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2015 Commission Summary for Morrill County

Residential Real Property - Current

Number of Sales	121	Median	96.73
Total Sales Price	\$8,317,957	Mean	117.68
Total Adj. Sales Price	\$8,317,957	Wgt. Mean	95.69
Total Assessed Value	\$7,959,461	Average Assessed Value of the Base	\$45,859
Avg. Adj. Sales Price	\$68,743	Avg. Assessed Value	\$65,781

Confidence Interval - Current

95% Median C.I	90.39 to 103.26
95% Wgt. Mean C.I	90.78 to 100.60
95% Mean C.I	104.02 to 131.34
% of Value of the Class of all Real Property Value in the	14.63
% of Records Sold in the Study Period	5.08
% of Value Sold in the Study Period	7.28

Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	108	98	98.25
2013	84	100	100.09
2012	57	98	97.65
2011	70	97	97

2015 Commission Summary for Morrill County

Commercial Real Property - Current

Number of Sales	23	Median	97.81
Total Sales Price	\$1,754,750	Mean	108.58
Total Adj. Sales Price	\$1,754,750	Wgt. Mean	66.95
Total Assessed Value	\$1,174,864	Average Assessed Value of the Base	\$90,812
Avg. Adj. Sales Price	\$76,293	Avg. Assessed Value	\$51,081

Confidence Interval - Current

95% Median C.I	65.57 to 106.00
95% Wgt. Mean C.I	31.93 to 101.98
95% Mean C.I	75.25 to 141.91
% of Value of the Class of all Real Property Value in the County	4.46
% of Records Sold in the Study Period	6.27
% of Value Sold in the Study Period	3.53

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	21	100	93.24
2013	19		95.90
2012	11		97.45
2011	9	0	95

2015 Opinions of the Property Tax Administrator for Morrill County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2015.



Ruth A. Sorensen
Property Tax Administrator

2015 Residential Assessment Actions for Morrill County

Within the residential class for assessment year 2015 all annual pickup work was completed in a timely manner. Both towns of Bridgeport and Bayard reported building permits and all of them were followed up on by reviewing each property and collecting or confirming the assessment data and taking photos. Broadwater did not have any building permits to report. As the Assessor's Office was out, a drive through Broadwater would show no new improvements.

Stanard Appraisal Service has been retained to consult with the county and assist when needed. The appraisal company reviewed the residential sales within Bridgeport, Broadwater and Bayard to confirm that the models built during the reappraisal did not need to be recalibrated and that they were still working with the current market. The Rural Residential land was reviewed, all home sites are valued at 100% of market, and acres that are not used primarily for agricultural use are valued at 100% of market. However, if it was determined that a parcel has acres considered to be primarily used for agricultural purposes those acres were then valued at 75% of market. No major changes occurred for 2015.

2015 Residential Assessment Survey for Morrill County

1.	Valuation data collection done by:										
	Office and Stanard Appraisal Service.										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Bayard has the closest proximity to Scottsbluff and enough sales to analyze its own market.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to, it is a market within itself.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.	02	Bayard has the closest proximity to Scottsbluff and enough sales to analyze its own market.	03	Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to, it is a market within itself.	04	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>										
01	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.										
02	Bayard has the closest proximity to Scottsbluff and enough sales to analyze its own market.										
03	Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to, it is a market within itself.										
04	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	All three approaches (cost, income and sales) will be considered. However, the sales will be utilized the most in building models.										
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?										
	The appraisal company will review the sales and build models, the sales will be charted for a cost range per square foot based on style, quality, condition and age. Plus or minus adjustment factors will be developed for, but not limited to; basement, basement finish, number of garage stalls, fireplace, central air, and so on to arrive at a final value estimate per square foot.										
5.	Are individual depreciation tables developed for each valuation grouping?										
	Values are established primarily from a model based on a cost range per square foot.										
6.	Describe the methodology used to determine the residential lot values?										
	Land is valued by a square foot method.										
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?										
	All lots values are established from an analysis of the market. A discounted cash flow method is not utilized.										

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>
01	2010	2008	2010	2010
02	2010	2008	2010	2010
03	2010	2008	2010	2010
04	2010	2008	2010	2010

2015 Residential Correlation Section for Morrill County

County Overview

Morrill County has a total countywide population of approximately 5000. The residential market is influenced by job opportunities, retail services, and a strong agricultural economy. The residential market is somewhat stable within Bridgeport, the county seat with a population of approximately 1500. In Bayard (pop. 1200) it is somewhat erratic and is affected by its distance to areas with better job markets such as Bridgeport, Gering or Scottsbluff. Because of the scarcity of goods and services in Broadwater (pop. 128) the residential market is in a declining mode.

Description of Analysis

The statistical sample of 121 sales will be considered an adequate and reliable sample for the measurement of the residential class of real property in Morrill County. Four valuation groupings have been identified by unique characteristics and varying degrees of economic influence that affect each. The statistical sampling is being affected by low dollar sales and demonstrates the erratic markets. Of the measures of central tendency only the median and weighted mean are within the prescribed parameters. The qualitative measures are mirroring the poor economics and erratic markets in Bayard and Broadwater coupled with the low dollar outliers occurring throughout the county.

Stanard Appraisal Service will assist the county and help re-calibrate the residential models when needed. Rural residential land was reviewed, all home sites are valued at 100% of market, and acres that are not used primarily for agricultural use are valued at 100% of market. However, if it was determined that a parcel has acres considered to be primarily used for agricultural purposes those acres were then valued at 75% of market.

Sales Qualification

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

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Morrill County was selected for review in 2014. With the information available it was confirmed that the assessment practices are reliable and

2015 Residential Correlation Section for Morrill County

applied consistently. It is believed the residential properties are being treated in a uniform and proportionate manner.

Based on the sample of 121 sales, the median measure of central tendency demonstrates that an acceptable level of value has been attained overall and the individual substratum with a sufficient number of sales will demonstrate an acceptable level of value as well.

Level of Value

Based on all available information, the level of value of the residential property in Morrill County is 97%.

2015 Commercial Assessment Actions for Morrill County

Within the commercial class for assessment year 2015 all annual pickup work was completed in a timely manner.

Stanard Appraisal Service has been retained to consult with the county and assist when needed. The appraisal company reviewed the commercial sales to confirm that the models built during the reappraisal did not need to be re-calibrated and that they were still working with the current market, as a result no major changes occurred for 2015.

2015 Commercial Assessment Survey for Morrill County

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04	The rural market would be somewhat specialized with sugar beets, corn and an ethanol plant. The sugar beet factory in Morrill county has closed down, the closest processing plant now is in Scottsbluff.										
3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	All three approaches (cost, income and sales) will be looked at, the market and income approaches will carry the most weight.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	Stanard Appraisal Service has valued the unique commercial properties, such as the ethanol plant, feedlots, and elevator facilities and an independent living facility.										
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?										
	Depreciation tables are not built. The appraisal company will review the sales and build models; the sales will be charted for a cost range per square foot based on occupancy, quality, condition and age. Plus or minus adjustment factors will be developed to arrive at a final value estimate per square foot.										
5.	Are individual depreciation tables developed for each valuation grouping?										
	No, values are established primarily from a model based on a cost range per square foot, and income when enough information exists.										
6.	Describe the methodology used to determine the commercial lot values.										
	From the market a square foot method has been developed.										

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>
	01	2010	2008	2010	2010
	02	2010	2008	2010	2010
	03	2010	2008	2010	2010
	04	2010	2008	2010	2010

2015 Commercial Correlation Section for Morrill County

County Overview

The commercial market in Morrill County is influenced by job opportunities, retail services, and a strong agricultural economy made up of younger and older generations. The commercial market appears to be more stable within Bridgeport with the ethanol plant, grain elevator and fertilizer plant, implement dealership, four banks and two grocery stores, while in Bayard the market appears to be stale to declining with the loss of businesses. The job market in Bayard is becoming scarce, causing people to look toward Scottsbluff for work and cheaper products. In Broadwater the commercial market has become non-existent.

Description of Analysis

The commercial parcels in Morrill County are represented by 49 different occupancy codes; over 66% of the population consists of office buildings, retail, storage warehouses, restaurants and service repair garages. Within the substratum Valuation Grouping 01 (Bridgeport) only 9 sales exist, which do not represent the commercial population. There are 12 sales in Valuation Grouping 02 (Bayard) that has an unstable commercial market and the sales in the sample do not represent the population. For measurement purposes, neither the total statistical sampling of 23 commercial sales, nor any of the substratums, will be considered as adequate or representative of the commercial properties in Morrill County.

