGT. MEAN : 111	STD : 39.95	95% Wgt. Mean C.I. : 94.67 to 127.99
Total Adj. Sales Price : 5,426,159	MEAN : 111	Avg. Abs. Dev : 28.07	95% Mean C.I. : 101.13 to 121.35
Total Assessed Value : 6,040,795			
Avg. Adj. Sales Price : 90,436	COD : 27.94	MAX Sales Ratio : 254.00	
Avg. Assessed Value : 100,680	PRD : 99.92	MIN Sales Ratio : 47.88	

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	3	113.13	103.87	102.32	28.96	101.51	50.09	148.38	N/A	113,667	116,305
03	55	100.20	110.70	107.70	27.21	102.79	47.88	254.00	96.01 to 108.58	81,918	88,222
04	2	137.18	137.18	144.85	06.99	94.70	127.59	146.76	N/A	289,844	419,825
<u>ALL</u>	<u>60</u>	<u>100.46</u>	<u>111.24</u>	<u>111.33</u>	<u>27.94</u>	<u>99.92</u>	<u>47.88</u>	<u>254.00</u>	<u>96.05 to 113.13</u>	<u>90,436</u>	<u>100,680</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	125.00	142.29	82.19	54.97	173.12	47.88	254.00	N/A	1,900	1,562
Less Than 15,000	7	100.00	114.94	84.99	51.59	135.24	47.88	254.00	47.88 to 254.00	6,557	5,573
Less Than 30,000	17	100.83	117.02	111.51	38.52	104.94	47.88	254.00	63.86 to 153.85	16,200	18,064
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	57	100.45	109.61	111.36	25.39	98.43	48.53	204.63	96.05 to 112.90	95,096	105,897
Greater Than 14,999	53	100.46	110.75	111.55	24.85	99.28	48.53	204.63	96.05 to 113.13	101,514	113,241
Greater Than 29,999	43	100.20	108.96	111.32	23.75	97.88	48.53	204.63	96.01 to 112.90	119,785	133,342
<u>Incremental Ranges</u>											
0 TO 4,999	3	125.00	142.29	82.19	54.97	173.12	47.88	254.00	N/A	1,900	1,562
5,000 TO 14,999	4	81.93	94.43	85.39	39.67	110.59	60.00	153.85	N/A	10,050	8,581
15,000 TO 29,999	10	109.96	118.47	116.81	27.13	101.42	56.16	176.53	92.45 to 169.48	22,950	26,808
30,000 TO 59,999	13	112.90	124.97	122.99	27.20	101.61	78.66	204.63	92.12 to 166.72	43,775	53,837
60,000 TO 99,999	11	100.92	98.53	96.43	20.08	102.18	50.09	148.38	62.29 to 127.09	74,000	71,361
100,000 TO 149,999	7	96.01	96.07	95.04	13.60	101.08	71.24	130.39	71.24 to 130.39	114,286	108,611
150,000 TO 249,999	8	100.06	102.99	103.96	11.90	99.07	75.30	142.33	75.30 to 142.33	183,000	190,252
250,000 TO 499,999	3	93.11	111.15	122.29	51.29	90.89	48.53	191.81	N/A	327,333	400,307
500,000 TO 999,999	1	146.76	146.76	146.76	00.00	100.00	146.76	146.76	N/A	521,688	765,650
1,000,000 +											
<u>ALL</u>	<u>60</u>	<u>100.46</u>	<u>111.24</u>	<u>111.33</u>	<u>27.94</u>	<u>99.92</u>	<u>47.88</u>	<u>254.00</u>	<u>96.05 to 113.13</u>	<u>90,436</u>	<u>100,680</u>

**34 Gage**  
**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 : 60  
 Total Sales Price : 5,426,159  
 Total Adj. Sales Price : 5,426,159  
 Total Assessed Value : 6,040,795  
 Avg. Adj. Sales Price : 90,436  
 Avg. Assessed Value : 100,680

