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2015 Commission Summary for Saunders County

Residential Real Property - Current

Number of Sales	543	Median	96.03
Total Sales Price	\$90,979,131	Mean	96.94
Total Adj. Sales Price	\$91,022,131	Wgt. Mean	94.40
Total Assessed Value	\$85,927,335	Average Assessed Value of the Base	\$134,605
Avg. Adj. Sales Price	\$167,628	Avg. Assessed Value	\$158,246

Confidence Interval - Current

95% Median C.I	95.27 to 96.86
95% Wgt. Mean C.I	93.20 to 95.61
95% Mean C.I	95.59 to 98.29
% of Value of the Class of all Real Property Value in the	35.31
% of Records Sold in the Study Period	6.21
% of Value Sold in the Study Period	7.30

Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	501	96	96.26
2013	454	96	96.35
2012	381	96	95.76
2011	477	95	95

2015 Commission Summary for Saunders County

Commercial Real Property - Current

Number of Sales	69	Median	96.20
Total Sales Price	\$7,510,603	Mean	99.88
Total Adj. Sales Price	\$7,510,603	Wgt. Mean	95.71
Total Assessed Value	\$7,188,360	Average Assessed Value of the Base	\$141,072
Avg. Adj. Sales Price	\$108,849	Avg. Assessed Value	\$104,179

Confidence Interval - Current

95% Median C.I	91.70 to 99.46
95% Wgt. Mean C.I	85.65 to 105.77
95% Mean C.I	89.10 to 110.66
% of Value of the Class of all Real Property Value in the County	3.70
% of Records Sold in the Study Period	7.89
% of Value Sold in the Study Period	5.82

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	50	96	95.96
2013	50	93	92.93
2012	32	93	92.51
2011	44	98	98

2015 Opinions of the Property Tax Administrator for Saunders 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	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	*NEI	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 Saunders County

For the current assessment year, Saunders County (Saunders) conducted a market analysis of the residential parcels in the county. Residential areas and neighborhoods in Malmo, Weston, Prague, Morse Bluff, Ithaca, Swedeburg were reviewed. These inspections consist of a physical visit to each property with a record card copy, inspecting all property, and taking pictures. Items such as siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling are included as part of the inspections.

After areas were inspected in their entirety, adjustments were made to their assessed values.

Additionally, a review of rural residential continued, using the most current imagery, before conducting physical inspections which employs the same inspection steps as the aforementioned areas.

All sales were reviewed by Saunders by sending out questionnaires to the grantor and grantee. If there was no response, a follow-up call was made to gather as much information as possible about the sale.

All pickup work was completed by Saunders, as were onsite inspections of new sales and any remodeling or new construction.

Finally, a spreadsheet analysis of all sales within the study period was completed.

2015 Residential Assessment Survey for Saunders County

1.	Valuation data collection done by:																																
	Appraiser and Assistant																																
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="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;">1</td> <td>Ashland Lake/River Area</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Ashland</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Ceresco</td> </tr> <tr> <td style="text-align: center;">4</td> <td>East Lake/River (Championship Lake, Rustic Island, Leshara, Happy Farms, Shunk)</td> </tr> <tr> <td style="text-align: center;">5</td> <td>North end of the county - consists of subdivisions near Fremont</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Lakes and Rivers (Morse Bluff-Wolfes, Whitetail, Hidden Cove) - average quality properties with lower values compared to other lakes in the county</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Mead and Cedar Bluffs - both have K-12 schools and are located along major highways</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Small Town Wahoo (Ithaca, Leshara, Colon, Swedeburg, Malmo) - no schools exist in this area</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Unincorporated Areas (Wann, Memphis, Touhy) - relatively quiet markets</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Valparaiso</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Wahoo</td> </tr> <tr> <td style="text-align: center;">12</td> <td>West Small Towns (Prague, Morse Bluff, Weston) - no high schools</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Woodcliff subdivision area</td> </tr> <tr> <td style="text-align: center;">14</td> <td>Yutan</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural Residential</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Ashland Lake/River Area	2	Ashland	3	Ceresco	4	East Lake/River (Championship Lake, Rustic Island, Leshara, Happy Farms, Shunk)	5	North end of the county - consists of subdivisions near Fremont	6	Lakes and Rivers (Morse Bluff-Wolfes, Whitetail, Hidden Cove) - average quality properties with lower values compared to other lakes in the county	7	Mead and Cedar Bluffs - both have K-12 schools and are located along major highways	8	Small Town Wahoo (Ithaca, Leshara, Colon, Swedeburg, Malmo) - no schools exist in this area	9	Unincorporated Areas (Wann, Memphis, Touhy) - relatively quiet markets	10	Valparaiso	11	Wahoo	12	West Small Towns (Prague, Morse Bluff, Weston) - no high schools	13	Woodcliff subdivision area	14	Yutan	15	Rural Residential
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																																
	The cost approach is used in the county with market defined depreciation																																
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 County uses local market information																																
5.	Are individual depreciation tables developed for each valuation grouping?																																
	Yes, depreciation schedules exist for neighborhoods within many of the valuation groupings																																
6.	Describe the methodology used to determine the residential lot values?																																
	The county uses vacant lot sales to determine residential lot values																																

