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## 2015 Commission Summary for Phelps County

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### Residential Real Property - Current

Number of Sales	327	Median	93.01
Total Sales Price	\$32,888,847	Mean	103.18
Total Adj. Sales Price	\$32,888,847	Wgt. Mean	93.23
Total Assessed Value	\$30,663,523	Average Assessed Value of the Base	\$89,333
Avg. Adj. Sales Price	\$100,578	Avg. Assessed Value	\$93,772

### Confidence Interval - Current

95% Median C.I	90.45 to 95.60
95% Wgt. Mean C.I	90.80 to 95.66
95% Mean C.I	91.96 to 114.40
% of Value of the Class of all Real Property Value in the	16.36
% of Records Sold in the Study Period	8.55
% of Value Sold in the Study Period	8.97

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	309	93	93.35
2013	252	93	93.25
2012	232	94	94.38
2011	272	94	94

## 2015 Commission Summary for Phelps County

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### Commercial Real Property - Current

Number of Sales	42	Median	93.58
Total Sales Price	\$6,564,045	Mean	91.71
Total Adj. Sales Price	\$6,564,045	Wgt. Mean	82.35
Total Assessed Value	\$5,405,794	Average Assessed Value of the Base	\$179,280
Avg. Adj. Sales Price	\$156,287	Avg. Assessed Value	\$128,709

### Confidence Interval - Current

95% Median C.I	78.14 to 104.66
95% Wgt. Mean C.I	69.48 to 95.23
95% Mean C.I	82.16 to 101.26
% of Value of the Class of all Real Property Value in the County	4.91
% of Records Sold in the Study Period	7.34
% of Value Sold in the Study Period	5.27

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	38	96	95.37
2013	33		96.60
2012	30		98.11
2011	36		98



## 2015 Opinions of the Property Tax Administrator for Phelps 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>	93	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	95	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	70	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*

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Ruth A. Sorensen  
Property Tax Administrator



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

A physical inspection of residential parcels in Holdrege neighborhood four was completed, as was a portion of neighborhood three. The residential parcels in eight rural townships were also reviewed; these include Williamsburg, Cottonwood, Anderson, Center, Sheridan, Divide, Lake, and Prairie Townships. During the physical inspection an attempt is made to visit with each property owner and conduct an interior inspection where permitted. Questionnaires are left at each property if no one is home at the time of inspection.

A sales study was conducted for all residential valuation groupings; adjustments were made to the economic depreciation to increase values in all areas; except, neighborhood four in Holdrege received a slight decrease and the towns of Funk and Atlanta were not changed.

The pickup work was completed timely.

## 2015 Residential Assessment Survey for Phelps County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	The assessor and staff												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><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>Holdrege - county seat; strong local economy with jobs and services available. The residential market has been stable to slightly increasing with steady growth in recent years.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Bertrand &amp; Loomis - midsized villages; each contains their own school system and limited amenities. The residential market is active, but softer than Holdrege.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Atlanta &amp; Funk - small villages with no schools or amenities. The market in these towns is unorganized.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - homes outside of the political subdivisions.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Holdrege - county seat; strong local economy with jobs and services available. The residential market has been stable to slightly increasing with steady growth in recent years.	02	Bertrand & Loomis - midsized villages; each contains their own school system and limited amenities. The residential market is active, but softer than Holdrege.	03	Atlanta & Funk - small villages with no schools or amenities. The market in these towns is unorganized.	04	Rural - homes outside of the political subdivisions.	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
01	Holdrege - county seat; strong local economy with jobs and services available. The residential market has been stable to slightly increasing with steady growth in recent years.												
02	Bertrand & Loomis - midsized villages; each contains their own school system and limited amenities. The residential market is active, but softer than Holdrege.												
03	Atlanta & Funk - small villages with no schools or amenities. The market in these towns is unorganized.												
04	Rural - homes outside of the political subdivisions.												
Ag	Agricultural homes and outbuildings												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	The cost approach with market derived depreciation is used to value all residential properties.												
<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>												
	Depreciation tables are developed using local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Lots are priced by the square foot and by the acre. Lot values are established by neighborhood in Holdrege and each Village has a separate land table.												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	No applications were received to combine parcels; all lots being held for sale or resale are being valued the same as all other lots within the neighborhood.												

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	2014	2013	2013	2012-2015
	02	2014	2013	2013	2013-2014
	03	2014	2013	2013	2013-2014
	04	2014	2013	2013	2010-2015
	Ag	2014	2013	2013	2010-2015
<p>While a physical depreciation study was completed countywide in 2012, economic depreciation is adjusted annually, as needed. The land tables were also updated in one section of Holdrege (neighborhood four) for 2014.</p>					

# 2015 Residential Correlation Section for Phelps County

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## County Overview

The majority of value in the residential class is and around the City of Holdrege; the town is the county seat and contains the majority of employment and business opportunities within the county. The market in Holdrege in recent years has been stable to slightly increasing with good annual growth. The smaller communities are influenced by their proximity to Holdrege and by the presence or absence of a school system within the community. The market in the smaller communities is less organized, but has been generally stable in the mid-size communities to slightly decreasing in the smallest towns. Valuation groupings have been developed based on these general economic conditions.

## Description of Analysis

A comparison of the number of sold parcels in each valuation grouping to their presence in the overall population was conducted. Holdrege appears to be slightly over represented in the sales file and the rural area is somewhat under represented. The small communities appear to be proportionately represented. The valuation group three sample is quite small; based on the unorganized nature of the market in these small villages, that sample is not considered reliable.

The statistics support that all valuation groups have been assessed at similar portions of market value. The disproportionate makeup of sales in the file does not appear to be inaccurately influencing the overall statistics. Review of the measures of central tendency indicates that the median and weighted mean are identical, but the mean is outside the range. The mean is significantly influenced by one extreme low dollar outlier and the median drops into the acceptable range when the outlier is removed. This is displayed in the Greater than \$4,999 sales price substratum. The statistics support a level of value within the acceptable range.

While there are not an adequate number of sales in area 3, this area has been subject to the same inspection and reappraisal processes as the remainder of the class and it is believed to be assessed within the acceptable range.

## Sales Qualification

A sales qualification review was completed by the Department for all counties. The review involved an analysis of the sale utilization rate and a screening of the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. The review revealed that no apparent bias existed in the qualification determinations, and that all arm's length sales were made available for the measurement of real property in the county.

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

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

The Department conducts a cyclical review of assessment practices in which a portion of the counties are reviewed each year. This review was conducted in Phelps County during 2012. Within the residential class, the review revealed that the county was in compliance with the statutory six year review requirement and that appraisal techniques were consistently and equitably applied.

The qualitative statistics are heavily impacted by the one extreme outlier previously described; when removed, the qualitative measures improve significantly and support that values were uniformly and proportionately established. Assessment practices within the residential class are determined to be in compliance with professionally accepted mass appraisal standards.

### **Level of Value**

Based on analysis of all available information, the level of value of residential property in the residential class is determined to be 93%.



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

A new inspection cycle began within the commercial class of property this year, with physical inspections being completed in all four small villages. These include Atlanta, Bertrand, Funk, and Loomis.

A sales study was completed, showing a need to increase commercial parcels within the City of Holdrege and the rural area. All commercial parcels within Holdrege received a 15% increase and those in the rural area received a 10% increase.

The pickup work was completed timely.