MEDIAN : 100  
 WGT. MEAN : 111  
 MEAN : 111  
 COD : 27.94  
 PRD : 99.92

COV : 35.91  
 STD : 39.95  
 Avg. Abs. Dev : 28.07  
 MAX Sales Ratio : 254.00  
 MIN Sales Ratio : 47.88

95% Median C.I. : 96.05 to 113.13  
 95% Wgt. Mean C.I. : 94.67 to 127.99  
 95% Mean C.I. : 101.13 to 121.35

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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	3	63.86	64.83	79.45	18.21	81.60	47.88	82.76	N/A	35,000	27,808
298	1	99.92	99.92	99.92	00.00	100.00	99.92	99.92	N/A	185,000	184,855
344	9	99.77	105.12	114.80	16.71	91.57	75.30	150.28	85.54 to 146.76	145,688	167,252
346	2	108.73	108.73	93.97	14.97	115.71	92.45	125.00	N/A	12,850	12,075
349	1	142.33	142.33	142.33	00.00	100.00	142.33	142.33	N/A	200,000	284,660
350	3	108.58	123.77	115.05	21.71	107.58	96.01	166.72	N/A	70,000	80,537
351	1	191.81	191.81	191.81	00.00	100.00	191.81	191.81	N/A	420,000	805,600
352	4	99.89	99.56	97.99	31.22	101.60	50.09	148.38	N/A	117,750	115,389
353	12	94.69	103.55	94.21	21.93	109.91	62.29	169.48	84.63 to 124.26	80,750	76,078
381	2	74.68	74.68	52.56	35.02	142.09	48.53	100.83	N/A	155,500	81,735
406	11	127.09	122.09	121.81	25.08	100.23	56.16	182.01	60.00 to 176.53	39,500	48,115
426	1	99.51	99.51	99.51	00.00	100.00	99.51	99.51	N/A	235,000	233,845
430	1	130.39	130.39	130.39	00.00	100.00	130.39	130.39	N/A	100,000	130,385
442	3	102.56	135.88	115.27	33.85	117.88	100.46	204.63	N/A	73,357	84,557
470	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	9,200	9,200
473	1	254.00	254.00	254.00	00.00	100.00	254.00	254.00	N/A	500	1,270
528	4	95.66	96.56	98.46	11.76	98.07	78.66	116.28	N/A	54,750	53,906
<u>ALL</u>	<u>60</u>	100.46	111.24	111.33	27.94	99.92	47.88	254.00	96.05 to 113.13	90,436	100,680

34 Gage

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 : 112  
 Total Sales Price : 55,663,660  
 Total Adj. Sales Price : 55,663,660  
 Total Assessed Value : 41,304,905  
 Avg. Adj. Sales Price : 496,997  
 Avg. Assessed Value : 368,794

MEDIAN : 72  
 WGT. MEAN : 74  
 MEAN : 79  
 COD : 25.21  
 PRD : 106.55

COV : 34.62  
 STD : 27.37  
 Avg. Abs. Dev : 18.03  
 MAX Sales Ratio : 253.66  
 MIN Sales Ratio : 43.79

95% Median C.I. : 67.54 to 77.77  
 95% Wgt. Mean C.I. : 70.21 to 78.20  
 95% Mean C.I. : 73.99 to 84.13