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

Lot values are set by using vacant lots in the area and other comparable areas

Valuation Grouping	Date of Depreciation Tables	Date of Costing	Date of Lot Value Study	Date of Last Inspection
1	2014	2012	2014	2012-2013
2	2014	2012	2014	2014
3	2002	2012	2002	2015
4	2006	2012	2006	2003
5	2014	2012	2014	2013
6	2007	2012	2007	2012
7	2006	2012	2006	2010-2013
8	2005	2012	2005	2005-2015
9	2002	2012	2002	2003
10	2007	2012	2007	2005
11	2014	2012	2014	2008-2013
12	2007	2012	2007	2014
13	2014	2012	2014	2014
14	2014	2012	2014	2006
15	2007	2012	2007	2004-2014

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2015 Residential Correlation Section for Saunders County

County Overview

Saunders County (Saunders) was founded in 1856 and, after originally named for government surveyor Calhoun, it was renamed for the last Governor of the Nebraska Territory, Alvin Saunders. Saunders is located in the Eastern portion of the State of Nebraska (Nebraska). The counties of Douglas, Sarpy, Cass, Lancaster, Butler, and Dodge abut Saunders, which has a total area of 750 miles. Per the Census Bureau Quick Facts for 2014, there are 20,919 residents in Saunders, a .2% increase over the 2013 population estimate. Between 2009 and 2013, 79% of the county residents were homeowners and 90% of the county residents lived consecutively in one of the 9,316 housing units for over a year. Towns include Ashland, Wahoo, and Yutan. Wahoo, with a slight decline in population in the last year, remains the most populous at 4,467. Well-known people with links to Saunders include children's book author and illustrator C.W. Anderson and MLB record holder Sam "Wahoo Sam" Crawford.

Description of Analysis

The Department of Revenue Property Assessment Division (State) verifies the instruments used to analyze the residential data of every county every year. The two main areas where this occurs are a review of the county's valuation groups and an AVU review.

A review of Saunders's statistical analysis showed 543 residential sales, representing fifteen valuation groupings. This is an increase of forty-three qualified sales from the prior year and is a large enough sample to be evaluated for measurement purposes. The stratification by valuation groupings reveals eight groups with sufficient numbers of sales to perform measurement on and all are within range.

The State conducts two review processes annually. The first is a biennial review in which generally half of the counties are gauged on their specific assessment practices per annum. This review verifies normal measurement trends in an effort to uncover any incongruities. Based on the findings of this review, a course of action is created and adopted. The last cyclical review of Saunder's actions occurred in 2013 and it was determined at that time that measurement trends were on point and that the assessment actions adhered to professionally accepted mass appraisal standards.

Sales Qualification

The second review process is one of the sales verification and qualification procedure in an effort to ensure bias does not exist in judgments made. All sales are arms-length transactions unless determined otherwise. The county assessor is responsible for the qualification of the sales. To qualify sales, the county verifies the sale by authenticating the data relating to a given transaction with the buyer, seller, or authorized agent. Data may include the sale price, date of sale, terms of sale, terms of financing, and other motivating factors.

2015 Residential Correlation Section for Saunders County

The last review by the State occurred in 2014. This review inspects the non-qualified sales roster to ensure that the grounds for disqualifying sales were supported and documented. This review also involves an on-site dialogue with the assessor and a consideration of verification documentation. The review of Saunders revealed that no apparent bias existed in the qualification determination, and that all arm's length sales were made available for the measurement of real property.

Equalization and Quality of Assessment

As described in Neb. Rev. Stat. §§ 77-1311.03, assessors are required to inspect all property in the county at least once every six years. Based on information contained in the residential survey, inspection dates for six of the valuation groupings appear to be outside of that six year cycle, however there is uncertainty to when inspections actually last occurred due to a complication involving a computer system. Additionally, depreciation tables and lot value studies are reflecting dates of 2002, 2005, and 2006.