The assessor stays on track with the three year plan of assessment and is ready to begin the next six year physical inspection and review cycle. Stanard Appraisal Services, Inc. assists with the valuation of the commercial properties. There were no major changes within the commercial class for 2015.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. The assessor has a thorough documentation process. Measurement was done utilizing all available information and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Morrill County was reviewed in 2014. With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

2015 Commercial Correlation Section for Morrill County

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole or by substratum.

Level of Value

Based on the consideration of all available information and assessment practices, the level of value is determined to be at the statutory level of 100% of market value for the commercial class of property.

2015 Agricultural Assessment Actions for Morrill County

The agricultural land market was analyzed for 2015. Each market area (2, 3 and 4) was analyzed on its own importance and the county as a whole was reviewed. Research was expanded to the adjoining counties of Box Butte, Sheridan, Garden, Cheyenne, Banner, Scottsbluff and Sioux for comparable sales unique to the market area it adjoined.

Modifications were made to the land values in each market area as identified in the agricultural analysis. Sales containing accretion lands were reviewed, and the value was set at 100% of market value on accretion only. Special Value has been in place since 2014, it continues to be updated as Form 456's are turned in.

For assessment year 2016, work will continue with the anticipation of having more GIS information loaded onto the county's MIPS CAMA/administrative computer system. The Morrill County Assessor's office went online with the MIPS/CAMA information in the year 2013. GISWorkshop is now online and has proven to be a large benefit for Morrill County. The county is so saturated with small agricultural parcels that it has been difficult and very time consuming to research these parcels and verify that data is accurate. GIS has been an asset in examining these parcels and it is fortunate that the appointed deputy assessor is also well versed in GIS mapping. This individual has taken on a fundamental roll in assisting with getting the county completely online with GIS. The mapping on GISWorkshop continues to be updated as time allows.

2015 Agricultural Assessment Survey for Morrill County

1.	Valuation data collection done by:													
	Office staff and Stanard Appraisal Service.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2</td> <td>The northern portion of the county which consists primarily of the Sandhills region.</td> <td style="text-align: center;">2010-2011</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.</td> <td style="text-align: center;">2010-2011</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Market Area 4 is the area along the Platte River; it has recreational potential.</td> <td style="text-align: center;">2010-2011</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	2	The northern portion of the county which consists primarily of the Sandhills region.	2010-2011	3	Begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.	2010-2011	4	Market Area 4 is the area along the Platte River; it has recreational potential.	2010-2011
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>												
2	The northern portion of the county which consists primarily of the Sandhills region.	2010-2011												
3	Begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.	2010-2011												
4	Market Area 4 is the area along the Platte River; it has recreational potential.	2010-2011												
	In 2014 started the physical review and inspection again in the southeast corner of the county.													
3.	Describe the process used to determine and monitor market areas.													
	Topography and geographical information is looked at. Sales determination is made through sales review and verification, location and use of the property and a physical inspection if needed.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The primary use of the land is a good indicator in determining if it is agricultural. Normally after verification with the buyer and/or seller, or third party to the transaction it can be determined what the use of the property will be. If the on-site review and sales verification process reveals the parcel was not purchased with the intent to farm or ranch it will be considered rural residential or recreational.													
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?													
	Yes													
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	Parcels enrolled in the Wetland Reserve Program have been mapped. The contracts are reviewed and those enrolled for a designated period of time that could be returned to agricultural use will be valued as agricultural. Those enrolled in the program in to perpetuity will be valued at 100% of market. Not many of these sales occur to have a good indication of the market.													
7.	Have special valuation applications been filed in the county? If so, answer the following:													
	Yes													
7a.	What process was used to determine if non-agricultural influences exist?													
	Physical inspections will occur with the owner present when possible.													
7b.	Describe the non-agricultural influences present within the county.													
	Goose hunting is the primary driving force for the marketing of these parcels.													

7c.	How many parcels in the county are receiving special value?
	133
7d.	Where is the influenced area located within the county?
	Primarily along the Platte River.
7e.	Describe the valuation models and approaches used to establish the uninfluenced values.
	The sales comparison approach is used to analyze the agricultural market. The sales will be stratified by market area, and then by class (irrigated, dry, grass) on a spreadsheet. Preliminary statistics can be reviewed, purposed values can be tested and the estimated final statistics can be considered.

Morrill County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Morrill	2	n/a	2,100	2,100	2,100	n/a	2,100	2,100	2,100	2,100
ScottsBluff	3	n/a	n/a	2,625	2,625	2,050	1,600	1,600	1,600	2,253
Sioux	1	n/a	1,295	1,200	1,200	1,150	1,150	1,100	1,100	1,161
Box Butte	1	n/a	2,445	2,210	2,458	2,490	2,481	2,484	2,488	2,473
Sheridan	1	n/a	1,690	1,625	1,500	1,495	1,480	1,470	1,440	1,556
Garden	1	n/a	2,000	2,000	2,000	2,000	1,950	1,950	1,950	1,963
Morrill	3	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	2,250
Garden	1	n/a	2,000	2,000	2,000	2,000	1,950	1,950	1,950	1,963
Cheyenne	3	n/a	3,030	3,010	3,000	2,995	2,800	2,700	2,650	2,991
Banner	1	n/a	1,650	1,550	1,400	1,350	1,350	1,350	1,046	1,380
ScottsBluff	3	n/a	n/a	2,625	2,625	2,050	1,600	1,600	1,600	2,253
Morrill	4	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	2,234
Garden	1	n/a	2,000	2,000	2,000	2,000	1,950	1,950	1,950	1,963
ScottsBluff	2	n/a	n/a	2,625	2,625	2,050	1,600	1,600	1,600	2,161

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Morrill	2	n/a	435	n/a	400	n/a	385	385	385	396
ScottsBluff	3	n/a	n/a	455	455	400	375	375	340	416
Sioux	1	n/a	510	390	380	370	370	360	340	381
Box Butte	1	n/a	380	n/a	380	380	380	380	380	380
Sheridan	1	n/a	635	605	575	565	535	525	520	573
Garden	1	n/a	795	795	775	775	770	750	750	785
Morrill	3	n/a	500	500	450	450	450	450	450	461
Garden	1	n/a	795	795	775	775	770	750	750	785
Cheyenne	3	n/a	775	770	720	710	700	685	680	759
Banner	1	n/a	550	500	500	450	420	400	370	482
ScottsBluff	3	n/a	n/a	455	455	400	375	375	340	416
Morrill	4	n/a	530	530	530	n/a	470	470	470	480
Garden	1	n/a	795	795	775	775	770	750	750	785
ScottsBluff	2	n/a	n/a	454	455	n/a	375	375	340	394

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Morrill	2	n/a	300	300	300	n/a	300	300	300	300
ScottsBluff	3	n/a	n/a	335	335	325	325	325	300	315
Sioux	1	n/a	325	315	315	310	310	290	270	286
Box Butte	1	n/a	297	285	292	293	287	286	285	286
Sheridan	1	n/a	430	430	420	410	410	335	300	334
Garden	1	n/a	397	300	342	318	335	298	291	295
Morrill	3	n/a	385	355	325	300	300	300	300	304
Garden	1	n/a	397	300	342	318	335	298	291	295
Cheyenne	3	n/a	523	492	506	482	445	444	259	399
Banner	1	n/a	393	378	358	340	323	317	292	318
ScottsBluff	3	n/a	n/a	335	335	325	325	325	300	315
Morrill	4	n/a	400	400	407	352	350	352	374	365
Garden	1	n/a	397	300	342	318	335	298	291	295
ScottsBluff	2	n/a	n/a	386	401	409	356	355	322	339

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

Rose M Nelson
MORRILL COUNTY ASSESSOR
P O BOX 868
BRIDGEPORT, NE 69336
308-262-1534

Ruth A Sorensen
Dept of Revenue, Property Assessment Division
1033 O St. Ste 600
Lincoln, NE 68508

Dear Ms Sorensen:

Below is the information regarding special valuation in Morrill County as per PAT Regulation-11-005.04.

Market area 4 for 2014 is the area located around the North Platte River which runs diagonally from the northwesterly corner of Morrill County to the Southeasterly corner. This area is unique in that it was developed off of the top two soils surrounding the river and accretion ground in 2010. Land values are affected by buyers purchasing the land for recreational use.