## 2015 Commercial Assessment Survey for Phelps County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The part-time appraiser and the assessor and staff as needed			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Holdrege - largest community in the county, stable economic growth, active business district		
	02	Bertrand & Loomis - midsize villages, each have a commercial district with some active businesses; the market is softer than Holdrege and more sporadic.		
	03	Funk & Atlanta - small villages without an organized commercial market.		
	04	Rural - typically agricultural or industrial type properties, usually different than those found within the towns.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	All three approaches are developed where sufficient information is available. Primarily the cost approach is relied on.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	All commercial properties are priced using the Marshall & Swift occupancy codes. Depreciation is established for all properties based on the age and condition of the structure. The commercial appraiser will use sales from other counties where warranted in helping to establish the value of hard to assess properties.			
<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>			
	Depreciation tables are developed using local market information.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	One physical depreciation table is used county wide; economic depreciation is developed and applied by location where warranted.			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Lots are priced by the square foot and by the acre. There is a different land value table for each valuation grouping.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2014	2012	2012
	02	2012	2012	2012
	03	2012	2012	2012
	04	2012	2012	2012
				<u>Date of Last Inspection</u>
				2010-2014
				2015
				2015
				2011

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

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## **County Overview**

In Phelps County, the majority of commercial value is in and around Holdrege; the town provides the majority of employment and business opportunities in the region. The economy is still largely agricultural based; however, there are also a significant number of manufacturing and health service jobs within Holdrege. The more rural communities within the county do not have an organized commercial market. Within the villages, different economic conditions exist based on proximity to Holdrege and the size of the population.

## **Description of Analysis**

Although the assessor recognizes four valuation groupings, only Holdrege has an organized commercial market; it is the only grouping of sales that can be analyzed for purposes of determining the level of value of the class. Within Holdrege, 70% of the commercial parcels are in four occupancy codes including office buildings, retail stores, storage warehouses and service garages; these occupancies are all represented in the sales, making up 81% of the sales file.

A comparison of the sold properties and the abstract supports that adjustments were made similarly to sold and unsold properties for 2015. A review of the sales within Holdrege shows that the measures of central tendency are generally in the acceptable range, with one high dollar sale having some influence on the weighted mean. The qualitative statistics also support that commercial properties have been equitably assessed, and that the statistics are a reliable indicator of the level of value of commercial properties within the county.

## **Sales Qualification**

A sales qualification review was completed by the Department of Revenue, Property Assessment Division (Department) for all counties this year. This involved a screening of the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. The review revealed that no apparent bias existed in the qualification determinations, and that all arm's length sales were made available for the measurement of real property in the county.

## **Equalization and Quality of Assessment**

The Department conducts a cyclical review of assessment practices in which a portion of the counties are reviewed each year. This review was last conducted in Phelps County for 2012. Since the 2012 review, the county has taken steps to properly inventory neighborhood locations on the property records, so that locational adjustments can be made more transparently. The county assessor has consistently explained and demonstrated her processes to the Department, and a review of property record cards indicates that assessment changes are well documented.

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

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Based on the assessment practices within the county and the analysis of the data, the quality of assessment of commercial parcels is determined to be in compliance with professionally accepted mass appraisal standards.

Although there is insufficient data within the small villages to statistically measure assessments, the same assessment processes that are used within Holdrege are employed within the Villages; therefore, all commercial parcels within the county are determined to be within the acceptable range.

### **Level of Value**

Based on analysis of all available information, the level of value of commercial parcels within Phelps County is 95%.



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

A physical inspection of the agricultural improvements in four townships was completed; these include Union, Laird, Sheridan, and Divide townships. The pickup work was completed timely.

A physical land use inspection was also completed for agricultural land in Westside, Williamsburg and Cottonwood Townships. A sales study was completed, which indicated that all agricultural land values needed to be increase. Adjustments were made as follows.

- Market Area 1: Irrigated land increased 22%, dry land 36%, and grass 21%
- Market Area 2: Irrigated land increased 33%, dry land 16%, and grass 40%

## 2015 Agricultural Assessment Survey for Phelps County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	The assessor and 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="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This area is flat, quality farmland which is nearly all irrigated.</td> <td style="text-align: center;">2012</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.</td> <td style="text-align: center;">2012</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This area is flat, quality farmland which is nearly all irrigated.	2012	02	This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.	2012
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
01	This area is flat, quality farmland which is nearly all irrigated.	2012									
02	This area is topographically rough, and is mostly hills and canyons. The majority of the area is pasture land, although some farming is done where feasible. Well depths are deeper, and there is less irrigation.	2012									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	The market areas were mapped according to soils and topography. Annually, sales are plotted and reviewed and a ratio study is conducted to determine whether the market continues to support the defined areas.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Rural residential and recreational lands are identified through the office land use procedures, through physical review, and also through sales verification.										
<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>										
	Farm home sites and rural residential home sites are valued using the same schedule; differences in the market exist depending on the proximity of the parcel to the town of Holdrege.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	Assessed values for lands in the Wetlands Reserve Program are assessed at 100% of the market value of grass land in the county.										
<b>7.</b>	<b>Have special valuation applications been filed in the county? If so, answer the following:</b>										
	No										

## Phelps County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Phelps	1	4,896	6,099	5,100	4,697	4,500	4,300	4,200	3,800	<b>5,738</b>
Dawson	1	n/a	4,966	4,691	4,250	3,825	3,387	3,347	3,110	<b>4,602</b>
Buffalo	4	6,050	6,049	5,850	5,750	5,350	5,250	5,025	4,984	<b>5,679</b>
Kearney	1	n/a	6,799	6,300	6,000	5,000	3,500	3,500	3,500	<b>6,029</b>
Franklin	2	5,131	5,154	4,774	4,763	4,385	4,084	4,105	4,041	<b>4,876</b>
Harlan	1	n/a	5,440	4,375	3,790	n/a	n/a	2,520	2,520	<b>4,958</b>
Gosper	1	n/a	4,996	4,235	3,511	3,247	2,727	2,966	2,663	<b>4,777</b>
Phelps	2	n/a	5,100	4,700	4,500	4,300	4,100	3,900	3,200	<b>4,592</b>
Gosper	4	n/a	5,003	4,235	3,535	3,296	n/a	3,037	2,814	<b>4,206</b>
Furnas	1	5,040	5,040	4,080	3,840	3,000	2,820	2,700	2,700	<b>4,464</b>
Harlan	2	5,085	4,786	3,962	3,445	2,858	2,617	2,520	2,520	<b>4,105</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Phelps	1	3,000	3,000	2,900	2,700	2,600	2,500	2,300	2,000	<b>2,848</b>
Dawson	1	n/a	2,310	2,080	1,895	1,785	1,694	1,465	1,455	<b>1,879</b>
Buffalo	4	2,800	2,800	2,600	2,500	2,300	2,250	2,150	2,100	<b>2,337</b>
Kearney	1	n/a	3,000	2,800	2,750	2,000	1,500	1,500	1,500	<b>2,637</b>
Franklin	2	3,025	3,025	2,475	2,475	2,175	2,175	2,075	2,075	<b>2,730</b>
Harlan	1	n/a	2,701	2,405	2,385	n/a	n/a	1,630	1,630	<b>2,516</b>
Gosper	1	n/a	1,930	1,800	1,685	1,550	1,325	1,275	1,275	<b>1,805</b>
Phelps	2	n/a	2,500	2,300	2,100	1,900	1,700	1,550	1,450	<b>2,074</b>
Gosper	4	n/a	1,930	1,799	1,685	1,550	n/a	1,275	1,275	<b>1,786</b>
Furnas	1	2,000	2,000	1,560	1,560	1,375	1,375	1,250	1,250	<b>1,762</b>
Harlan	2	2,060	2,034	1,711	1,670	1,440	1,411	1,420	1,420	<b>1,889</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Phelps	1	1,026	1,340	1,313	1,303	1,144	1,286	1,045	1,011	<b>1,146</b>
Dawson	1	n/a	1,525	1,309	1,161	1,095	1,010	980	975	<b>1,015</b>
Buffalo	4	1,600	1,557	1,465	1,492	1,419	1,417	1,363	1,333	<b>1,373</b>
Kearney	1	n/a	1,300	1,300	1,300	1,300	1,300	1,300	1,300	<b>1,300</b>
Franklin	2	1,300	1,300	1,200	1,200	1,200	1,200	1,200	1,200	<b>1,209</b>
Harlan	1	n/a	1,000	1,000	1,000	n/a	n/a	1,000	1,000	<b>1,000</b>
Gosper	1	n/a	1,200	1,065	955	870	870	835	835	<b>871</b>
Phelps	2	n/a	1,132	1,075	1,127	1,101	1,000	959	927	<b>952</b>
Gosper	4	n/a	1,200	1,064	954	870	n/a	835	835	<b>866</b>
Furnas	1	1,215	1,215	1,150	1,150	945	945	880	880	<b>915</b>
Harlan	2	n/a	1,000	1,000	1,000	1,000	1,000	1,000	1,000	<b>1,000</b>