Saunders has a list of all neighborhoods in the county. In order to improve the assessment process within the county, the State will be working with Saunders in the following months to identify the last systematic review of all areas and learn about future physical reviews plans and assessment actions. Although issues currently exist within the county, assessments do appear uniform across the county and the assessor is in compliance with generally accepted mass appraisal standards.

Level of Value

Based on a review of all available information, the level of value of residential property in Saunders County is determined to be at 96% of actual value.

2015 Commercial Assessment Actions for Saunders County

For the current assessment year, Saunders County (Saunders) conducted a market analysis of the commercial parcels in the county. The gravel and sand pits in the county were physically inspected. The review consisted of a physical visit to each property with a record card copy, inspecting all property, and taking pictures. Any new additions were measured and any recorded improvements no longer existing were notated and removed from the parcel record.

All sales were reviewed by Saunders by sending out questionnaires to the grantor and grantee. If there was no response, a follow-up call was made to gather as much information as possible about the sale.

All pickup work was completed by Saunders, as were onsite inspections of new sales and any remodeling or new construction.

Finally, a spreadsheet analysis of all sales with the study period was completed.

2015 Commercial Assessment Survey for Saunders County

1.	Valuation data collection done by:			
	Appraiser and Staff			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	Ashland - unique characteristics are tied to the local economic conditions of the area		
	2	Northern half of the county - mostly small town commercial property with influence from Fremont and Wahoo		
	3	Southern half of the county - small town and rural commercial with influence from Lincoln and Wahoo		
	4	Wahoo - unique characteristics are tied to the local economic conditions of the area		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	A market sale approach is used. A cost approach is used with depreciation established from sale information and an income approach is used when sufficient data is available.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county looks outside of the county for comparable sales			
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 determined using local market information when sufficient information is available.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Vacant sales analysis primarily.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2012	2012	2012
	2	2006	2012	2006
	3	2006	2012	2006
	4	2012	2012	2012
				<u>Date of Last Inspection</u>
				2009
				2001-2004
				2001-2004
				2006
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.			

2015 Commercial Correlation Section for Saunders County

County Overview

The majority of the commercial properties in Saunders County (Saunders) convene in and around Wahoo, the county seat, and Ashland, a suburb of Lincoln. The smaller community markets, while containing commercial properties of their own, are also guided by the proximity to the larger towns that serve as the area commercial hubs.

Per the U.S. Census Bureau, 3,521 people are employed in Saunders and 69% of the residents living in Saunders also work in Saunders, a 4% increase from the year prior. Additionally, there is an expected 4% job growth increase in years 2010-2020 (Nebraska Department of Labor). Among the top employers in Saunders are Saunders Medical Center, Advanced Building & Components, Wahoo Public School District, and South Haven (Nebraska Department of Labor). Saunders contains 7 grocery stores, 16 full-service restaurants, and 13 gas stations (city-data.com). The Barnes Oil Company is listed on the Register of Historic Places, as is the Wahoo Burlington Depot. Points of interest include the now defunct JFK College, a pioneer of early intercollegiate women's athletics and the Saunders County Museum.

Description of Analysis

The Department of Revenue Property Assessment Division (State) verifies the instruments used to analyze the commercial data of every county every year. The two main areas where this occurs are a review of the county's valuation groups and an AVU review.

A review of Saunders's statistical analysis showed sixty-nine commercial sales, representing all four of the valuation groupings. This is an increase of eighteen sales from the prior year and is a large enough sample to be evaluated for measurement purposes. The stratification by valuation group revealed two groups with sufficient number of sales to perform measurement on and both were within range. The stratification by occupancy code showed the majority of sales occurred in 353 (retail stores).

The State conducts two review processes annually. The first is a biennial review in which generally half of the counties are gauged on their specific assessment practices per annum. This review verifies normal measurement trends in an effort to uncover any incongruities. Based on the findings of this review, a course of action is created and adopted. The last cyclical review of Saunder's actions occurred in 2013 and it was determined at that time that measurement trends were on point and that the assessment actions adhered to professionally accepted mass appraisal standards.

Sales Qualification

The second review process is one of the sales verification and qualification procedure in an effort to ensure bias does not exist in judgments made. All sales are arms-length transactions unless

2015 Commercial Correlation Section for Saunders County

determined otherwise. The county assessor is responsible for the qualification of the sales. To qualify sales, the county verifies the sale by authenticating the data relating to a given transaction with the buyer, seller, or authorized agent. Data may include the sale price, date of sale, terms of sale, terms of financing, and other motivating factors.