Market area 3 is the rocky hills coming down into the river and Market area 2 is the rest of Morrill County. Market area 1 was dissolved into Market area 2 as there were not enough sales to constitute it being its separate area. Neither Market area 2 or 3 has special valuation.

Morrill County developed Special Value in Market area 4 in 2013. In each three year sales period, we generally have a very small number of land sales along the North Platte River. However, the sales that have occurred show that the accretion land values are affected by buyers purchasing the land for recreational use.

Back in 2013, letters were sent out to all owners of accretion ground to explain how to apply for special value with Form 456 in this market area, as there are owners in this area actively using their land for agricultural use, primarily pasture for cattle. The assessor and her deputy went out and inspected all parcels that special value was applied for. In most instances, there were cattle put on accretion lands at some point every year. This was proven through parcel owners showing fencing, Russian Olive trees removed, and in some instances at the time of inspection there were cattle grazing on the grass. However, there are recreational uses going on. The most primary of these is goose hunting. There is also duck hunting, deer hunting, and turkey hunting. It was decided then to plot each of these blinds on our GISWorkshop mapping system and place a one acre recreational value on each blind.

With the implementation of Special Value in Market area 4 so recent, we expected more Form 456 Special Value applications to come in last year, 2014, and they did. In 2015, the assessor and her deputy will continue to go out and inspect, and document recreational uses on each

parcel. The blinds will be valued at 100% of market value, with the rest of the land valued as agricultural, if used as such, and is based on approximately 75% of market.

These are the methods Morrill County uses to determine valuations for agriculturally used properties and for recreationally used properties. We feel it is the most equitable and uniform method of dealing with recreational uses along the North Platte River in Morrill County.

Sincerely,

Rose M Nelson
Morrill County Assessor

2015 Agricultural Correlation Section for Morrill County

County Overview

Morrill County is in the western part of Nebraska more commonly known as the Panhandle. The North Platte Natural Resource District manages this area. In western Nebraska ground water is greatly dependent on a series of canals, tributaries, and seasonal irrigation run-off, which recharge the aquifer. In 2001 a moratorium on new water well drilling was put into effect.

Primary roads running through Morrill County are highways 26 from east to west and 385 going northeast out of Bridgeport and 92 going to the southeast out of Bridgeport. There are also three rail lines that go through the Panhandle; the Union Pacific, Chicago & Northwestern, and Burlington Northern & Santa Fe. These attributes are important aspects in the marketing of crops and livestock in the agricultural market. The ethanol plant in Bridgeport is also a contributing factor in the marketing of corn.

The ability of Morrill County to locate comparable sales is somewhat hindered by its location and the unique characteristics of the market areas.

Market Area 2; this entire area is Sand Hills. It includes what used to be market area one, which had previously been considered more similar to Garden County with lush grasses. The composition of the soils in market area two changes to a very fine to powder like sand and the grasses are thinly populated. The market does not recognize a difference in these characteristics.

Market Area 3 covers the remainder of Morrill County, with the exception of land along and including the North Platte River. The topography consists of eroded walls and escarpments, grass tablelands and scattered eroded buttes on the north side and falls off into the valley and with hills and steeper terrain rising gain to the south. The land use is predominantly grass and approximately a third cropland.

Market Area 4 is along and including the North Platte River. The river area is recognized as special value due to hunting and recreational use. Consideration is being given to combining this area with Market Area 3 in 2016. There has never been more than a few sales and they do not seem to indicate a difference in the agricultural market.

Description of Analysis

The overall sample of agricultural sales over the three year study period appeared to be proportionally distributed over the three year study period. However, when further stratified by market area only market area 3 with 21 sales was proportionately distributed over the three year study period. Market areas 2 and 4 are very small samples.

2015 Agricultural Correlation Section for Morrill County

Comparable sales for inclusion in Market Area 2 (Sand Hills) were sought from other counties with similar topography and sandy soils. The sample was still slightly skewed as there were not enough comparable sales available for use in the first year of the study period.

Comparable sales were identified for inclusion in Market Area 3; the sample was proportionately distributed over the three year study period and representative of the land use of the area and within each of the three classes of agricultural land (irrigation, dry and grass).

There was not an abundance of comparable sales for market area four however, along the river where the area is somewhat homogeneous and variation in the market is minimal, it may be logical to consider the sample a reasonable indicator of the market.

Sales Qualification

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

Equalization and Quality of Assessment

Many factors were considered in determining the level of value for the agricultural class of real property within Morrill County. The sales data, as provided by the assessor, in the States sales file was examined and tested. The resulting statistics were indicators of assessment actions and uniform and proportionate treatment within the class and subclasses.

Level of Value

The overall median of 72% will be used in determining the level of value for the agricultural class of real property within Morrill County.

Special Valuation

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

**62 Morrill
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 : 121
 Total Sales Price : 8,317,957
 Total Adj. Sales Price : 8,317,957
 Total Assessed Value : 7,959,461
 Avg. Adj. Sales Price : 68,743
 Avg. Assessed Value : 65,781

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 118
 COD : 39.55
 PRD : 122.98

COV : 65.14
 STD : 76.66
 Avg. Abs. Dev : 38.26
 MAX Sales Ratio : 614.95
 MIN Sales Ratio : 43.28

95% Median C.I. : 90.39 to 103.26
 95% Wgt. Mean C.I. : 90.78 to 100.60
 95% Mean C.I. : 104.02 to 131.34

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	11	86.36	110.23	91.81	37.37	120.06	66.57	227.83	77.69 to 166.67	55,773	51,203
01-JAN-13 To 31-MAR-13	9	95.16	100.87	84.98	20.22	118.70	64.87	157.14	80.05 to 122.75	72,767	61,838
01-APR-13 To 30-JUN-13	16	90.26	100.60	89.89	23.23	111.91	58.15	223.50	81.80 to 107.73	79,145	71,140
01-JUL-13 To 30-SEP-13	19	95.91	103.20	95.55	23.74	108.01	61.39	175.74	77.63 to 117.49	69,132	66,055
01-OCT-13 To 31-DEC-13	11	100.00	108.77	98.22	29.59	110.74	57.58	197.32	65.88 to 172.74	58,948	57,902
01-JAN-14 To 31-MAR-14	19	113.92	141.20	101.27	52.81	139.43	54.79	614.95	78.99 to 128.10	55,542	56,245
01-APR-14 To 30-JUN-14	19	96.73	147.88	109.50	64.71	135.05	64.14	504.45	83.78 to 130.89	63,264	69,273
01-JUL-14 To 30-SEP-14	17	92.25	109.40	91.09	36.90	120.10	43.28	280.25	73.42 to 135.80	92,000	83,802
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	55	92.70	103.47	91.29	25.94	113.34	58.15	227.83	86.36 to 100.82	69,968	63,874
01-OCT-13 To 30-SEP-14	66	100.52	129.53	99.48	49.39	130.21	43.28	614.95	90.39 to 109.61	67,723	67,370
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	55	95.16	103.18	92.37	24.49	111.70	57.58	223.50	89.15 to 101.12	70,603	65,213
<u>ALL</u>	121	96.73	117.68	95.69	39.55	122.98	43.28	614.95	90.39 to 103.26	68,743	65,781

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	59	96.73	113.00	96.48	33.53	117.12	43.28	352.30	90.66 to 107.61	73,271	70,691
02	38	99.22	112.72	98.43	32.62	114.52	58.15	280.25	83.57 to 122.75	56,504	55,616
03	8	124.68	223.88	115.25	117.73	194.26	56.76	614.95	56.76 to 614.95	24,688	28,451
04	16	91.86	93.61	87.72	18.17	106.71	65.88	140.18	73.31 to 99.28	103,142	90,479
<u>ALL</u>	121	96.73	117.68	95.69	39.55	122.98	43.28	614.95	90.39 to 103.26	68,743	65,781

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	121	96.73	117.68	95.69	39.55	122.98	43.28	614.95	90.39 to 103.26	68,743	65,781
06											
07											
<u>ALL</u>	121	96.73	117.68	95.69	39.55	122.98	43.28	614.95	90.39 to 103.26	68,743	65,781

62 Morrill
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 : 121	MEDIAN : 97	COV : 65.14	95% Median C.I. : 90.39 to 103.26
Total Sales Price : 8,317,957	WGT. MEAN : 96	STD : 76.66	95% Wgt. Mean C.I. : 90.78 to 100.60
Total Adj. Sales Price : 8,317,957	MEAN : 118	Avg. Abs. Dev : 38.26	95% Mean C.I. : 104.02 to 131.34
Total Assessed Value : 7,959,461			
Avg. Adj. Sales Price : 68,743	COD : 39.55	MAX Sales Ratio : 614.95	
Avg. Assessed Value : 65,781	PRD : 122.98	MIN Sales Ratio : 43.28	