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

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

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## **County Overview**

Agricultural land in Phelps County is divided into two market areas. Area one is the majority of the county and is somewhat homogeneous with 79% of the acres consisting of class one irrigated land. Dry and grassland in this area will typically exist only in pivot corners and other small areas unsuitable for irrigated farming. All counties adjoining area one are considered comparable except for irrigated land in Harlan and Franklin Counties which are impacted by water restrictions, and Buffalo County area two which has non-agricultural influences. Phelps area two is in the southwestern corner of the county and is topographically rough. This area is comparable to Gosper, Furnas, and Harlan Counties.

## **Description of Analysis**

Analysis of sales within the county showed that area one contained a proportionate distribution of sales among the study period years and a mix of land uses that was reasonably comparable to the population; however, there were no sales of dry and grass land. Area two contained an unreliably small sample of sales that were heavily weighted with irrigated acres. Comparable sales from outside of the county were brought into the sample to maximize the majority land use (MLU) sample sizes and achieve a proportionate, representative mix of sales. As there are few sales around area two, the sample is still heavily weighted with irrigated acres.

Review of the statistical profile supports that both market areas are within the acceptable range; as is irrigated land in area 1. The rest of the majority land use subclasses contain unreliably small samples of sales. All land uses were adjusted at amounts that were typical for the market and similar to the adjustments taken in surrounding counties; the resulting values are well equalized with adjoining counties. All values are believed to be valued within the acceptable range.

## **Sales Qualification**

A sales qualification review was completed by the Department for all counties. This involved reviewing the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. No apparent bias existed in the qualification determinations and all arm's length sales were made available for the measurement of real property in the county.

## **Equalization and Quality of Assessment**

The analysis supports that the county has achieved both intra and inter county equalization by moving all values with the general movement of the agricultural market and by establishing

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

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values that are reasonably comparable to all adjoining counties. The quality of assessment of agricultural land in Phelps County meets generally accepted mass appraisal standards.

### **Level of Value**

Based on the analysis of all available information, the level of value of agricultural land in Phelps County is 70%.



**69 Phelps**  
**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 : 327  
Total Sales Price : 32,888,847  
Total Adj. Sales Price : 32,888,847  
Total Assessed Value : 30,663,523  
Avg. Adj. Sales Price : 100,578  
Avg. Assessed Value : 93,772

MEDIAN : 93  
WGT. MEAN : 93  
MEAN : 103  
COD : 28.50  
PRD : 110.67

COV : 100.31  
STD : 103.50  
Avg. Abs. Dev : 26.51  
MAX Sales Ratio : 1882.50  
MIN Sales Ratio : 35.12

95% Median C.I. : 90.45 to 95.60  
95% Wgt. Mean C.I. : 90.80 to 95.66  
95% Mean C.I. : 91.96 to 114.40

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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-12 To 31-DEC-12	39	103.88	104.66	103.40	13.21	101.22	73.72	168.57	96.64 to 110.61	95,260	98,501
01-JAN-13 To 31-MAR-13	36	94.38	103.76	95.62	26.05	108.51	58.17	198.83	82.91 to 107.86	98,212	93,909
01-APR-13 To 30-JUN-13	47	94.40	103.14	95.18	22.37	108.36	54.06	263.53	90.66 to 100.34	105,127	100,060
01-JUL-13 To 30-SEP-13	55	89.05	91.49	90.50	21.48	101.09	43.09	212.57	80.24 to 97.84	100,413	90,870
01-OCT-13 To 31-DEC-13	30	88.66	95.41	89.95	27.81	106.07	35.12	226.79	77.60 to 106.71	86,674	77,962
01-JAN-14 To 31-MAR-14	31	88.50	148.25	87.90	86.90	168.66	41.94	1882.50	73.92 to 101.46	98,800	86,844
01-APR-14 To 30-JUN-14	37	94.20	97.88	95.95	19.55	102.01	55.43	199.14	91.67 to 99.34	124,735	119,683
01-JUL-14 To 30-SEP-14	52	86.11	95.45	87.44	26.34	109.16	56.56	258.86	78.31 to 95.60	94,157	82,333
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	177	95.43	99.98	95.53	21.25	104.66	43.09	263.53	92.46 to 99.40	100,082	95,610
01-OCT-13 To 30-SEP-14	150	90.47	106.95	90.55	37.05	118.11	35.12	1882.50	85.68 to 93.68	101,163	91,604
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	168	92.24	98.08	92.90	24.02	105.58	35.12	263.53	88.10 to 95.58	98,807	91,787
<u>ALL</u>	327	93.01	103.18	93.23	28.50	110.67	35.12	1882.50	90.45 to 95.60	100,578	93,772

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	250	92.44	96.82	92.96	21.33	104.15	35.12	263.53	89.46 to 95.58	101,080	93,968
02	42	94.22	102.25	95.16	28.89	107.45	41.94	199.14	85.59 to 113.16	75,920	72,248
03	10	94.99	287.47	99.11	222.03	290.05	58.58	1882.50	65.80 to 258.86	55,990	55,492
04	25	92.46	94.59	92.55	20.73	102.20	57.99	181.85	77.32 to 102.71	154,816	143,287
<u>ALL</u>	327	93.01	103.18	93.23	28.50	110.67	35.12	1882.50	90.45 to 95.60	100,578	93,772

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	323	93.32	103.60	93.36	28.44	110.97	35.12	1882.50	90.66 to 96.64	101,289	94,559
06											
07	4	71.13	69.12	70.13	11.47	98.56	56.05	78.16	N/A	43,125	30,244
<u>ALL</u>	327	93.01	103.18	93.23	28.50	110.67	35.12	1882.50	90.45 to 95.60	100,578	93,772

**69 Phelps**  
**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 : 327  
 Total Sales Price : 32,888,847  
 Total Adj. Sales Price : 32,888,847  
 Total Assessed Value : 30,663,523  
 Avg. Adj. Sales Price : 100,578  
 Avg. Assessed Value : 93,772

MEDIAN : 93  
 WGT. MEAN : 93  
 MEAN : 103  
 COD : 28.50  
 PRD : 110.67

COV : 100.31  
 STD : 103.50  
 Avg. Abs. Dev : 26.51  
 MAX Sales Ratio : 1882.50  
 MIN Sales Ratio : 35.12