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrrs</u>												
01-OCT-11 To 31-DEC-11	17	77.47	86.00	85.07	27.88	101.09	44.86	159.17	63.02 to 106.69	475,108	404,186	
01-JAN-12 To 31-MAR-12	14	90.10	93.25	91.13	19.62	102.33	60.51	143.62	68.01 to 108.02	416,984	379,999	
01-APR-12 To 30-JUN-12	7	75.83	76.48	70.69	15.73	108.19	56.92	108.92	56.92 to 108.92	432,893	306,019	
01-JUL-12 To 30-SEP-12												
01-OCT-12 To 31-DEC-12	32	67.36	74.65	67.44	23.99	110.69	43.79	132.03	64.51 to 81.84	560,254	377,816	
01-JAN-13 To 31-MAR-13	3	77.48	76.13	76.07	09.40	100.08	64.54	86.37	N/A	148,333	112,839	
01-APR-13 To 30-JUN-13	4	76.91	86.31	77.71	17.64	111.07	69.28	122.16	N/A	349,452	271,569	
01-JUL-13 To 30-SEP-13	1	88.06	88.06	88.06	00.00	100.00	88.06	88.06	N/A	1,125,000	990,710	
01-OCT-13 To 31-DEC-13	17	66.33	76.14	70.45	28.18	108.08	50.23	253.66	53.49 to 77.77	500,389	352,510	
01-JAN-14 To 31-MAR-14	10	66.81	69.77	67.04	14.08	104.07	51.58	100.49	57.92 to 81.88	484,530	324,829	
01-APR-14 To 30-JUN-14	4	60.61	64.32	65.16	18.92	98.71	50.18	85.89	N/A	438,491	285,703	
01-JUL-14 To 30-SEP-14	3	79.05	84.14	76.64	19.51	109.79	63.56	109.81	N/A	905,667	694,078	
<u>Study Yrs</u>												
01-OCT-11 To 30-SEP-12	38	85.25	86.91	84.59	23.19	102.74	44.86	159.17	72.16 to 97.49	445,917	377,192	
01-OCT-12 To 30-SEP-13	40	72.74	76.26	69.42	21.87	109.85	43.79	132.03	65.24 to 78.45	522,398	362,641	
01-OCT-13 To 30-SEP-14	34	66.17	73.58	69.94	23.03	105.20	50.18	253.66	60.86 to 70.88	524,202	366,647	
<u>Calendar Yrs</u>												
01-JAN-12 To 31-DEC-12	53	77.53	79.80	72.97	23.17	109.36	43.79	143.62	66.29 to 85.67	505,588	368,910	
01-JAN-13 To 31-DEC-13	25	69.92	78.24	73.28	25.01	106.77	50.23	253.66	64.54 to 77.61	458,977	336,327	
<u>ALL</u>	112	71.52	79.06	74.20	25.21	106.55	43.79	253.66	67.54 to 77.77	496,997	368,794	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	74	72.57	78.27	73.97	23.89	105.81	43.79	253.66	66.29 to 77.84	576,680	426,566	
2	38	71.19	80.59	74.98	27.19	107.48	47.61	159.17	65.84 to 85.60	341,825	256,290	
<u>ALL</u>	112	71.52	79.06	74.20	25.21	106.55	43.79	253.66	67.54 to 77.77	496,997	368,794	

**34 Gage**  
**AGRICULTURAL LAND**

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

Qualified

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 COD : 25.21  
 PRD : 106.55

COV : 34.62  
 STD : 27.37  
 Avg. Abs. Dev : 18.03  
 MAX Sales Ratio : 253.66  
 MIN Sales Ratio : 43.79

95% Median C.I. : 67.54 to 77.77  
 95% Wgt. Mean C.I. : 70.21 to 78.20  
 95% Mean C.I. : 73.99 to 84.13