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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	3	280.25	350.78	312.05	54.45	112.41	157.14	614.95	N/A	2,500	7,801	
Less Than 15,000	12	223.53	258.81	232.43	51.77	111.35	88.85	614.95	121.50 to 352.30	6,450	14,992	
Less Than 30,000	27	166.67	194.91	158.91	52.73	122.65	56.76	614.95	100.82 to 223.55	15,218	24,183	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	118	95.54	111.76	95.49	34.29	117.04	43.28	504.45	89.56 to 101.12	70,428	67,255	
Greater Than 14,999	109	92.70	102.15	94.41	26.21	108.20	43.28	299.98	89.15 to 99.52	75,601	71,372	
Greater Than 29,999	94	92.35	95.50	92.41	19.62	103.34	43.28	172.74	88.73 to 98.83	84,118	77,729	
<u>Incremental Ranges</u>												
0 TO 4,999	3	280.25	350.78	312.05	54.45	112.41	157.14	614.95	N/A	2,500	7,801	
5,000 TO 14,999	9	223.50	228.15	223.88	43.46	101.91	88.85	504.45	100.82 to 352.30	7,767	17,388	
15,000 TO 29,999	15	135.44	143.80	141.84	40.96	101.38	56.76	299.98	83.03 to 192.49	22,233	31,535	
30,000 TO 59,999	31	97.61	101.09	99.56	24.62	101.54	43.28	172.74	81.80 to 112.23	42,473	42,284	
60,000 TO 99,999	36	94.51	94.88	94.18	14.50	100.74	54.79	125.84	88.73 to 103.26	75,584	71,183	
100,000 TO 149,999	16	88.70	93.60	93.36	20.89	100.26	57.58	135.80	80.05 to 122.45	120,556	112,548	
150,000 TO 249,999	9	82.15	85.31	85.16	14.13	100.18	64.87	103.36	73.31 to 101.12	158,833	135,255	
250,000 TO 499,999	2	80.99	80.99	81.23	13.92	99.70	69.72	92.25	N/A	255,500	207,535	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	121	96.73	117.68	95.69	39.55	122.98	43.28	614.95	90.39 to 103.26	68,743	65,781	

62 Morrill
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 : 23
Total Sales Price : 1,754,750
Total Adj. Sales Price : 1,754,750
Total Assessed Value : 1,174,864
Avg. Adj. Sales Price : 76,293
Avg. Assessed Value : 51,081

MEDIAN : 98
WGT. MEAN : 67
MEAN : 109
COD : 46.53
PRD : 162.18

COV : 70.97
STD : 77.06
Avg. Abs. Dev : 45.51
MAX Sales Ratio : 325.71
MIN Sales Ratio : 22.61

95% Median C.I. : 65.57 to 106.00
95% Wgt. Mean C.I. : 31.93 to 101.98
95% Mean C.I. : 75.25 to 141.91

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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
Qrtrs											
01-OCT-11 To 31-DEC-11	1	65.57	65.57	65.57	00.00	100.00	65.57	65.57	N/A	45,450	29,800
01-JAN-12 To 31-MAR-12	3	97.40	87.99	98.79	15.55	89.07	60.56	106.00	N/A	57,667	56,967
01-APR-12 To 30-JUN-12	2	107.27	107.27	102.93	08.82	104.22	97.81	116.73	N/A	48,000	49,408
01-JUL-12 To 30-SEP-12	3	53.03	70.00	71.25	51.14	98.25	37.80	119.17	N/A	58,667	41,800
01-OCT-12 To 31-DEC-12	1	99.04	99.04	99.04	00.00	100.00	99.04	99.04	N/A	25,000	24,760
01-JAN-13 To 31-MAR-13	1	22.61	22.61	22.61	00.00	100.00	22.61	22.61	N/A	600,300	135,715
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13	2	59.93	59.93	57.95	09.89	103.42	54.00	65.85	N/A	30,000	17,385
01-OCT-13 To 31-DEC-13	3	109.27	159.59	131.82	51.71	121.07	100.00	269.50	N/A	69,000	90,957
01-JAN-14 To 31-MAR-14	2	168.43	168.43	63.06	64.26	267.09	60.19	276.67	N/A	113,250	71,418
01-APR-14 To 30-JUN-14	4	100.54	153.84	121.84	59.70	126.26	88.57	325.71	N/A	17,625	21,475
01-JUL-14 To 30-SEP-14	1	70.80	70.80	70.80	00.00	100.00	70.80	70.80	N/A	75,000	53,100
Study Yrs											
01-OCT-11 To 30-SEP-12	9	97.40	83.79	86.64	25.41	96.71	37.80	119.17	53.03 to 116.73	54,494	47,213
01-OCT-12 To 30-SEP-13	4	59.93	60.38	28.49	36.83	211.93	22.61	99.04	N/A	171,325	48,811
01-OCT-13 To 30-SEP-14	10	101.00	150.18	95.80	65.79	156.76	60.19	325.71	70.80 to 276.67	57,900	55,470
Calendar Yrs											
01-JAN-12 To 31-DEC-12	9	97.81	87.50	89.34	21.83	97.94	37.80	119.17	53.03 to 116.73	52,222	46,653
01-JAN-13 To 31-DEC-13	6	82.93	103.54	51.12	67.59	202.54	22.61	269.50	22.61 to 269.50	144,550	73,893
ALL	23	97.81	108.58	66.95	46.53	162.18	22.61	325.71	65.57 to 106.00	76,293	51,081

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9	70.80	77.50	54.99	35.14	140.93	22.61	119.17	53.03 to 109.27	147,472	81,101
02	12	101.00	137.23	109.96	61.58	124.80	37.80	325.71	65.85 to 269.50	30,208	33,217
04	2	76.52	76.52	71.32	29.43	107.29	54.00	99.04	N/A	32,500	23,180
ALL	23	97.81	108.58	66.95	46.53	162.18	22.61	325.71	65.57 to 106.00	76,293	51,081

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	109.27	109.27	109.27	00.00	100.00	109.27	109.27	N/A	162,000	177,020
03	21	97.81	112.64	86.87	46.74	129.67	37.80	325.71	65.57 to 106.00	47,260	41,054
04	1	22.61	22.61	22.61	00.00	100.00	22.61	22.61	N/A	600,300	135,715
ALL	23	97.81	108.58	66.95	46.53	162.18	22.61	325.71	65.57 to 106.00	76,293	51,081

62 Morrill
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 : 23
Total Sales Price : 1,754,750
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Avg. Adj. Sales Price : 76,293
Avg. Assessed Value : 51,081

MEDIAN : 98
WGT. MEAN : 67
MEAN : 109
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PRD : 162.18

COV : 70.97
STD : 77.06
Avg. Abs. Dev : 45.51
MAX Sales Ratio : 325.71
MIN Sales Ratio : 22.61

95% Median C.I. : 65.57 to 106.00
95% Wgt. Mean C.I. : 31.93 to 101.98
95% Mean C.I. : 75.25 to 141.91

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SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	276.67	276.67	276.67	00.00	100.00	276.67	276.67	N/A	3,000	8,300
Less Than 15,000	3	276.67	230.32	219.41	28.57	104.97	88.57	325.71	N/A	5,667	12,433
Less Than 30,000	9	99.08	136.91	107.02	56.64	127.93	60.56	325.71	65.85 to 276.67	16,222	17,361
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	22	97.61	100.94	66.59	40.42	151.58	22.61	325.71	60.56 to 106.00	79,625	53,026
Greater Than 14,999	20	97.61	90.32	65.46	32.31	137.98	22.61	269.50	60.56 to 102.00	86,888	56,878
Greater Than 29,999	14	84.10	90.37	63.32	45.62	142.72	22.61	269.50	53.03 to 109.27	114,911	72,758
<u>Incremental Ranges</u>											
0 TO 4,999	1	276.67	276.67	276.67	00.00	100.00	276.67	276.67	N/A	3,000	8,300
5,000 TO 14,999	2	207.14	207.14	207.14	57.24	100.00	88.57	325.71	N/A	7,000	14,500
15,000 TO 29,999	6	99.06	90.21	92.21	15.20	97.83	60.56	116.73	60.56 to 116.73	21,500	19,825
30,000 TO 59,999	6	81.49	104.38	93.94	63.71	111.11	37.80	269.50	37.80 to 269.50	41,158	38,663
60,000 TO 99,999	4	84.31	85.20	84.16	27.62	101.24	53.03	119.17	N/A	67,750	57,016
100,000 TO 149,999	1	106.00	106.00	106.00	00.00	100.00	106.00	106.00	N/A	105,000	111,300
150,000 TO 249,999	2	84.73	84.73	80.82	28.96	104.84	60.19	109.27	N/A	192,750	155,778
250,000 TO 499,999											
500,000 TO 999,999	1	22.61	22.61	22.61	00.00	100.00	22.61	22.61	N/A	600,300	135,715
1,000,000 +											
<u>ALL</u>	23	97.81	108.58	66.95	46.53	162.18	22.61	325.71	65.57 to 106.00	76,293	51,081