95% Median C.I. : 90.45 to 95.60  
 95% Wgt. Mean C.I. : 90.80 to 95.66  
 95% Mean C.I. : 91.96 to 114.40

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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	1	1882.50	1882.50	1882.50	00.00	100.00	1882.50	1882.50	N/A	1,000	18,825	
Less Than 15,000	7	132.71	376.00	147.26	222.13	255.33	63.09	1882.50	63.09 to 1882.50	8,271	12,181	
Less Than 30,000	27	133.64	204.67	146.99	79.21	139.24	63.09	1882.50	104.59 to 166.55	18,716	27,510	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	326	92.95	97.72	93.18	22.70	104.87	35.12	263.53	90.31 to 95.60	100,883	94,002	
Greater Than 14,999	320	92.95	97.21	93.14	22.07	104.37	35.12	263.53	90.31 to 95.60	102,597	95,557	
Greater Than 29,999	300	92.15	94.04	92.39	19.58	101.79	35.12	212.57	89.24 to 94.06	107,945	99,736	
<u>Incremental Ranges</u>												
0 TO 4,999	1	1882.50	1882.50	1882.50	00.00	100.00	1882.50	1882.50	N/A	1,000	18,825	
5,000 TO 14,999	6	106.86	124.92	116.77	48.93	106.98	63.09	258.86	63.09 to 258.86	9,483	11,073	
15,000 TO 29,999	20	137.43	144.71	146.95	28.88	98.48	65.69	263.53	109.62 to 166.55	22,372	32,876	
30,000 TO 59,999	75	93.44	100.30	99.05	25.95	101.26	35.12	212.57	89.48 to 102.87	43,970	43,553	
60,000 TO 99,999	98	93.40	94.56	94.67	19.36	99.88	43.09	188.28	85.47 to 99.29	79,235	75,012	
100,000 TO 149,999	60	86.58	88.47	88.16	18.73	100.35	41.94	181.85	78.64 to 93.68	121,980	107,537	
150,000 TO 249,999	56	91.46	90.97	91.86	13.28	99.03	57.99	126.39	86.50 to 97.39	187,374	172,121	
250,000 TO 499,999	10	95.01	94.62	94.23	11.48	100.41	72.56	114.61	82.12 to 108.20	300,900	283,552	
500,000 TO 999,999	1	75.32	75.32	75.32	00.00	100.00	75.32	75.32	N/A	500,000	376,595	
1,000,000 +												
<u>ALL</u>	327	93.01	103.18	93.23	28.50	110.67	35.12	1882.50	90.45 to 95.60	100,578	93,772	

**69 Phelps**  
**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 : 42  
Total Sales Price : 6,564,045  
Total Adj. Sales Price : 6,564,045  
Total Assessed Value : 5,405,794  
Avg. Adj. Sales Price : 156,287  
Avg. Assessed Value : 128,709

MEDIAN : 94  
WGT. MEAN : 82  
MEAN : 92  
COD : 25.25  
PRD : 111.37

COV : 34.43  
STD : 31.58  
Avg. Abs. Dev : 23.63  
MAX Sales Ratio : 204.50  
MIN Sales Ratio : 32.88

95% Median C.I. : 78.14 to 104.66  
95% Wgt. Mean C.I. : 69.48 to 95.23  
95% Mean C.I. : 82.16 to 101.26

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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>Qrtrs</u>												
01-OCT-11 To 31-DEC-11	4	99.47	100.56	106.06	08.61	94.81	91.30	112.00	N/A	212,750	225,634	
01-JAN-12 To 31-MAR-12	3	111.34	103.45	90.54	14.95	114.26	74.55	124.46	N/A	491,667	445,132	
01-APR-12 To 30-JUN-12	7	80.01	81.66	78.11	35.51	104.54	34.89	139.26	34.89 to 139.26	106,714	83,352	
01-JUL-12 To 30-SEP-12	2	100.78	100.78	91.35	22.91	110.32	77.69	123.86	N/A	141,300	129,073	
01-OCT-12 To 31-DEC-12	9	77.17	79.85	74.70	24.34	106.89	46.92	111.20	59.75 to 108.44	120,556	90,057	
01-JAN-13 To 31-MAR-13	3	80.30	80.83	86.84	20.83	93.08	56.00	106.20	N/A	48,000	41,683	
01-APR-13 To 30-JUN-13	1	106.20	106.20	106.20	00.00	100.00	106.20	106.20	N/A	57,000	60,535	
01-JUL-13 To 30-SEP-13												
01-OCT-13 To 31-DEC-13	4	111.33	115.39	108.40	14.73	106.45	95.80	143.10	N/A	45,425	49,241	
01-JAN-14 To 31-MAR-14	4	87.23	76.14	46.39	22.58	164.13	32.88	97.22	N/A	193,292	89,666	
01-APR-14 To 30-JUN-14	1	78.14	78.14	78.14	00.00	100.00	78.14	78.14	N/A	692,577	541,210	
01-JUL-14 To 30-SEP-14	4	90.41	113.59	84.84	45.34	133.89	69.04	204.50	N/A	68,750	58,329	
<u>Study Yrs</u>												
01-OCT-11 To 30-SEP-12	16	94.02	92.86	91.77	23.96	101.19	34.89	139.26	74.55 to 112.00	209,725	192,471	
01-OCT-12 To 30-SEP-13	13	80.30	82.10	77.46	23.77	105.99	46.92	111.20	59.75 to 106.20	98,923	76,623	
01-OCT-13 To 30-SEP-14	13	95.80	99.89	69.19	27.42	144.37	32.88	204.50	76.16 to 120.47	147,880	102,320	
<u>Calendar Yrs</u>												
01-JAN-12 To 31-DEC-12	21	80.01	85.82	83.23	29.65	103.11	34.89	139.26	65.18 to 110.63	170,933	142,263	
01-JAN-13 To 31-DEC-13	8	104.20	101.28	99.96	17.00	101.32	56.00	143.10	56.00 to 143.10	47,838	47,819	
<u>ALL</u>	42	93.58	91.71	82.35	25.25	111.37	32.88	204.50	78.14 to 104.66	156,287	128,709	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	31	95.33	92.16	88.51	20.69	104.12	34.89	143.10	78.14 to 106.20	124,260	109,978	
02	6	94.25	107.15	68.54	41.77	156.33	46.24	204.50	46.24 to 204.50	37,000	25,361	
03	1	91.30	91.30	91.30	00.00	100.00	91.30	91.30	N/A	5,000	4,565	
04	4	60.74	65.15	74.03	41.57	88.00	32.88	106.23	N/A	621,250	459,936	
<u>ALL</u>	42	93.58	91.71	82.35	25.25	111.37	32.88	204.50	78.14 to 104.66	156,287	128,709	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	42	93.58	91.71	82.35	25.25	111.37	32.88	204.50	78.14 to 104.66	156,287	128,709	
04												
<u>ALL</u>	42	93.58	91.71	82.35	25.25	111.37	32.88	204.50	78.14 to 104.66	156,287	128,709	

**69 Phelps**  
**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 : 42  
Total Sales Price : 6,564,045  
Total Adj. Sales Price : 6,564,045  
Total Assessed Value : 5,405,794  
Avg. Adj. Sales Price : 156,287  
Avg. Assessed Value : 128,709

MEDIAN : 94  
WGT. MEAN : 82  
MEAN : 92  
COD : 25.25  
PRD : 111.37

COV : 34.43  
STD : 31.58  
Avg. Abs. Dev : 23.63  
MAX Sales Ratio : 204.50  
MIN Sales Ratio : 32.88