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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	5	64.75	66.80	64.45	11.88	103.65	53.43	77.84	N/A	956,260	616,300
1	5	64.75	66.80	64.45	11.88	103.65	53.43	77.84	N/A	956,260	616,300
<b>Dry</b>											
County	17	78.45	89.80	79.95	37.93	112.32	43.79	253.66	53.49 to 107.30	396,908	317,309
1	9	97.49	104.35	85.42	37.68	122.16	43.79	253.66	65.24 to 118.44	434,626	371,255
2	8	69.24	73.44	72.39	27.93	101.45	50.23	122.16	50.23 to 122.16	354,476	256,620
<b>Grass</b>											
County	13	77.48	74.89	73.74	19.48	101.56	50.18	108.02	57.81 to 89.62	266,712	196,670
1	5	77.48	77.21	72.08	16.61	107.12	57.81	108.02	N/A	260,371	187,673
2	8	72.17	73.45	74.74	22.85	98.27	50.18	104.66	50.18 to 104.66	270,675	202,293
<b>ALL</b>	<b>112</b>	<b>71.52</b>	<b>79.06</b>	<b>74.20</b>	<b>25.21</b>	<b>106.55</b>	<b>43.79</b>	<b>253.66</b>	<b>67.54 to 77.77</b>	<b>496,997</b>	<b>368,794</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	13	70.88	71.31	67.87	14.87	105.07	51.08	106.89	61.97 to 77.84	859,888	583,592
1	13	70.88	71.31	67.87	14.87	105.07	51.08	106.89	61.97 to 77.84	859,888	583,592
<b>Dry</b>											
County	39	72.16	81.96	75.60	29.68	108.41	43.79	253.66	65.24 to 87.71	384,942	291,003
1	26	71.77	83.97	76.13	32.07	110.30	43.79	253.66	64.84 to 94.88	421,008	320,497
2	13	72.16	77.94	74.17	25.26	105.08	50.23	132.03	53.49 to 88.56	312,810	232,014
<b>Grass</b>											
County	15	75.83	74.63	73.24	17.92	101.90	50.18	108.02	60.51 to 85.67	279,657	204,830
1	6	73.70	75.99	71.39	16.26	106.44	57.81	108.02	57.81 to 108.02	318,576	227,437
2	9	75.83	73.71	74.79	19.33	98.56	50.18	104.66	52.62 to 89.62	253,711	189,759
<b>ALL</b>	<b>112</b>	<b>71.52</b>	<b>79.06</b>	<b>74.20</b>	<b>25.21</b>	<b>106.55</b>	<b>43.79</b>	<b>253.66</b>	<b>67.54 to 77.77</b>	<b>496,997</b>	<b>368,794</b>



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 16,390</b>	<b>Value : 2,746,726,370</b>	<b>Growth 18,882,950</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>	1,213	7,380,745	77	912,590	118	2,096,610	1,408	10,389,945	
<b>02. Res Improve Land</b>	6,734	67,333,770	263	6,220,440	950	27,483,565	7,947	101,037,775	
<b>03. Res Improvements</b>	6,785	438,576,900	291	35,734,675	955	130,315,505	8,031	604,627,080	
<b>04. Res Total</b>	7,998	513,291,415	368	42,867,705	1,073	159,895,680	9,439	716,054,800	7,043,860
<b>% of Res Total</b>	84.73	71.68	3.90	5.99	11.37	22.33	57.59	26.07	37.30
<b>05. Com UnImp Land</b>	199	2,171,255	10	80,835	7	66,405	216	2,318,495	
<b>06. Com Improve Land</b>	875	20,510,500	23	503,400	32	830,565	930	21,844,465	
<b>07. Com Improvements</b>	896	116,708,405	24	7,472,975	56	18,012,390	976	142,193,770	
<b>08. Com Total</b>	1,095	139,390,160	34	8,057,210	63	18,909,360	1,192	166,356,730	6,107,590
<b>% of Com Total</b>	91.86	83.79	2.85	4.84	5.29	11.37	7.27	6.06	32.34
<b>09. Ind UnImp Land</b>	17	728,200	0	0	1	2,110	18	730,310	
<b>10. Ind Improve Land</b>	27	1,649,965	0	0	3	307,210	30	1,957,175	
<b>11. Ind Improvements</b>	27	26,968,245	0	0	3	5,998,185	30	32,966,430	
<b>12. Ind Total</b>	44	29,346,410	0	0	4	6,307,505	48	35,653,915	746,445
<b>% of Ind Total</b>	91.67	82.31	0.00	0.00	8.33	17.69	0.29	1.30	3.95
<b>13. Rec UnImp Land</b>	1	3,685	2	31,185	1	1,080	4	35,950	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	3	14,470	3	14,470	
<b>16. Rec Total</b>	1	3,685	2	31,185	4	15,550	7	50,420	0
<b>% of Rec Total</b>	14.29	7.31	28.57	61.85	57.14	30.84	0.04	0.00	0.00
<b>Res &amp; Rec Total</b>	7,999	513,295,100	370	42,898,890	1,077	159,911,230	9,446	716,105,220	7,043,860
<b>% of Res &amp; Rec Total</b>	84.68	71.68	3.92	5.99	11.40	22.33	57.63	26.07	37.30
<b>Com &amp; Ind Total</b>	1,139	168,736,570	34	8,057,210	67	25,216,865	1,240	202,010,645	6,854,035
<b>% of Com &amp; Ind Total</b>	91.85	83.53	2.74	3.99	5.40	12.48	7.57	7.35	36.30
<b>17. Taxable Total</b>	9,138	682,031,670	404	50,956,100	1,144	185,128,095	10,686	918,115,865	13,897,895
<b>% of Taxable Total</b>	85.51	74.29	3.78	5.55	10.71	20.16	65.20	33.43	73.60