62 Morrill
COMMERCIAL

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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	1	109.27	109.27	109.27	00.00	100.00	109.27	109.27	N/A	162,000	177,020
306	1	99.08	99.08	99.08	00.00	100.00	99.08	99.08	N/A	25,000	24,770
342	1	60.19	60.19	60.19	00.00	100.00	60.19	60.19	N/A	223,500	134,535
344	2	60.21	60.21	30.46	62.45	197.67	22.61	97.81	N/A	335,150	102,090
349	1	97.40	97.40	97.40	00.00	100.00	97.40	97.40	N/A	50,000	48,700
350	1	65.57	65.57	65.57	00.00	100.00	65.57	65.57	N/A	45,450	29,800
353	5	70.80	122.42	77.94	88.73	157.07	53.03	325.71	N/A	39,500	30,786
384	1	116.73	116.73	116.73	00.00	100.00	116.73	116.73	N/A	26,000	30,350
406	3	100.00	155.08	118.00	62.70	131.42	88.57	276.67	N/A	8,333	9,833
426	1	119.17	119.17	119.17	00.00	100.00	119.17	119.17	N/A	60,000	71,500
442	1	37.80	37.80	37.80	00.00	100.00	37.80	37.80	N/A	50,000	18,900
471	1	54.00	54.00	54.00	00.00	100.00	54.00	54.00	N/A	40,000	21,600
477	1	65.85	65.85	65.85	00.00	100.00	65.85	65.85	N/A	20,000	13,170
478	1	99.04	99.04	99.04	00.00	100.00	99.04	99.04	N/A	25,000	24,760
531	1	106.00	106.00	106.00	00.00	100.00	106.00	106.00	N/A	105,000	111,300
543	1	269.50	269.50	269.50	00.00	100.00	269.50	269.50	N/A	30,000	80,850
<u>ALL</u>	23	97.81	108.58	66.95	46.53	162.18	22.61	325.71	65.57 to 106.00	76,293	51,081

62 Morrill
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 : 63
Total Sales Price : 24,490,359
Total Adj. Sales Price : 24,488,859
Total Assessed Value : 17,009,576
Avg. Adj. Sales Price : 388,712
Avg. Assessed Value : 269,993

MEDIAN : 72
WGT. MEAN : 69
MEAN : 74
COD : 26.23
PRD : 106.98

COV : 37.72
STD : 28.03
Avg. Abs. Dev : 18.96
MAX Sales Ratio : 181.97
MIN Sales Ratio : 27.71

95% Median C.I. : 64.39 to 75.37
95% Wgt. Mean C.I. : 62.88 to 76.03
95% Mean C.I. : 67.39 to 81.23

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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	2	83.48	83.48	72.94	13.39	114.45	72.30	94.65	N/A	172,733	125,999
01-JAN-12 To 31-MAR-12	6	71.87	80.92	77.53	35.19	104.37	38.75	151.47	38.75 to 151.47	691,284	535,951
01-APR-12 To 30-JUN-12	5	75.32	73.65	68.06	13.30	108.21	58.74	96.15	N/A	593,990	404,258
01-JUL-12 To 30-SEP-12	5	74.27	79.49	73.17	34.93	108.64	39.08	135.26	N/A	118,560	86,753
01-OCT-12 To 31-DEC-12	12	65.92	64.89	63.91	13.55	101.53	49.15	89.35	54.21 to 73.88	486,296	310,772
01-JAN-13 To 31-MAR-13	4	80.66	103.89	92.78	38.07	111.97	72.28	181.97	N/A	310,656	288,224
01-APR-13 To 30-JUN-13	3	75.74	81.85	87.35	30.17	93.70	50.64	119.18	N/A	239,333	209,059
01-JUL-13 To 30-SEP-13	4	79.50	80.69	82.69	22.77	97.58	47.45	116.33	N/A	160,930	133,069
01-OCT-13 To 31-DEC-13	5	69.29	64.71	72.28	29.33	89.53	27.71	89.82	N/A	194,334	140,473
01-JAN-14 To 31-MAR-14	6	68.71	82.34	67.69	35.73	121.64	47.83	146.68	47.83 to 146.68	378,701	256,361
01-APR-14 To 30-JUN-14	5	76.72	61.97	46.82	21.01	132.36	34.98	79.27	N/A	378,421	177,171
01-JUL-14 To 30-SEP-14	6	59.13	62.27	67.16	15.93	92.72	45.76	79.08	45.76 to 79.08	476,178	319,803
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	18	74.80	78.79	73.52	26.36	107.17	38.75	151.47	61.65 to 91.18	447,551	329,042
01-OCT-12 To 30-SEP-13	23	72.28	76.63	71.58	24.89	107.06	47.45	181.97	58.42 to 77.74	366,952	262,679
01-OCT-13 To 30-SEP-14	22	68.71	68.23	63.12	27.08	108.10	27.71	146.68	48.62 to 79.08	363,320	229,328
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	28	67.94	72.49	69.39	23.83	104.47	38.75	151.47	58.74 to 75.32	483,786	335,715
01-JAN-13 To 31-DEC-13	16	76.74	81.72	84.30	30.61	96.94	27.71	181.97	50.64 to 89.82	223,501	188,420
<u>ALL</u>	63	72.28	74.31	69.46	26.23	106.98	27.71	181.97	64.39 to 75.37	388,712	269,993

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	24	73.08	75.79	71.55	23.70	105.93	34.98	146.68	61.32 to 89.82	404,327	289,285
3	33	72.30	72.96	66.61	24.07	109.53	38.75	151.47	58.74 to 77.60	419,265	279,290
4	6	61.19	75.87	89.56	52.62	84.71	27.71	181.97	27.71 to 181.97	158,212	141,695
<u>ALL</u>	63	72.28	74.31	69.46	26.23	106.98	27.71	181.97	64.39 to 75.37	388,712	269,993

62 Morrill
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

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95% Wgt. Mean C.I. : 62.88 to 76.03
95% Mean C.I. : 67.39 to 81.23

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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
_____Irrigated_____											
County	6	72.09	90.85	87.80	41.68	103.47	47.45	181.97	47.45 to 181.97	203,962	179,073
2	2	86.72	86.72	78.19	21.08	110.91	68.44	105.00	N/A	150,000	117,285
4	4	71.12	92.92	90.92	50.53	102.20	47.45	181.97	N/A	230,943	209,966
_____Dry_____											
County	9	69.29	68.10	66.51	17.53	102.39	39.08	89.35	50.64 to 87.24	226,791	150,841
2	1	72.28	72.28	72.28	00.00	100.00	72.28	72.28	N/A	84,625	61,170
3	8	69.13	67.57	66.26	19.24	101.98	39.08	89.35	39.08 to 89.35	244,562	162,049
_____Grass_____											
County	24	74.18	75.58	76.83	23.60	98.37	27.71	151.47	61.32 to 79.27	388,383	298,393
2	12	75.50	80.14	81.06	20.46	98.87	54.21	146.68	61.32 to 89.90	412,617	334,468
3	10	74.37	76.87	72.22	22.83	106.44	45.76	151.47	53.57 to 88.13	434,428	313,752
4	2	41.79	41.79	40.41	33.69	103.41	27.71	55.87	N/A	12,750	5,153
_____ALL_____	63	72.28	74.31	69.46	26.23	106.98	27.71	181.97	64.39 to 75.37	388,712	269,993