The last review by the State occurred in 2013. This review inspects the non-qualified sales roster to ensure that the grounds for disqualifying sales were supported and documented. This review also involves an on-site dialogue with the assessor and a consideration of verification documentation. The review of Saunders revealed that no apparent bias existed in the qualification determination, and that all arm's length sales were made available for the measurement of real property.

Equalization and Quality of Assessment

As described in Neb. Rev. Stat. §§ 77-1311.03, assessors are required to inspect all property in the county at least once every six years. Based on information contained in the commercial survey, inspection dates for half of the valuation groupings appear to be outside of that six year cycle, however there is uncertainty to when inspections actually last occurred due to a complication involving a computer system. Additionally, depreciation tables and lot value studies are reflecting 2006 dates.

Saunders has a list of all neighborhoods in the county. In order to improve the assessment process within the county, the State will be working with Saunders in the following months to identify the last systematic review of all areas and learn about future physical reviews plans and assessment actions. Although issues currently exist within the county, assessments do appear uniform across the county and the assessor is in compliance with generally accepted mass appraisal standards.

Level of Value

Based on a review of all available information, the Level of Value of commercial property within Saunders is 100% of market value.

2015 Agricultural Assessment Actions for Saunders County

For the current assessment year, Saunders County (Saunders) monitored and reviewed land use changes, utilizing a variety of sources, including FSA maps provided by landowners and the GIS agricultural use map layer. This was an extensive undertaking which resulted in a county wide soil conversion and land use updates.

The assessor analyzed the current market areas for Saunders, looking for discernable differences from last year, which would warrant changes to those areas. The determination was that there were no such differences found. As such, the market areas remained the same as last year's.

Saunders reviewed all sales by sending a questionnaire to both buyer and seller. If no response was received, a follow-up call was made to gather as much sale information as possible. As part of that sales review, sales which were influenced by non-agricultural factors were discovered and subsequently removed from any further analyses. A spreadsheet analysis of all usable sales within the study period was then completed.

Finally, all agricultural land in Saunders was updated with the values, as set.

2015 Agricultural Assessment Survey for Saunders County

1.	Valuation data collection done by:													
	Appraiser and Staff													
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="width: 10%;"><u>Market Area</u></th> <th style="width: 70%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 is the western 1/3 of the county. This area consists of mainly dryland hills</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The Todd Valley. This area is mainly level to nearly level and consists of substantial irrigation and top quality soils-</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Market Area 3 is the eastern and central part of the county. The area consists of some irrigation, better soils, and topography than Market Area 1</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 is the western 1/3 of the county. This area consists of mainly dryland hills	2015	2	The Todd Valley. This area is mainly level to nearly level and consists of substantial irrigation and top quality soils-	2015	3	Market Area 3 is the eastern and central part of the county. The area consists of some irrigation, better soils, and topography than Market Area 1	2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>												
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2	The Todd Valley. This area is mainly level to nearly level and consists of substantial irrigation and top quality soils-	2015												
3	Market Area 3 is the eastern and central part of the county. The area consists of some irrigation, better soils, and topography than Market Area 1	2015												
3.	Describe the process used to determine and monitor market areas.													
	The county monitors the sales activity for agricultural land and forms the boundaries based on similar activity within each area.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The county identifies small tracts of land that sell in the rural areas and does not use them in the agricultural land analysis. The recreational properties are discovered during land use verification.													
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.													
	Saunders County has had sales that are used to determine the value of the Wetland Reserve parcels.													
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?													
	Sales are monitored and questionnaires are reviewed to determine the types of influences present. The county also considers sales from uninfluenced areas outside the county as a comparison to the sale prices within Saunders County to gauge the degree of influence.													
7b.	Describe the non-agricultural influences present within the county.													
	The non-agricultural influences in Saunders County are residential, some commercial and recreational													
7c.	How many parcels in the county are receiving special value?													

	Saunders County has 6,804 special valuation applications.
7d.	Where is the influenced area located within the county?
	Influences are found throughout Saunders county, however the majority of the Influences are found on county borders, around the two cities of Wahoo and Ashland, as well as along the river corridor.
7e.	Describe the valuation models and approaches used to establish the uninfluenced values.
	Saunders within the county are studied to determine if there were influences in the sale price. Those local sales deemed to be non-influenced are used, and other counties with similar characteristics (soils, water availability) are used to substantiate the values.