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	225	3,463,740	3,987,730	0	0	0
19. Commercial	77	1,581,710	3,526,345	0	0	0
20. Industrial	5	389,055	59,616,680	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	225	3,463,740	3,987,730
19. Commercial	0	0	0	77	1,581,710	3,526,345
20. Industrial	0	0	0	5	389,055	59,616,680
21. Other	0	0	0	0	0	0
22. Total Sch II				307	5,434,505	67,130,755

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	997	119	160	1,276

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	8	551,970	516	104,668,465	3,462	1,056,588,345	3,986	1,161,808,780
28. Ag-Improved Land	1	65,015	182	50,417,140	1,417	457,244,700	1,600	507,726,855
29. Ag Improvements	1	50,525	188	17,822,370	1,529	141,201,975	1,718	159,074,870
30. Ag Total							5,704	1,828,610,505

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	12,000	
32. HomeSite Improv Land	1	1.00	12,000	124	126.00	1,512,000	
33. HomeSite Improvements	1	1.00	50,525	130	123.00	14,399,645	
34. HomeSite Total							
35. FarmSite UnImp Land	1	7.91	19,775	9	20.46	55,645	
36. FarmSite Improv Land	0	0.00	0	165	358.86	920,650	
37. FarmSite Improvements	0	0.00	0	177	0.00	3,422,725	
38. FarmSite Total							
39. Road & Ditches	0	1.35	0	0	864.82	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	56	56.00	672,000	57	57.00	684,000	
32. HomeSite Improv Land	932	965.01	11,560,120	1,057	1,092.01	13,084,120	
33. HomeSite Improvements	1,012	954.01	106,075,150	1,143	1,078.01	120,525,320	4,985,055
34. HomeSite Total				<b>1,200</b>	<b>1,149.01</b>	<b>134,293,440</b>	
35. FarmSite UnImp Land	87	197.75	494,775	97	226.12	570,195	
36. FarmSite Improv Land	1,266	2,956.38	7,458,825	1,431	3,315.24	8,379,475	
37. FarmSite Improvements	1,463	0.00	35,126,825	1,640	0.00	38,549,550	0
38. FarmSite Total				<b>1,737</b>	<b>3,541.36</b>	<b>47,499,220</b>	
39. Road & Ditches	0	10,440.89	0	0	11,307.06	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>2,937</b>	<b>15,997.43</b>	<b>181,792,660</b>	<b>4,985,055</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.00	558,270	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	6	0.00	558,270