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	67.47	75.92	63.15	36.34	120.22	38.75	181.97	47.83 to 96.15	366,852	231,672
2	4	82.30	79.69	64.35	25.38	123.84	49.15	105.00	N/A	258,500	166,340
3	4	53.29	55.17	52.15	22.29	105.79	38.75	75.37	N/A	611,113	318,710
4	4	71.12	92.92	90.92	50.53	102.20	47.45	181.97	N/A	230,943	209,966
_____Dry_____											
County	11	68.97	67.19	65.93	16.01	101.91	39.08	89.35	50.64 to 87.24	203,726	134,323
2	2	70.40	70.40	71.00	02.67	99.15	68.52	72.28	N/A	64,248	45,615
3	9	68.97	66.47	65.63	18.96	101.28	39.08	89.35	50.64 to 87.24	234,721	154,036
_____Grass_____											
County	29	73.88	74.30	73.07	21.66	101.68	27.71	151.47	61.65 to 77.74	459,257	335,564
2	14	74.08	77.24	74.06	20.67	104.29	54.21	146.68	56.94 to 89.90	525,942	389,507
3	13	74.08	76.13	71.98	19.25	105.77	45.76	151.47	61.65 to 81.25	456,134	328,303
4	2	41.79	41.79	40.41	33.69	103.41	27.71	55.87	N/A	12,750	5,153
_____ALL_____	63	72.28	74.31	69.46	26.23	106.98	27.71	181.97	64.39 to 75.37	388,712	269,993

Total Real Property Sum Lines 17, 25, & 30	Records : 7,039	Value : 746,865,281	Growth 3,638,213	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	418	985,440	97	179,125	19	116,410	534	1,280,975	
02. Res Improve Land	1,233	5,867,165	69	315,470	368	5,084,000	1,670	11,266,635	
03. Res Improvements	1,334	59,051,777	69	3,135,481	441	34,195,443	1,844	96,382,701	
04. Res Total	1,752	65,904,382	166	3,630,076	460	39,395,853	2,378	108,930,311	929,729
% of Res Total	73.68	60.50	6.98	3.33	19.34	36.17	33.78	14.59	25.55
05. Com UnImp Land	44	216,645	8	11,120	14	74,800	66	302,565	
06. Com Improve Land	235	1,846,415	14	53,395	37	2,024,430	286	3,924,240	
07. Com Improvements	243	17,058,328	14	382,410	41	10,309,287	298	27,750,025	
08. Com Total	287	19,121,388	22	446,925	55	12,408,517	364	31,976,830	727,541
% of Com Total	78.85	59.80	6.04	1.40	15.11	38.80	5.17	4.28	20.00
09. Ind UnImp Land	0	0	0	0	1	5,265	1	5,265	
10. Ind Improve Land	1	4,435	0	0	1	112,680	2	117,115	
11. Ind Improvements	1	1,980	0	0	1	1,226,670	2	1,228,650	
12. Ind Total	1	6,415	0	0	2	1,344,615	3	1,351,030	0
% of Ind Total	33.33	0.47	0.00	0.00	66.67	99.53	0.04	0.18	0.00
13. Rec UnImp Land	0	0	0	0	5	352,715	5	352,715	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	5	352,715	5	352,715	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.07	0.05	0.00
Res & Rec Total	1,752	65,904,382	166	3,630,076	465	39,748,568	2,383	109,283,026	929,729
% of Res & Rec Total	73.52	60.31	6.97	3.32	19.51	36.37	33.85	14.63	25.55
Com & Ind Total	288	19,127,803	22	446,925	57	13,753,132	367	33,327,860	727,541
% of Com & Ind Total	78.47	57.39	5.99	1.34	15.53	41.27	5.21	4.46	20.00
17. Taxable Total	2,040	85,032,185	188	4,077,001	522	53,501,700	2,750	142,610,886	1,657,270
% of Taxable Total	74.18	59.63	6.84	2.86	18.98	37.52	39.07	19.09	45.55

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	37,525	1,597,485	0	0	0
20. Industrial	1	6,415	16,579,177	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	37,525	1,597,485
20. Industrial	0	0	0	1	6,415	16,579,177
21. Other	0	0	0	0	0	0
22. Total Sch II				4	43,940	18,176,662

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	56	4,371,470	56	4,371,470	0
24. Non-Producing	0	0	0	0	42	39,215	42	39,215	0
25. Total	0	0	0	0	98	4,410,685	98	4,410,685	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	212	29	260	501

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	1,835	3,417	398,877,435	3,423	398,879,270
28. Ag-Improved Land	1	2,100	1	4,010	1,055	146,151,415	1,057	146,157,525
29. Ag Improvements	0	0	0	0	768	54,806,915	768	54,806,915
30. Ag Total							4,191	599,843,710

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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	67	67.92	828,000	67	67.92	828,000	
32. HomeSite Improv Land	520	605.00	7,260,000	520	605.00	7,260,000	
33. HomeSite Improvements	531	0.00	32,379,005	531	0.00	32,379,005	0
34. HomeSite Total				598	672.92	40,467,005	
35. FarmSite UnImp Land	98	97.04	294,000	98	97.04	294,000	
36. FarmSite Improv Land	673	689.55	2,076,000	673	689.55	2,076,000	
37. FarmSite Improvements	731	0.00	22,427,910	731	0.00	22,427,910	1,980,943
38. FarmSite Total				829	786.59	24,797,910	
39. Road & Ditches	2,262	7,185.22	0	2,262	7,185.22	0	
40. Other- Non Ag Use	14	32.53	117,470	14	32.53	117,470	
41. Total Section VI				1,427	8,677.26	65,382,385	1,980,943

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	3	594.00	462,205	3	594.00	462,205

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 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	831.97	5.16%	1,747,135	5.16%	2,100.00
47. 2A1	1.00	0.01%	2,100	0.01%	2,100.00
48. 2A	3,060.55	18.97%	6,427,160	18.97%	2,100.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	5,309.46	32.91%	11,149,850	32.91%	2,100.00
51. 4A1	5,804.08	35.98%	12,188,570	35.98%	2,100.00
52. 4A	1,124.58	6.97%	2,361,615	6.97%	2,100.00
53. Total	16,131.64	100.00%	33,876,430	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,608.30	14.53%	2,439,635	15.96%	435.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	9,995.40	25.90%	3,998,160	26.15%	400.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	9,984.83	25.87%	3,844,180	25.14%	385.00
60. 4D1	9,448.71	24.48%	3,637,830	23.79%	385.01
61. 4D	3,558.75	9.22%	1,370,140	8.96%	385.01
62. Total	38,595.99	100.00%	15,289,945	100.00%	396.15
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,389.02	0.42%	416,705	0.42%	300.00
65. 2G1	14.00	0.00%	4,200	0.00%	300.00
66. 2G	6,032.83	1.85%	1,809,855	1.85%	300.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	14,131.38	4.32%	4,239,425	4.32%	300.00
69. 4G1	63,991.70	19.57%	19,197,505	19.57%	300.00
70. 4G	241,423.00	73.83%	72,426,935	73.83%	300.00
71. Total	326,981.93	100.00%	98,094,625	100.00%	300.00
Irrigated Total					
Irrigated Total	16,131.64	4.19%	33,876,430	22.98%	2,100.00
Dry Total					
Dry Total	38,595.99	10.03%	15,289,945	10.37%	396.15
Grass Total					
Grass Total	326,981.93	84.98%	98,094,625	66.53%	300.00
72. Waste	1,594.73	0.41%	47,840	0.03%	30.00
73. Other	1,481.95	0.39%	134,625	0.09%	90.84
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	384,786.24	100.00%	147,443,465	100.00%	383.18