95% Median C.I. : 78.14 to 104.66  
95% Wgt. Mean C.I. : 69.48 to 95.23  
95% Mean C.I. : 82.16 to 101.26

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	5	92.70	116.10	119.27	31.33	97.34	80.00	204.50	N/A	7,800	9,303	
Less Than 30,000	12	94.25	102.87	99.57	35.00	103.31	34.89	204.50	64.40 to 139.26	15,392	15,325	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	42	93.58	91.71	82.35	25.25	111.37	32.88	204.50	78.14 to 104.66	156,287	128,709	
Greater Than 14,999	37	94.45	88.41	82.13	24.19	107.65	32.88	143.10	77.17 to 104.66	176,353	144,845	
Greater Than 29,999	30	87.79	87.24	81.86	22.64	106.57	32.88	124.46	77.17 to 104.66	212,645	174,063	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	5	92.70	116.10	119.27	31.33	97.34	80.00	204.50	N/A	7,800	9,303	
15,000 TO 29,999	7	95.80	93.42	94.30	36.91	99.07	34.89	143.10	34.89 to 143.10	20,814	19,627	
30,000 TO 59,999	4	101.71	96.70	97.78	09.34	98.90	77.17	106.20	N/A	54,292	53,086	
60,000 TO 99,999	9	104.47	90.09	90.45	20.67	99.60	46.92	123.86	59.75 to 111.20	74,178	67,093	
100,000 TO 149,999	9	94.45	86.72	84.91	17.47	102.13	46.24	111.34	65.24 to 108.44	116,444	98,873	
150,000 TO 249,999	2	78.85	78.85	78.93	01.47	99.90	77.69	80.01	N/A	214,500	169,310	
250,000 TO 499,999	1	124.46	124.46	124.46	00.00	100.00	124.46	124.46	N/A	395,000	491,600	
500,000 TO 999,999	5	74.55	71.40	74.14	23.15	96.30	32.88	106.23	N/A	724,515	537,126	
1,000,000 +												
<u>ALL</u>	42	93.58	91.71	82.35	25.25	111.37	32.88	204.50	78.14 to 104.66	156,287	128,709	

**69 Phelps**  
**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 : 42  
 Total Sales Price : 6,564,045  
 Total Adj. Sales Price : 6,564,045  
 Total Assessed Value : 5,405,794  
 Avg. Adj. Sales Price : 156,287  
 Avg. Assessed Value : 128,709

MEDIAN : 94  
 WGT. MEAN : 82  
 MEAN : 92  
 COD : 25.25  
 PRD : 111.37

COV : 34.43  
 STD : 31.58  
 Avg. Abs. Dev : 23.63  
 MAX Sales Ratio : 204.50  
 MIN Sales Ratio : 32.88

95% Median C.I. : 78.14 to 104.66  
 95% Wgt. Mean C.I. : 69.48 to 95.23  
 95% Mean C.I. : 82.16 to 101.26

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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
306	1	123.86	123.86	123.86	00.00	100.00	123.86	123.86	N/A	83,600	103,545
326	1	46.24	46.24	46.24	00.00	100.00	46.24	46.24	N/A	143,000	66,120
328	1	32.88	32.88	32.88	00.00	100.00	32.88	32.88	N/A	605,000	198,940
344	12	100.85	103.89	96.50	26.81	107.66	46.92	204.50	76.16 to 120.47	136,156	131,393
349	1	80.01	80.01	80.01	00.00	100.00	80.01	80.01	N/A	230,000	184,020
350	1	92.70	92.70	92.70	00.00	100.00	92.70	92.70	N/A	10,000	9,270
352	1	95.33	95.33	95.33	00.00	100.00	95.33	95.33	N/A	125,000	119,160
353	9	102.19	97.33	87.37	08.99	111.40	78.14	111.20	80.30 to 106.20	127,620	111,507
384	2	70.79	70.79	73.24	09.03	96.65	64.40	77.17	N/A	32,500	23,803
406	7	77.69	81.82	77.36	32.20	105.77	34.89	143.10	34.89 to 143.10	48,571	37,574
410	1	65.18	65.18	65.18	00.00	100.00	65.18	65.18	N/A	525,000	342,210
421	1	74.55	74.55	74.55	00.00	100.00	74.55	74.55	N/A	975,000	726,890
446	1	124.46	124.46	124.46	00.00	100.00	124.46	124.46	N/A	395,000	491,600
528	3	108.44	93.18	95.84	15.86	97.22	59.75	111.34	N/A	95,000	91,048
<u>ALL</u>	<u>42</u>	<u>93.58</u>	<u>91.71</u>	<u>82.35</u>	<u>25.25</u>	<u>111.37</u>	<u>32.88</u>	<u>204.50</u>	<u>78.14 to 104.66</u>	<u>156,287</u>	<u>128,709</u>

**69 Phelps**  
**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 : 91  
Total Sales Price : 80,575,725  
Total Adj. Sales Price : 80,283,225  
Total Assessed Value : 57,246,770  
Avg. Adj. Sales Price : 882,233  
Avg. Assessed Value : 629,085

MEDIAN : 70  
WGT. MEAN : 71  
MEAN : 89  
COD : 44.44  
PRD : 124.36

COV : 63.50  
STD : 56.31  
Avg. Abs. Dev : 30.99  
MAX Sales Ratio : 344.47  
MIN Sales Ratio : 00.00

95% Median C.I. : 66.32 to 78.70  
95% Wgt. Mean C.I. : 66.07 to 76.55  
95% Mean C.I. : 77.11 to 100.25

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	10	89.75	96.71	92.19	16.89	104.90	77.27	155.67	78.70 to 116.33	1,172,874	1,081,242
01-JAN-12 To 31-MAR-12	9	73.71	95.05	77.16	35.26	123.19	63.91	238.42	67.55 to 99.52	738,754	569,993
01-APR-12 To 30-JUN-12	8	99.27	153.76	85.31	80.50	180.24	69.17	344.47	69.17 to 344.47	658,651	561,862
01-JUL-12 To 30-SEP-12	3	76.25	68.92	62.51	12.94	110.25	50.44	80.06	N/A	1,100,768	688,039
01-OCT-12 To 31-DEC-12	14	64.59	80.09	60.97	39.06	131.36	43.82	192.84	55.54 to 111.72	897,420	547,137
01-JAN-13 To 31-MAR-13	6	64.35	64.61	61.40	14.47	105.23	50.07	80.79	50.07 to 80.79	804,533	493,980
01-APR-13 To 30-JUN-13	4	66.20	86.80	64.71	45.79	134.14	49.73	165.06	N/A	1,125,535	728,333
01-JUL-13 To 30-SEP-13	5	64.95	63.85	65.53	23.02	97.44	36.17	95.57	N/A	501,023	328,301
01-OCT-13 To 31-DEC-13	7	57.24	51.38	48.81	31.99	105.27	00.00	83.37	00.00 to 83.37	1,372,140	669,715
01-JAN-14 To 31-MAR-14	11	108.09	125.28	120.23	53.53	104.20	54.00	254.58	55.88 to 219.58	413,215	496,790
01-APR-14 To 30-JUN-14	12	65.17	64.12	63.59	10.34	100.83	47.96	81.76	57.46 to 69.74	1,081,961	688,040
01-JUL-14 To 30-SEP-14	2	63.82	63.82	64.24	01.07	99.35	63.14	64.50	N/A	900,988	578,796
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	30	80.36	108.64	83.50	45.22	130.11	50.44	344.47	76.25 to 93.93	898,301	750,046
01-OCT-12 To 30-SEP-13	29	64.95	75.01	62.21	32.12	120.58	36.17	192.84	56.91 to 75.68	841,322	523,401
01-OCT-13 To 30-SEP-14	32	64.26	82.34	67.62	45.94	121.77	00.00	254.58	58.28 to 71.89	904,245	611,461
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	34	75.08	100.40	69.64	50.33	144.17	43.82	344.47	67.67 to 91.06	817,182	569,084
01-JAN-13 To 31-DEC-13	22	63.33	64.26	56.94	27.93	112.86	00.00	165.06	51.12 to 69.29	974,520	554,851
<u>ALL</u>	91	69.74	88.68	71.31	44.44	124.36	00.00	344.47	66.32 to 78.70	882,233	629,085