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	22.23	66,480	512	39,033.51	127,323,445
44. Recapture Value N/A	1	22.23	66,480	512	39,033.51	127,323,445
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3,865	390,354.94	1,240,581,975	4,378	429,410.68	1,367,971,900
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	5,846.98	8.73%	39,428,595	9.61%	6,743.41
46. 1A	22,007.60	32.84%	149,560,850	36.44%	6,795.87
47. 2A1	3,933.87	5.87%	24,191,660	5.89%	6,149.58
48. 2A	17,659.41	26.35%	108,849,935	26.52%	6,163.85
49. 3A1	5,981.82	8.93%	31,709,525	7.73%	5,300.98
50. 3A	8.48	0.01%	45,070	0.01%	5,314.86
51. 4A1	10,927.59	16.31%	53,528,835	13.04%	4,898.50
52. 4A	646.77	0.97%	3,153,430	0.77%	4,875.66
<b>53. Total</b>	<b>67,012.52</b>	<b>100.00%</b>	<b>410,467,900</b>	<b>100.00%</b>	<b>6,125.24</b>
<b>Dry</b>					
54. 1D1	8,249.97	3.01%	34,649,880	3.68%	4,200.00
55. 1D	51,736.36	18.87%	217,292,480	23.08%	4,200.00
56. 2D1	14,857.82	5.42%	55,271,095	5.87%	3,720.00
57. 2D	86,981.38	31.72%	313,132,950	33.25%	3,600.00
58. 3D1	49,330.88	17.99%	159,585,595	16.95%	3,235.00
59. 3D	53.01	0.02%	171,480	0.02%	3,234.86
60. 4D1	59,969.50	21.87%	153,821,855	16.34%	2,565.00
61. 4D	3,005.62	1.10%	7,709,630	0.82%	2,565.07
<b>62. Total</b>	<b>274,184.54</b>	<b>100.00%</b>	<b>941,634,965</b>	<b>100.00%</b>	<b>3,434.31</b>
<b>Grass</b>					
63. 1G1	739.75	0.81%	1,036,045	0.76%	1,400.53
64. 1G	3,568.51	3.89%	7,267,555	5.33%	2,036.58
65. 2G1	3,812.43	4.15%	6,406,410	4.70%	1,680.40
66. 2G	11,606.73	12.64%	23,117,525	16.97%	1,991.73
67. 3G1	29,471.45	32.11%	47,667,050	34.98%	1,617.40
68. 3G	68.56	0.07%	91,975	0.07%	1,341.53
69. 4G1	18,502.20	20.16%	26,583,670	19.51%	1,436.78
70. 4G	24,020.68	26.17%	24,086,650	17.68%	1,002.75
<b>71. Total</b>	<b>91,790.31</b>	<b>100.00%</b>	<b>136,256,880</b>	<b>100.00%</b>	<b>1,484.44</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>67,012.52</b>	<b>15.17%</b>	<b>410,467,900</b>	<b>27.56%</b>	<b>6,125.24</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>274,184.54</b>	<b>62.06%</b>	<b>941,634,965</b>	<b>63.23%</b>	<b>3,434.31</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>91,790.31</b>	<b>20.78%</b>	<b>136,256,880</b>	<b>9.15%</b>	<b>1,484.44</b>
72. Waste	8,785.98	1.99%	878,665	0.06%	100.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	451.64	0.10%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>441,773.35</b>	<b>100.00%</b>	<b>1,489,238,410</b>	<b>100.00%</b>	<b>3,371.05</b>

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

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	139.89	11.78%	684,760	13.54%	4,894.99
46. 1A	90.96	7.66%	445,250	8.81%	4,895.01
47. 2A1	109.56	9.23%	480,975	9.51%	4,390.06
48. 2A	372.59	31.38%	1,635,670	32.35%	4,390.00
49. 3A1	273.90	23.07%	1,065,465	21.07%	3,889.98
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	196.80	16.58%	730,130	14.44%	3,710.01
52. 4A	3.60	0.30%	13,355	0.26%	3,709.72
<b>53. Total</b>	<b>1,187.30</b>	<b>100.00%</b>	<b>5,055,605</b>	<b>100.00%</b>	<b>4,258.07</b>
<b>Dry</b>					
54. 1D1	678.86	1.65%	2,396,375	1.98%	3,530.00
55. 1D	4,288.36	10.42%	15,137,935	12.54%	3,530.01
56. 2D1	2,857.42	6.94%	9,743,805	8.07%	3,410.00
57. 2D	14,393.45	34.97%	49,081,640	40.65%	3,410.00
58. 3D1	8,865.49	21.54%	23,227,580	19.24%	2,620.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	9,417.05	22.88%	19,775,825	16.38%	2,100.00
61. 4D	662.63	1.61%	1,391,510	1.15%	2,099.98
<b>62. Total</b>	<b>41,163.26</b>	<b>100.00%</b>	<b>120,754,670</b>	<b>100.00%</b>	<b>2,933.55</b>
<b>Grass</b>					
63. 1G1	15.51	0.08%	23,040	0.07%	1,485.49
64. 1G	532.64	2.64%	1,078,425	3.42%	2,024.68
65. 2G1	705.37	3.49%	1,245,890	3.95%	1,766.29
66. 2G	2,613.80	12.93%	5,659,235	17.93%	2,165.14
67. 3G1	8,839.28	43.74%	14,406,985	45.66%	1,629.88
68. 3G	3.15	0.02%	7,845	0.02%	2,490.48
69. 4G1	3,264.81	16.16%	4,557,850	14.44%	1,396.05
70. 4G	4,232.87	20.95%	4,576,255	14.50%	1,081.12
<b>71. Total</b>	<b>20,207.43</b>	<b>100.00%</b>	<b>31,555,525</b>	<b>100.00%</b>	<b>1,561.58</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>1,187.30</b>	<b>1.84%</b>	<b>5,055,605</b>	<b>3.21%</b>	<b>4,258.07</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>41,163.26</b>	<b>63.63%</b>	<b>120,754,670</b>	<b>76.63%</b>	<b>2,933.55</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>20,207.43</b>	<b>31.24%</b>	<b>31,555,525</b>	<b>20.03%</b>	<b>1,561.58</b>
72. Waste	2,136.18	3.30%	213,635	0.14%	100.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>64,694.17</b>	<b>100.00%</b>	<b>157,579,435</b>	<b>100.00%</b>	<b>2,435.76</b>