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	1,847.76	2.28%	4,249,850	2.33%	2,300.00
47. 2A1	8,291.56	10.24%	19,070,575	10.47%	2,300.00
48. 2A	32,694.35	40.38%	75,189,020	41.26%	2,299.76
49. 3A1	838.79	1.04%	1,841,145	1.01%	2,195.00
50. 3A	11,578.76	14.30%	25,412,255	13.95%	2,194.73
51. 4A1	22,694.07	28.03%	49,813,635	27.34%	2,195.01
52. 4A	3,028.00	3.74%	6,646,515	3.65%	2,195.02
53. Total	80,973.29	100.00%	182,222,995	100.00%	2,250.41
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,025.57	18.69%	4,012,785	20.25%	500.00
56. 2D1	1,809.23	4.21%	904,615	4.57%	500.00
57. 2D	16,172.33	37.67%	7,277,625	36.73%	450.00
58. 3D1	576.13	1.34%	259,255	1.31%	449.99
59. 3D	4,799.72	11.18%	2,159,905	10.90%	450.01
60. 4D1	10,129.00	23.59%	4,558,110	23.01%	450.01
61. 4D	1,420.51	3.31%	639,270	3.23%	450.03
62. Total	42,932.49	100.00%	19,811,565	100.00%	461.46
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,259.66	1.07%	1,254,995	1.36%	385.01
65. 2G1	958.48	0.32%	340,250	0.37%	354.99
66. 2G	29,755.07	9.81%	9,670,580	10.50%	325.01
67. 3G1	136.95	0.05%	41,085	0.04%	300.00
68. 3G	18,583.86	6.12%	5,575,180	6.05%	300.00
69. 4G1	95,193.26	31.37%	28,557,045	31.00%	299.99
70. 4G	155,554.20	51.26%	46,666,175	50.67%	300.00
71. Total	303,441.48	100.00%	92,105,310	100.00%	303.54
Irrigated Total					
	80,973.29	18.86%	182,222,995	61.84%	2,250.41
Dry Total					
	42,932.49	10.00%	19,811,565	6.72%	461.46
Grass Total					
	303,441.48	70.69%	92,105,310	31.26%	303.54
72. Waste	1,131.76	0.26%	35,680	0.01%	31.53
73. Other	795.54	0.19%	498,245	0.17%	626.30
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	429,274.56	100.00%	294,673,795	100.00%	686.45

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,810.66	7.12%	4,164,515	7.33%	2,300.00
47. 2A1	1,814.25	7.13%	4,172,765	7.34%	2,299.99
48. 2A	5,855.53	23.02%	13,467,720	23.70%	2,300.00
49. 3A1	188.81	0.74%	414,440	0.73%	2,195.01
50. 3A	3,280.19	12.90%	7,200,035	12.67%	2,195.01
51. 4A1	9,557.76	37.58%	20,979,370	36.92%	2,195.01
52. 4A	2,924.98	11.50%	6,420,360	11.30%	2,195.01
53. Total	25,432.18	100.00%	56,819,205	100.00%	2,234.15
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8.01	0.83%	4,245	0.91%	529.96
56. 2D1	1.33	0.14%	705	0.15%	530.08
57. 2D	154.63	15.96%	81,960	17.61%	530.04
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	121.20	12.51%	56,965	12.24%	470.01
60. 4D1	390.18	40.26%	183,390	39.41%	470.01
61. 4D	293.74	30.31%	138,055	29.67%	469.99
62. Total	969.09	100.00%	465,320	100.00%	480.16
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	238.22	0.53%	95,285	0.58%	399.99
65. 2G1	154.38	0.34%	61,750	0.37%	399.99
66. 2G	2,605.27	5.76%	1,059,075	6.42%	406.51
67. 3G1	45.17	0.10%	15,885	0.10%	351.67
68. 3G	3,320.45	7.34%	1,162,175	7.04%	350.01
69. 4G1	19,699.74	43.53%	6,928,790	41.97%	351.72
70. 4G	19,194.19	42.41%	7,185,360	43.53%	374.35
71. Total	45,257.42	100.00%	16,508,320	100.00%	364.76
Irrigated Total					
	25,432.18	29.49%	56,819,205	61.53%	2,234.15
Dry Total					
	969.09	1.12%	465,320	0.50%	480.16
Grass Total					
	45,257.42	52.48%	16,508,320	17.88%	364.76
72. Waste	1,510.35	1.75%	538,435	0.58%	356.50
73. Other	13,063.15	15.15%	18,012,785	19.51%	1,378.90
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	86,232.19	100.00%	92,344,065	100.00%	1,070.88

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	122,537.11	272,918,630	122,537.11	272,918,630
77. Dry Land	0.00	0	0.00	0	82,497.57	35,566,830	82,497.57	35,566,830
78. Grass	4.85	2,100	17.49	5,845	675,658.49	206,700,310	675,680.83	206,708,255
79. Waste	0.00	0	0.00	0	4,236.84	621,955	4,236.84	621,955
80. Other	0.00	0	0.00	0	15,340.64	18,645,655	15,340.64	18,645,655
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	4.85	2,100	17.49	5,845	900,270.65	534,453,380	900,292.99	534,461,325

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	122,537.11	13.61%	272,918,630	51.06%	2,227.23
Dry Land	82,497.57	9.16%	35,566,830	6.65%	431.13
Grass	675,680.83	75.05%	206,708,255	38.68%	305.93
Waste	4,236.84	0.47%	621,955	0.12%	146.80
Other	15,340.64	1.70%	18,645,655	3.49%	1,215.44
Exempt	0.00	0.00%	0	0.00%	0.00
Total	900,292.99	100.00%	534,461,325	100.00%	593.65

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

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	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	108,295,672	108,930,311	634,639	0.59%	929,729	-0.27%
02. Recreational	352,865	352,715	-150	-0.04%	0	-0.04%
03. Ag-Homesite Land, Ag-Res Dwelling	37,142,675	40,467,005	3,324,330	8.95%	0	8.95%
04. Total Residential (sum lines 1-3)	145,791,212	149,750,031	3,958,819	2.72%	929,729	2.08%
05. Commercial	31,257,070	31,976,830	719,760	2.30%	727,541	-0.02%
06. Industrial	1,345,765	1,351,030	5,265	0.39%	0	0.39%
07. Ag-Farmsite Land, Outbuildings	21,806,137	24,797,910	2,991,773	13.72%	1,980,943	4.64%
08. Minerals	6,887,475	4,410,685	-2,476,790	-35.96	0	-35.96
09. Total Commercial (sum lines 5-8)	61,296,447	62,536,455	1,240,008	2.02%	2,708,484	-2.40%
10. Total Non-Agland Real Property	207,087,659	212,403,956	5,316,297	2.57%	3,638,213	0.81%
11. Irrigated	256,121,820	272,918,630	16,796,810	6.56%		
12. Dryland	33,795,430	35,566,830	1,771,400	5.24%		
13. Grassland	177,716,560	206,708,255	28,991,695	16.31%		
14. Wasteland	613,670	621,955	8,285	1.35%		
15. Other Agland	17,330,795	18,645,655	1,314,860	7.59%		
16. Total Agricultural Land	485,578,275	534,461,325	48,883,050	10.07%		
17. Total Value of all Real Property (Locally Assessed)	692,665,934	746,865,281	54,199,347	7.82%	3,638,213	7.30%

MORRILL COUNTY

2014 PLAN OF ASSESSMENT

PLAN OF ASSESSMENT REQUIREMENTS:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15th of each year, the assessor shall prepare a plan of assessment 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 31st of 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 Department of Revenue on or before October 31st of each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution 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. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.

Neb. Rev. Stat. §77-201 (R.S. Supp. 2006)

GENERAL DESCRIPTION OF REAL PROPERTY IN MORRILL COUNTY:

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

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential/Rec	2989	35%	145,542,058	19%	17,48,155	127,593,903
Commercial/Ind	365	4%	31,005,964	4%	4,313,170	26,692,794
Agricultur/Recr	5080	60%	568,986,986	75%	493,098,625	75,888,361
TIF	4	.5%	18,176,662	1%	(Bs43,940)	(Ex18,176,662)
Minerals	96	.5%	(6,887,475)	1%	N/A	N/A
Total	8534	100%	770,599,145	100%	515,403,890	248,351,720

Agricultural land is the predominant property type in Morrill County, with the majority consisting of grassland, primarily used for cow/calf operations.

Additional information is contained in the 2014 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2014.

CURRENT RESOURCES:

Staff/Budget/Training

In addition to the Assessor, there is 1 Deputy Assessor; and 2 full-time clerks on staff. The county contracts with an independent appraiser, as needed, for appraisal maintenance and also with an oils/minerals appraiser for the oils in Morrill County.

The proposed budget for the assessment portion of the Assessor's budget for FY 2014-2015 is going to be roughly \$238,416. The county has again agreed to a maintenance contract of appraisal through Stanard Appraisal on an "as needed, limited basis." However, in the future the County Board is hoping the Assessor will take over all appraisal functions of the office. They feel that a contracted appraiser is a waste of taxpayer money. It is prudent to note that a professional appraisal firm would be the best source of appraising and defending valuations on specialty and/or high dollar commercial properties.