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	74	71.54	83.49	70.80	35.80	117.92	00.00	254.58	66.32 to 78.81	939,101	664,869
2	17	69.58	111.25	74.58	77.94	149.17	47.96	344.47	53.62 to 113.67	634,689	473,320
<u>ALL</u>	91	69.74	88.68	71.31	44.44	124.36	00.00	344.47	66.32 to 78.70	882,233	629,085

**69 Phelps**  
**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 : 91  
Total Sales Price : 80,575,725  
Total Adj. Sales Price : 80,283,225  
Total Assessed Value : 57,246,770  
Avg. Adj. Sales Price : 882,233  
Avg. Assessed Value : 629,085

MEDIAN : 70  
WGT. MEAN : 71  
MEAN : 89  
COD : 44.44  
PRD : 124.36

COV : 63.50  
STD : 56.31  
Avg. Abs. Dev : 30.99  
MAX Sales Ratio : 344.47  
MIN Sales Ratio : 00.00

95% Median C.I. : 66.32 to 78.70  
95% Wgt. Mean C.I. : 66.07 to 76.55  
95% Mean C.I. : 77.11 to 100.25

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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	47	69.29	86.97	69.52	42.17	125.10	00.00	344.47	64.95 to 79.17	1,000,005	695,169
1	42	70.24	77.71	70.31	26.59	110.52	00.00	165.06	65.29 to 79.17	1,038,493	730,118
2	5	54.00	164.77	59.35	212.44	277.62	47.96	344.47	N/A	676,710	401,600
<b>_____Dry_____</b>											
County	6	62.79	92.22	65.28	64.31	141.27	36.17	254.58	36.17 to 254.58	377,033	246,131
1	6	62.79	92.22	65.28	64.31	141.27	36.17	254.58	36.17 to 254.58	377,033	246,131
<b>_____Grass_____</b>											
County	9	73.71	78.12	68.61	16.33	113.86	51.12	113.67	66.74 to 95.57	261,941	179,722
1	6	76.26	75.48	65.15	12.56	115.86	51.12	95.57	51.12 to 95.57	301,578	196,492
2	3	69.74	83.38	80.03	22.43	104.19	66.74	113.67	N/A	182,667	146,184
<b>_____ALL_____</b>	<b>91</b>	<b>69.74</b>	<b>88.68</b>	<b>71.31</b>	<b>44.44</b>	<b>124.36</b>	<b>00.00</b>	<b>344.47</b>	<b>66.32 to 78.70</b>	<b>882,233</b>	<b>629,085</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	67	69.29	87.78	72.72	42.37	120.71	00.00	344.47	64.95 to 79.17	1,038,627	755,310
1	57	69.29	79.53	72.43	29.82	109.80	00.00	165.06	65.29 to 79.17	1,078,736	781,289
2	10	66.75	134.84	74.97	118.28	179.86	47.96	344.47	50.18 to 327.25	810,002	607,226
<b>_____Dry_____</b>											
County	7	63.14	95.00	67.91	65.81	139.89	36.17	254.58	36.17 to 254.58	342,599	232,675
1	6	62.79	92.22	65.28	64.31	141.27	36.17	254.58	36.17 to 254.58	377,033	246,131
2	1	111.72	111.72	111.72	00.00	100.00	111.72	111.72	N/A	136,000	151,935
<b>_____Grass_____</b>											
County	10	73.30	75.31	66.47	18.01	113.30	50.07	113.67	51.12 to 95.57	266,617	177,207
1	6	76.26	75.48	65.15	12.56	115.86	51.12	95.57	51.12 to 95.57	301,578	196,492
2	4	68.24	75.06	69.23	24.40	108.42	50.07	113.67	N/A	214,175	148,280
<b>_____ALL_____</b>	<b>91</b>	<b>69.74</b>	<b>88.68</b>	<b>71.31</b>	<b>44.44</b>	<b>124.36</b>	<b>00.00</b>	<b>344.47</b>	<b>66.32 to 78.70</b>	<b>882,233</b>	<b>629,085</b>



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,963</b>	<b>Value : 2,088,628,956</b>	<b>Growth 10,118,774</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>	336	3,904,813	0	0	1	2,500	337	3,907,313	
<b>02. Res Improve Land</b>	2,797	27,593,870	0	0	14	40,280	2,811	27,634,150	
<b>03. Res Improvements</b>	2,951	229,095,505	0	0	537	81,147,495	3,488	310,243,000	
<b>04. Res Total</b>	3,287	260,594,188	0	0	538	81,190,275	3,825	341,784,463	3,706,449
<b>% of Res Total</b>	85.93	76.25	0.00	0.00	14.07	23.75	54.93	16.36	36.63
<b>05. Com UnImp Land</b>	91	880,500	0	0	17	178,375	108	1,058,875	
<b>06. Com Improve Land</b>	379	6,188,063	0	0	53	1,178,016	432	7,366,079	
<b>07. Com Improvements</b>	396	58,828,401	0	0	57	15,536,200	453	74,364,601	
<b>08. Com Total</b>	487	65,896,964	0	0	74	16,892,591	561	82,789,555	843,755
<b>% of Com Total</b>	86.81	79.60	0.00	0.00	13.19	20.40	8.06	3.96	8.34
<b>09. Ind UnImp Land</b>	2	52,530	0	0	1	42,250	3	94,780	
<b>10. Ind Improve Land</b>	4	105,135	0	0	4	460,630	8	565,765	
<b>11. Ind Improvements</b>	4	1,624,910	0	0	4	17,473,095	8	19,098,005	
<b>12. Ind Total</b>	6	1,782,575	0	0	5	17,975,975	11	19,758,550	3,666,050
<b>% of Ind Total</b>	54.55	9.02	0.00	0.00	45.45	90.98	0.16	0.95	36.23
<b>13. Rec UnImp Land</b>	0	0	0	0	1	2,550	1	2,550	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	1	2,550	1	2,550	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
<b>Res &amp; Rec Total</b>	3,287	260,594,188	0	0	539	81,192,825	3,826	341,787,013	3,706,449
<b>% of Res &amp; Rec Total</b>	85.91	76.24	0.00	0.00	14.09	23.76	54.95	16.36	36.63
<b>Com &amp; Ind Total</b>	493	67,679,539	0	0	79	34,868,566	572	102,548,105	4,509,805
<b>% of Com &amp; Ind Total</b>	86.19	66.00	0.00	0.00	13.81	34.00	8.21	4.91	44.57
<b>17. Taxable Total</b>	3,780	328,273,727	0	0	618	116,061,391	4,398	444,335,118	8,216,254
<b>% of Taxable Total</b>	85.95	73.88	0.00	0.00	14.05	26.12	63.16	21.27	81.20