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	5,957.24	36,473,040	62,242.58	379,050,465	68,199.82	415,523,505
<b>77. Dry Land</b>	151.66	556,015	29,806.36	102,429,790	285,389.78	959,403,830	315,347.80	1,062,389,635
<b>78. Grass</b>	26.04	28,225	9,585.69	13,570,510	102,386.01	154,213,670	111,997.74	167,812,405
<b>79. Waste</b>	9.72	970	1,119.63	111,970	9,792.81	979,360	10,922.16	1,092,300
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	44.74	0	12.01	0	394.89	0	451.64	0
<b>82. Total</b>	<b>187.42</b>	<b>585,210</b>	<b>46,468.92</b>	<b>152,585,310</b>	<b>459,811.18</b>	<b>1,493,647,325</b>	<b>506,467.52</b>	<b>1,646,817,845</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	68,199.82	13.47%	415,523,505	25.23%	6,092.74
<b>Dry Land</b>	315,347.80	62.26%	1,062,389,635	64.51%	3,368.95
<b>Grass</b>	111,997.74	22.11%	167,812,405	10.19%	1,498.36
<b>Waste</b>	10,922.16	2.16%	1,092,300	0.07%	100.01
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	451.64	0.09%	0	0.00%	0.00
<b>Total</b>	<b>506,467.52</b>	<b>100.00%</b>	<b>1,646,817,845</b>	<b>100.00%</b>	<b>3,251.58</b>

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

34 Gage

	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	701,489,795	716,054,800	14,565,005	2.08%	7,043,860	1.07%
02. Recreational	703,380	50,420	-652,960	-92.83%	0	-92.83%
03. Ag-Homesite Land, Ag-Res Dwelling	129,822,380	134,293,440	4,471,060	3.44%	4,985,055	-0.40%
<b>04. Total Residential (sum lines 1-3)</b>	<b>832,015,555</b>	<b>850,398,660</b>	<b>18,383,105</b>	<b>2.21%</b>	<b>12,028,915</b>	<b>0.76%</b>
05. Commercial	158,736,790	166,356,730	7,619,940	4.80%	6,107,590	0.95%
06. Industrial	34,262,285	35,653,915	1,391,630	4.06%	746,445	1.88%
07. Ag-Farmsite Land, Outbuildings	45,298,650	47,499,220	2,200,570	4.86%	0	4.86%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>238,297,725</b>	<b>249,509,865</b>	<b>11,212,140</b>	<b>4.71%</b>	<b>6,854,035</b>	<b>1.83%</b>
<b>10. Total Non-Agland Real Property</b>	<b>1,070,313,280</b>	<b>1,099,908,525</b>	<b>29,595,245</b>	<b>2.77%</b>	<b>18,882,950</b>	<b>1.00%</b>
11. Irrigated	287,136,785	415,523,505	128,386,720	44.71%		
12. Dryland	872,267,555	1,062,389,635	190,122,080	21.80%		
13. Grassland	129,640,605	167,812,405	38,171,800	29.44%		
14. Wasteland	1,093,245	1,092,300	-945	-0.09%		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>1,290,138,190</b>	<b>1,646,817,845</b>	<b>356,679,655</b>	<b>27.65%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>2,360,451,470</b>	<b>2,746,726,370</b>	<b>386,274,900</b>	<b>16.36%</b>	<b>18,882,950</b>	<b>15.56%</b>