Saunders County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Saunders	1	6,159	5,941	5,726	5,228	5,060	4,730	3,768	3,519	4,849
Butler	1	6,299	5,500	5,296	5,156	5,147	5,094	4,284	4,158	5,588
Seward	1	6,400	6,300	6,150	6,009	5,750	n/a	4,800	4,291	5,984
Seward	2	6,000	5,900	5,700	n/a	5,300	4,400	4,200	3,500	5,677
Seward	3	6,000	5,900	5,700	5,500	5,300	n/a	4,200	3,500	5,661
Saunders	2	6,499	6,377	6,053	5,610	5,333	4,962	4,538	4,400	6,193
Dodge	1	6,297	6,096	5,894	5,700	5,322	5,300	5,097	4,900	5,771
Saunders	3	6,380	6,162	5,946	5,445	5,280	4,950	3,998	3,740	5,469
Burt	2	6,720	6,690	n/a	5,905	5,419	5,565	4,470	3,470	6,200
Cass	1	6,465	6,255	5,011	5,505	3,630	5,000	3,800	4,214	5,202
Douglas	1	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700
Sarpy	1	6,509	6,316	5,862	5,535	5,203	4,920	4,150	3,444	5,620

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Saunders	1	5,408	5,176	4,947	4,441	4,257	3,797	3,109	2,764	3,870
Butler	1	6,000	5,000	4,899	4,788	4,299	3,999	3,100	3,000	4,503
Seward	1	5,800	5,700	5,200	5,200	5,200	3,800	3,749	2,950	5,125
Seward	2	5,800	5,700	5,198	5,198	5,199	3,799	3,750	2,950	4,791
Seward	3	5,800	5,700	5,200	5,200	5,200	3,800	3,750	2,950	5,102
Saunders	2	6,282	6,161	5,839	5,423	5,082	4,594	3,825	3,587	5,849
Dodge	1	6,199	5,992	5,800	5,099	5,230	5,195	4,995	4,797	5,598
Saunders	3	6,004	5,776	5,551	5,144	4,987	4,523	3,684	3,464	4,727
Burt	2	6,690	6,655	6,065	5,845	5,553	5,530	4,435	3,405	5,926
Cass	1	5,293	5,149	5,025	4,648	4,235	4,549	4,409	3,841	4,763
Douglas	1	5,625	5,625	5,625	5,625	5,625	5,624	5,625	5,625	5,625
Sarpy	1	6,438	6,245	5,748	5,428	5,194	4,751	4,100	3,128	5,438

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Saunders	1	2,053	2,050	2,417	1,668	2,299	1,992	1,683	925	1,686
Butler	1	2,765	2,888	2,823	2,482	2,624	2,471	2,288	1,655	2,094
Seward	1	1,982	2,127	1,879	1,825	1,777	2,550	1,287	1,521	1,583
Seward	2	2,177	2,285	2,119	2,116	1,938	2,061	1,511	1,596	1,769
Seward	3	2,133	2,069	1,892	1,907	1,815	2,023	1,425	1,522	1,659
Saunders	2	2,321	2,127	1,751	2,139	2,085	1,752	1,393	1,119	1,818
Dodge	1	2,337	2,391	2,200	2,272	2,328	2,194	2,130	2,042	2,225
Saunders	3	1,601	2,155	1,994	2,073	2,023	1,751	1,744	1,048	1,785
Burt	2	2,732	2,647	3,027	2,013	2,362	2,200	2,256	1,924	2,283
Cass	1	2,250	2,198	2,089	2,020	1,956	1,964	1,685	1,434	1,763
Douglas	1	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Sarpy	1	2,335	2,259	2,106	1,923	1,811	1,705	1,604	1,491	1,831

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

2015
Methodology for Special Valuation
Saunders County

Saunders County submits this report pursuant to Title 350, Neb. R. & Regs., Reg-11-005.004. The following methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The following non-agricultural influences have been identified: Residential, Commercial and Recreational. The office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Saunders County Assessor's office by any interested person.

A. Identification of the influenced area:

The assumption is made that there is influence on agricultural sales in Saunders County. There are five market areas. There are three areas of special valuation for Saunders County.

Area 1 is the far western part of the county. Area 1 has least productive soils in the county and the least influence from sales other than ag. Area 1 has some irrigation but it is limited in both quality and quantity. Area 1 has some pasture grass, CRP and hay production. However, most of the land is row crop production.