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	25	271,178	3,439,263	0	0	0
19. Commercial	12	1,018,891	14,203,009	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	1	18,312	11,778	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	25	271,178	3,439,263
19. Commercial	0	0	0	12	1,018,891	14,203,009
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	1	18,312	11,778
22. Total Sch II				38	1,308,381	17,654,050

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	374	0	422	796

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,904	1,154,294,059	1,904	1,154,294,059
28. Ag-Improved Land	0	0	0	0	1,102	433,510,044	1,102	433,510,044
29. Ag Improvements	0	0	0	0	661	56,489,735	661	56,489,735
30. Ag Total							2,565	1,644,293,838

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	38	37.10	910,000	38	37.10	910,000	
32. HomeSite Improv Land	783	792.48	19,367,425	783	792.48	19,367,425	
33. HomeSite Improvements	305	0.00	35,111,090	305	0.00	35,111,090	0
34. HomeSite Total				<b>343</b>	<b>829.58</b>	<b>55,388,515</b>	
35. FarmSite UnImp Land	107	324.44	566,856	107	324.44	566,856	
36. FarmSite Improv Land	886	3,750.97	7,762,122	886	3,750.97	7,762,122	
37. FarmSite Improvements	643	0.00	21,378,645	643	0.00	21,378,645	1,902,520
38. FarmSite Total				<b>750</b>	<b>4,075.41</b>	<b>29,707,623</b>	
39. Road & Ditches	2,680	7,222.47	0	2,680	7,222.47	0	
40. Other- Non Ag Use	10	38.58	176,755	10	38.58	176,755	
41. Total Section VI				<b>1,093</b>	<b>12,166.04</b>	<b>85,272,893</b>	<b>1,902,520</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	213.65	0.09%	1,046,081	0.07%	4,896.24
46. 1A	192,784.10	78.22%	1,175,883,789	83.15%	6,099.49
47. 2A1	4,501.15	1.83%	22,955,865	1.62%	5,100.00
48. 2A	15,416.73	6.26%	72,404,979	5.12%	4,696.52
49. 3A1	8,350.57	3.39%	37,577,565	2.66%	4,500.00
50. 3A	3,146.07	1.28%	13,528,101	0.96%	4,300.00
51. 4A1	17,349.79	7.04%	72,869,118	5.15%	4,200.00
52. 4A	4,700.26	1.91%	17,860,988	1.26%	3,800.00
53. Total	246,462.32	100.00%	1,414,126,486	100.00%	5,737.70
<b>Dry</b>					
54. 1D1	89.09	0.64%	267,270	0.67%	3,000.00
55. 1D	9,494.62	67.92%	28,483,860	71.55%	3,000.00
56. 2D1	453.64	3.25%	1,315,556	3.30%	2,900.00
57. 2D	1,552.28	11.10%	4,191,156	10.53%	2,700.00
58. 3D1	473.78	3.39%	1,231,828	3.09%	2,600.00
59. 3D	233.29	1.67%	583,225	1.47%	2,500.00
60. 4D1	1,242.97	8.89%	2,858,831	7.18%	2,300.00
61. 4D	439.08	3.14%	878,160	2.21%	2,000.00
62. Total	13,978.75	100.00%	39,809,886	100.00%	2,847.89
<b>Grass</b>					
63. 1G1	149.20	0.98%	153,120	0.87%	1,026.27
64. 1G	3,630.81	23.74%	4,865,342	27.74%	1,340.02
65. 2G1	340.12	2.22%	446,633	2.55%	1,313.16
66. 2G	1,270.99	8.31%	1,655,893	9.44%	1,302.84
67. 3G1	290.13	1.90%	331,986	1.89%	1,144.27
68. 3G	604.17	3.95%	777,027	4.43%	1,286.11
69. 4G1	5,655.73	36.97%	5,912,412	33.71%	1,045.38
70. 4G	3,356.02	21.94%	3,394,478	19.36%	1,011.46
71. Total	15,297.17	100.00%	17,536,891	100.00%	1,146.41
<b>Irrigated Total</b>					
	246,462.32	88.11%	1,414,126,486	95.86%	5,737.70
<b>Dry Total</b>					
	13,978.75	5.00%	39,809,886	2.70%	2,847.89
<b>Grass Total</b>					
	15,297.17	5.47%	17,536,891	1.19%	1,146.41
72. Waste	248.70	0.09%	8,707	0.00%	35.01
73. Other	3,736.56	1.34%	3,687,572	0.25%	986.89
74. Exempt	5.50	0.00%	0	0.00%	0.00
75. Market Area Total	279,723.50	100.00%	1,475,169,542	100.00%	5,273.67

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	6,807.63	62.42%	34,718,913	69.32%	5,100.00
47. 2A1	54.71	0.50%	257,137	0.51%	4,700.00
48. 2A	41.71	0.38%	187,695	0.37%	4,500.00
49. 3A1	1,409.80	12.93%	6,062,140	12.10%	4,300.00
50. 3A	60.45	0.55%	247,845	0.49%	4,100.00
51. 4A1	728.75	6.68%	2,842,125	5.67%	3,900.00
52. 4A	1,803.21	16.53%	5,770,272	11.52%	3,200.00
53. Total	10,906.26	100.00%	50,086,127	100.00%	4,592.42
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,428.29	43.34%	6,070,725	52.24%	2,500.00
56. 2D1	22.97	0.41%	52,831	0.45%	2,300.00
57. 2D	14.95	0.27%	31,395	0.27%	2,100.00
58. 3D1	1,772.17	31.63%	3,367,123	28.98%	1,900.00
59. 3D	238.58	4.26%	405,586	3.49%	1,700.00
60. 4D1	606.01	10.82%	939,346	8.08%	1,550.05
61. 4D	519.72	9.28%	753,637	6.49%	1,450.08
62. Total	5,602.69	100.00%	11,620,643	100.00%	2,074.12
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,571.61	6.76%	1,778,277	8.03%	1,131.50
65. 2G1	246.90	1.06%	265,421	1.20%	1,075.01
66. 2G	285.88	1.23%	322,199	1.46%	1,127.04
67. 3G1	648.73	2.79%	714,186	3.23%	1,100.90
68. 3G	174.07	0.75%	174,070	0.79%	1,000.00
69. 4G1	1,436.33	6.18%	1,377,611	6.22%	959.12
70. 4G	18,885.33	81.23%	17,507,471	79.08%	927.04
71. Total	23,248.85	100.00%	22,139,235	100.00%	952.27
<b>Irrigated Total</b>					
	10,906.26	27.41%	50,086,127	59.73%	4,592.42
<b>Dry Total</b>					
	5,602.69	14.08%	11,620,643	13.86%	2,074.12
<b>Grass Total</b>					
	23,248.85	58.43%	22,139,235	26.40%	952.27
72. Waste	26.71	0.07%	934	0.00%	34.97
73. Other	5.58	0.01%	4,464	0.01%	800.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	39,790.09	100.00%	83,851,403	100.00%	2,107.34

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	257,368.58	1,464,212,613	257,368.58	1,464,212,613
<b>77. Dry Land</b>	0.00	0	0.00	0	19,581.44	51,430,529	19,581.44	51,430,529
<b>78. Grass</b>	0.00	0	0.00	0	38,546.02	39,676,126	38,546.02	39,676,126
<b>79. Waste</b>	0.00	0	0.00	0	275.41	9,641	275.41	9,641
<b>80. Other</b>	0.00	0	0.00	0	3,742.14	3,692,036	3,742.14	3,692,036
<b>81. Exempt</b>	0.00	0	0.00	0	5.50	0	5.50	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>319,513.59</b>	<b>1,559,020,945</b>	<b>319,513.59</b>	<b>1,559,020,945</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	257,368.58	80.55%	1,464,212,613	93.92%	5,689.17
<b>Dry Land</b>	19,581.44	6.13%	51,430,529	3.30%	2,626.49
<b>Grass</b>	38,546.02	12.06%	39,676,126	2.54%	1,029.32
<b>Waste</b>	275.41	0.09%	9,641	0.00%	35.01
<b>Other</b>	3,742.14	1.17%	3,692,036	0.24%	986.61
<b>Exempt</b>	5.50	0.00%	0	0.00%	0.00
<b>Total</b>	<b>319,513.59</b>	<b>100.00%</b>	<b>1,559,020,945</b>	<b>100.00%</b>	<b>4,879.36</b>