**Gage County**  
**3-Year Plan**  
June 2014

**Budget, Staffing, and Contracts**

Budget

2014-2015 Proposed Budget =\$218,462.00 (including salaries) 3000 is allotted for education, lodging, and other travel related expenses.

Appraisal Maintenance \$45,000 (Contracted)

Budget Comments

I would like to hire a full time appraiser for Gage County at some point in time. In my estimation an appraiser's salary would run in the range of \$40,000 to \$45,000. With the economy issues, this will need to be put on hold.

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system. Responsible for all 521's, updating and developing GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work.

Part-time County Appraiser

Bob Thoma is now a county employee. His responsibilities include developing valuation studies, for agricultural properties.

Contract Appraiser

Darrell Stanard is contracted for 5 days a month. His responsibilities include sales verification, appraisal maintenance and pricing pickup work and developing valuation studies.

## **3 Year Appraisal Plan**

### **2015**

#### **Residential**

For 2015 the county will be reviewing small town residential properties. A new photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

#### **Commercial**

For 2015 the county will be reviewing commercial properties. A new photo will be taken and any changes that may have occurred to the property will be updated. Industrial sites were looked out for 2014 with new pictures taken and new information obtained on these properties. Changes that had occurred to the properties were updated. Sale review and pick up work will also be completed.

#### **Agricultural**

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures required by law. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

### **2016**

#### **Residential**

For 2016 the county will be reviewing rural residential properties. A new photo will be taken and any changes that may have occurred to the property will be updated. Rural outbuilding will also be looked at. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick-up work will also be completed.

#### **Commercial**

There will be an appraisal maintenance for the commercial properties in 2016. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick-up work will also be completed for commercial properties.

#### **Agricultural**

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

**2017**

**Residential**

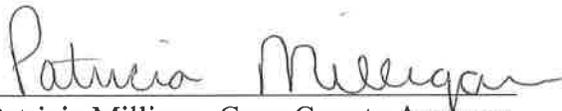
For 2017 the county will be reviewing Beatrice residential which will be a 2 year project. A new photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

**Commercial**

There will be an appraisal maintenance for the commercial properties in 2017. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

**Agricultural**

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

  
Patricia Milligan, Gage County Assessor

10-31-2014  
Date

## 2015 Assessment Survey for Gage County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	218,462
<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>
	32,552 for lister salary, 5,000 for part time salary, 4,500 is budgeted for fuel which is mainly for the appraisal staff
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	60,000 TERC and Stanard 10,000 refereee
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	Terra Scan and GIS funding is budgeted out of county general. From County General GIS/Manatron/ASI/(Terra Scan) is 35,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	3000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	5,500 for miscellaneous supplies and office equipment
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	nominal amount

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	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>
	Assessor staff
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, <a href="http://gage.assessor.gisworkshop.com/">http://gage.assessor.gisworkshop.com/</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor staff
8.	<b>Personal Property software:</b>
	Terra Scan

## 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>
	All with the exception of Ellis, Rockford, Holmesville, and Lanham
4.	<b>When was zoning implemented?</b>
	2000

**D. Contracted Services**

1.	<b>Appraisal Services:</b>
	Stanard Appraisal
2.	<b>GIS Services:</b>
	GIS Worksop
3.	

**E. Appraisal /Listing Services**

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	None
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes



# 2015 Certification for Gage 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 Gage 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