The Assessor would like to bring on another full time staff member to help with the work load that continues in the Assessor's Office. She recently lost her part time help, and the County Board has disagreed with her hiring anyone new. If the assessor is to take on more of the appraisal functions it would be of benefit to have another full time staff member to transition into some of the appraisal functions. Especially, since by statute, the assessor must physically review and inspect all parcels every 6-years. For Morrill County this was last done in 2009/2010 and will need to be completed again by 2015/2016 to be in compliance.

The contract for Pritchard & Abbot is up in 2014 for a 2 year renewal. So far the County Board has agreed to retain their services for oil appraisal.

The assessor believes continuing education is vital to maintaining proper assessment action. The Assessor and Deputy Assessor attend as many monthly district meetings as possible, as well as workshops offered by the Nebraska Association of County Officials, the Property Assessment Division of the Department of Revenue and the International Association of Assessing Officers. The current assessor completed and successfully passed the exams of 3 continuing education courses offered through IAAO in 2010, which were required for her to retain her certificate by the end of 2013. The Assessor plans to attend and complete at least 3 more IAAO courses in 2014 and 2015 that are being offered. One of these classes is the IAAO 260 class which is "Valuation of Ag Land". The class encompasses a good understanding of the various types and uses of land that are classified as agricultural. It also provides the understanding of the need for some type of preferential assessment to agricultural land. NRCS classification of soils and the understanding of soil structures are also taught. The Deputy Assessor will also be taking one IAAO course in 2015 which will be the start of his continuing education hours for the next term as required by statute.

Record Maintenance

Morrill County's cadastral maps have not been consistently maintained since the mid 1990's. In the past, the county board recognized the need for consistent maintenance of the records and approved the development of a web based GIS system through GIS Workshop. Development began in June 2007. In 2011, the Morrill County Board has agreed to a 100% support contract through GIS Workshop, which has been an asset to the Deputy Assessor who is skilled in GIS software. The Deputy Assessor is now able to update, as well as clean up parcel information within the GIS Workshop software within the office. It has been brought to the attention of the County Board that GIS Workshop would also make more mapping information available to go online, however, due to their budgeting, they continue to downplay and are not interested in GIS Workshop online due to the cost. Currently the Assessor is including an online GISWorkshop contract in her budget for the year 2014-15. With Morrill County data being sold through GISWorkshop, it is hoped that this will lower costs associated with going online mapping availability. Due to the Deputy Assessor's skills in working with GISWorkshop, some credit has been applied to the contract.

New property record cards are currently and continue to be created for each parcel of real property in 2014. Each property record card is filed by legal description and contains up-to-date listings, photographs and sketches for those properties that have improvements. Pictures are continuously being added to, and updated as parcel reviews occur to each parcel that is improved.

Morrill County utilizes software provided by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. Upon completion of development of the GIS system, this office will have the ability to maintain all records electronically and make them available via the Internet. In May of 2013, the Assessor's Office converted over to the new V2 software of MIPS and CAMA. Then in August of 2013, Morrill County Assessor's Office went online with their MIPS/CAMA information. This has saved a substantial amount of time with phone calls

and customers at the counter. It is hoped that if the mapping is also made available online that more time would be saved for the employees of the Assessor's Office.

ASSESSMENT PROCEDURES:

Discover/List/Inventory Property

The assessor also keeps in close contact with the register of deeds and all zoning administrators of Morrill County, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices are also useful in tracking land usage. Discovery by the Assessor and staff also aids in finding new improvements as zoning permits are not required by the Morrill County Zoning Board if the improvement is agricultural related. Often these improvements are discovered by the Assessor's Office during review and pickup work. The cities of Bayard, Bridgeport and Broadwater are very good at turning in a list of permits to the Assessor's Office. With the Morrill County Zoning Board not requiring building permits on ag related improvements, most of the rural improvements are by discovery.

Morrill County processes more than five-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies, 1999, are adhered to.

Data Collection

Morrill County Assessor's Office has implemented procedures to complete a physical routine inspection of all properties on a six-year cycle.

Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

Value Approaches

Market Approach: The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

Cost Approach: The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated 2012 is used to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value. A depreciation study completed in 2009 by the

county's contracted appraiser for residential, rural residential and commercial revaluation was used for the current year market values.

Income Approach: The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2009 by the county's contracted appraiser.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state, including speaking with the buyer/seller if possible as well as sending out sales verification letters to all buyers/sellers of sales that are deemed arm length transactions.

Notices

Change of value notices are sent to the property owner of record no later than June 1st of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process. It has been helpful to also send a letter with the valuation changes explaining the process and why values changed for the current year.

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

<u>Property Class</u>	<u>Ratio (Level of Value)</u>	<u>*COD</u>	<u>*PRD</u>
Residential	98%	37.77	123.14
Commercial	93%	37.86	147.24
Agricultural	75%	24.12	108.26

(*Co-efficient of dispersion and price-related differential)

For more information regarding statistical measures, see 2014 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2013.

Assessment Actions Planned for Assessment Year 2015:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. The assessor's office has been monitoring the rural residential market and realized that necessary changes were needed in order to stay at 100% of market value as required by statute. In 2014 land on rural residential was increased on all rural residential parcels as there were not any common trends of the improvements located on these parcels. As a portion of Morrill County rural area is reviewed this year as a part of the 6 year review plan, the rural residential will be included.

Commercial: A physical inspection to be started on all commercial parcels within the county will be completed by the assessor and/or contract appraiser, as there is a possibility of not having a contracted appraiser in the near future. Feedlots will be included in this. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. This will complete all commercial for the purpose of the 6 year review cycle.

Agricultural: A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. It is anticipated to complete a portion of Morrill County the summer of 2015 in the ag area. The Deputy continues to update land use changes as they occur in GISWorkshop and converting them then to the valuation side of the assessment process. There seems to have been a substantial amount of water rights being moved around in Morrill County to more address the irrigable areas.

Assessment Actions Planned for Assessment Year 2016:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. As part of the 6 year review plan, a physical review will be started for the Village of Broadwater. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Any portion of the commercial not completed in 2015 will be completed in 2016. A physical inspection will continue on all portions of commercial properties. Statistical studies

will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review. AS part of the 6 year review plan, it is anticipated to complete a second portion of Morrill County following 2015.

Assessment Actions Planned for Assessment Year 2017:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. A physical review will be started for the town of Bayard. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment as it is anticipated that all commercial will be completely reviewed by 2016 as part of the 6 year plan. A physical inspection will continue on portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. AS part of the 6 year review plan, it is anticipated to complete a 3rd portion of Morrill County following the year 2016.

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

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 35 applications annually. The year 2014 was a re-affirmation year. All re-affirmations were reviewed.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to

Department of Revenue no later than August 1 annually. This office receives approximately 280 applications annually.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately 700 personal property schedules annually. The Assessor's Office has also been tracking new businesses and farmers by 521's and also the advertisements in local media. Several new personal property returns were started this way.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Protests: The Assessor's Office meets with as many protesters as possible and reviews all protested properties prior to the protest hearing in order to provide the County Board of Equalization with the most recent and updated data available before making any value changes.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4th year thereafter no later than December 1 annually.

Conclusion:

The Morrill County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Morrill County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. However, it is a goal of this office to ultimately complete the majority of the appraisal work by the assessor and deputy, as budgetary concerns exist. The Assessor's Office has worked to complete as much data collection as possible in order to leave Stanard Appraisal with final values and working with the sales models for residential and commercial.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Rose M. Nelson
Morrill County Assessor

2015 Assessment Survey for Morrill County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 231,100
7.	Adopted budget, or granted budget if different from above:
	\$ 231,100
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 22,000 (Stanard Appraisal Service and Pritchard & Abbott)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 17,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 3,780
12.	Other miscellaneous funds:
	\$ 188,320
13.	Amount of last year's assessor's budget not used:
	none

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Clerk
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, morrill@gisworkshop.com
7.	Who maintains the GIS software and maps?
	Office personnel and GIS Workshop
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Bridgeport, Bayard, Broadwater
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Services - real property Pritchard & Abbott - oil & gas minerals
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes: Stanard Appraisal Service and Pritchard & Abbott
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Experience and knowledge in the appraisal field.
4.	Have the existing contracts been approved by the PTA?
	Contracts are done on a yearly basis and have been submitted for approval.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Provides recommendations to the assessor for use in establishing final value estimates.

2015 Certification for Morrill County

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

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

One copy by electronic transmission to the Morrill County Assessor.

Dated this 7th day of April, 2015.



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

Ruth A. Sorensen
Property Tax Administrator