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

### 69 Phelps

	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	316,756,860	341,784,463	25,027,603	7.90%	3,706,449	6.73%
02. Recreational	2,550	2,550	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	52,302,935	55,388,515	3,085,580	5.90%	0	5.90%
<b>04. Total Residential (sum lines 1-3)</b>	<b>369,062,345</b>	<b>397,175,528</b>	<b>28,113,183</b>	<b>7.62%</b>	<b>3,706,449</b>	<b>6.61%</b>
05. Commercial	75,281,823	82,789,555	7,507,732	9.97%	843,755	8.85%
06. Industrial	15,497,930	19,758,550	4,260,620	27.49%	3,666,050	3.84%
07. Ag-Farmsite Land, Outbuildings	28,398,714	29,707,623	1,308,909	4.61%	1,902,520	-2.09%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>119,178,467</b>	<b>132,255,728</b>	<b>13,077,261</b>	<b>10.97%</b>	<b>6,412,325</b>	<b>5.59%</b>
<b>10. Total Non-Agland Real Property</b>	<b>488,240,812</b>	<b>529,608,011</b>	<b>41,367,199</b>	<b>8.47%</b>	<b>10,118,774</b>	<b>6.40%</b>
11. Irrigated	1,201,449,428	1,464,212,613	262,763,185	21.87%		
12. Dryland	39,141,121	51,430,529	12,289,408	31.40%		
13. Grassland	31,280,900	39,676,126	8,395,226	26.84%		
14. Wasteland	9,513	9,641	128	1.35%		
15. Other Agland	3,848,634	3,692,036	-156,598	-4.07%		
<b>16. Total Agricultural Land</b>	<b>1,275,729,596</b>	<b>1,559,020,945</b>	<b>283,291,349</b>	<b>22.21%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>1,763,970,408</b>	<b>2,088,628,956</b>	<b>324,658,548</b>	<b>18.40%</b>	<b>10,118,774</b>	<b>17.83%</b>

**2014 PLAN OF ASSESSMENT FOR PHELPS COUNTY**  
**ASSESSMENT YEARS 2015-2016-2017**  
**DATE: 07-22-2014**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural land and horticulture land.

## GENERAL DESCRIPTION OF REAL PROPERTY IN PHELPS COUNTY

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

	Parcels	% of Total Parcels
Residential	3829	55%
Commercial	564	8%
Industrial	11	1%
Recreational	1	
Agricultural	2565	36%

Agricultural land for taxable acres for 2014 assessment was 319,582.

Agricultural land is approx 72% of the real property valuation base in Phelps County and of that approx. 79% is taxed as irrigated.

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

## CURRENT RESOURCES

There are currently three full time employees and one part time employee on staff and the Assessor. Assessor is certified by the Property Tax Administrator. The Assessor will continue to keep her certification current by attending continuing education and obtaining the number of hours required by the Property Tax Division. The assessor or staff member will try to attend as many district meetings and workshops provided. Current statues and regulations will continue to be followed to the best of our ability.

Proposed Office Budget for July 1, 2014 – June 30, 2015 will be \$98,362. The proposed appraisal budget for July 1, 2014 – June 30, 2015 will be \$120,000.

### Assessment Actions Planned for Assessment Year 2015:

#### Residential:

Finish with physical dwelling reviews of rural properties. Start on physical dwelling reviews for Holdrege properties. Do market study to insure residential properties are in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2015.

#### Commercial:

Start with physical reviews of Villages. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2015.

#### Agricultural land:

Continue to review 20% of land use and acres with new aerial. Continue to physically review Rural out buildings. Land use and water transfers will be updated in GIS as reported. Land use and market areas will be reviewed and updated as information becomes available. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick up work and permits will be done by March 1, 2015.

### Assessment Actions Planned for Assessment Year 2016:

#### Residential:

Continue with physical review of Holdrege properties. Do market study to insure residential properties are in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2016.

#### Commercial:

Finish with the physical reviews of villages. Start with rural physical reviews. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2016.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Continue to review 20% of land use and acres with new aerial. Continue to physically review Rural out buildings. Land use and market areas will be reviewed and updated as information becomes available. Pick up work and permits will be done by March 1, 2016.

Assessment Actions Planned for Assessment Year 2017:

Residential:

Finish with physical dwelling reviews of Holdrege properties. Start with physical reviews of villages. Do a market analysis to insure that the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1, 2017.

Commercial:

Finish with Rural physical reviews of commercial. Start with physical reviews of Holdrege. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up and building permits will be reviewed and completed by March 1, 2017.

Agricultural:

Continue to review 20% of land use and acres with new aerial. Continue to physically review Rural out buildings. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance to state statutes. Land use and market areas will be reviewed and updated as information becomes available. Pick up work and permits will be done by March 1, 2017.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forward to the Property Assessment Division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Real Estate Abstract
  - b. Assessor Survey
  - c. Sales information to PA&T roster, annual Assessed Value update w/abstract & Assessment Actions
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Report
  - f. Homestead Exemption Tax Loss Report
  - g. Certificate of Taxes Levied Report
  - h. Report of all exempt property and taxable government owned property
  - i. Annual Plan of Assessment Report (Three year)
3. Personal Property - administer annual filing of approximately 1500 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property - annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 350 annual filings of applications, approval/denial process, taxpayer notifications and assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and Public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing - management of record/valuation information for Properties in community redevelopment projects for proper reporting on Administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
10. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

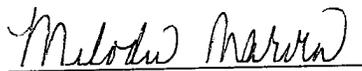
11. Tax List Corrections – prepare tax list correction documents for county board to approve.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests- assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings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

Conclusion:

For 2014-2015 a budget request of an increase of approximately 3% will be submitted to the County Board for approval.

The Phelps County Assessor's Office will strive to maintain an efficient and professional office.

Respectfully submitted:

 , Dated this 22nd day of July, 2014.  
Melodie Marvin  
Phelps County Assessor

## 2015 Assessment Survey for Phelps County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	1 part-time
<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>
	\$98,000
<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>
	\$15,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$120,000
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$2,500 from the administrative budget, and \$3,500 from the appraisal budget for the MIPS System, and \$17,000 for the GIS System
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$11,319 from the appraisal budget and \$5,698 from the administrative budget

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS PC v2
2.	<b>CAMA software:</b>
	MIPS PC v2
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The assessor and 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://phelps.gisworkshop.com">phelps.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	The assessor & staff
8.	<b>Personal Property software:</b>
	MIPS PC v2

## 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 municipalities are zoned.
4.	<b>When was zoning implemented?</b>
	2000

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	None
2.	<b>GIS Services:</b>
	GIS Workshop, Inc.
3.	<b>Other services:</b>
	None

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	No
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	n/a
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	n/a
4.	<b>Have the existing contracts been approved by the PTA?</b>
	n/a
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	n/a



# 2015 Certification for Phelps 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 Phelps 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