Area 2 is Todd Valley. Todd Valley is the old Platte River bed. This silted-in area has created an excellent agricultural production area. The Todd Valley area wanders diagonally throughout the county and is totally surrounded by the other market areas in the county. Topographically, Todd Valley is mainly a flat area consisting of better quality soils with unlimited irrigation. Area 2 consists of mostly row crop production of corn and soybeans.

Area 3 is the central part of the county. Area 3 has more irrigation than Area 1.

Area 4 is properties bordering the Platte River, located on the east and north boundaries of the county. This area has a considerable amount of lake sub-divisions and recreational parcels.

Area 5 is the area directly northeast of Todd Valley lying south and west of the Platte River. Area 5 is second only to Todd Valley in irrigation usage and quality soils.

Areas 3, 4 and 5 where the better soils are located, carry the same special value. Area 1 and 2 carry their own special value.

B. Describe the highest and best use of the properties in the influenced area, and how this was determined:

Residential acreages, rural suburbs and recreational usage are the highest and best use of properties in Saunders County. There are several highways connecting the county to

Lincoln, Omaha and Fremont. Highways 77, 63 and 92 run through these areas making it easily accessible for outside residential use. The Platte River provides opportunities for recreational uses such as fishing, boating and hunting. Saunders County's close proximity to Omaha, Fremont, Lincoln places influences on sales with future development in mind.

C. Describe the valuation models used in arriving at the value estimates, and explain why and how they were selected:

Two methods of valuation were analyzed for determining special valuation. The County's uninfluenced comparable sales of farm ground from uninfluenced counties and an income valuation method using cash rents and a cap rate from the market were considered. Sales of farm ground from the County's own uninfluenced sales and sales from uninfluenced counties were selected as the most accurate and reliable method of special valuation for Saunders County cropland.

D. Describe which market areas were analyzed, both in the County and in any county deemed comparable:

Comparable sales used are from Butler County and the western part of Dodge County and well as the County's uninfluenced sales.

E. Describe any adjustments made to sales to reflect current cash equivalency of typical market conditions. Include how this affects the actual and special value:

No adjustments were made to sales for any reason.

F. Describe any estimates of economic rent or net operating income used in an income capitalization approach. Include estimates of yields, commodity prices, typical crop share:

We have studied cash rents for these properties and the information is insufficient.

G. Describe the typical expenses allowed in an income capitalization approach. Include how this affects the actual and special value:

We have studied the income approach for these properties and the information is insufficient.

H. Describe the overall capitalization rate used in an income capitalization approach. Include how this affects the actual and special value:

We have studied the income approach for these properties and the information is insufficient.

I. Describe any other information used in supporting the estimate of actual and special value. Include how this affects the actual and special value:

Equalization with neighboring counties was also considered when determining the special values for Saunders County. We have several political sub-divisions crossing into other counties, as well as Saunders County property owners with property in neighboring counties.

Cathy Gusman
Saunders County Assessor

Terry Kubik
Saunders County Appraiser

County Overview

Saunders County (Saunders), a county with a 59% dry land majority composition, lies in the eastern half of the State of Nebraska (Nebraska). Falling within both Lower Platte North and Lower Platte South Natural Resource Districts (NRD), Saunders saw seventy-nine new wells in 2014, per the Nebraska Department of Natural Resources Well Registration Summary. This brings the total well count in Saunders to 3,609. The United States Department of Agriculture (USDA) is currently preparing the 2017 Census of Agriculture. According to the most recent USDA Census of Agriculture, there are 1,204 farms in Saunders, totaling 469,462 acres. This is a 6% increase in the number of farms, a 10% increase in production acres, and a 3% increase in acres per farm since the previous census (Ag Census County Profile). When compared against agricultural product value of the other counties in Nebraska, Saunders ranks fourth in fruits, tree nuts, and berries; sixth in Christmas trees; and tenth in vegetables, melons, potatoes, and sweet potatoes, respectively. Nationally, Saunders is the eightieth largest producer of poultry and eggs. At 87.8%, row crop production remains the predominant agricultural use in Saunders.

Description of Analysis

For 2015, the county assessor analyzed Saunders as a whole and recognized geographic and general soil association differences. As a result, Saunders was divided, for valuation and measurement purposes, into three market areas. Area One is the northwest portion of the county. Area Two is made up of the Todd Valley region of the county. Area Three is comprised of the southwest portion of Saunders, as well as the eastern side of the county and the river.

A review of Saunders's statistical analysis showed seventy-two qualified agricultural sales – twenty-seven in Area One, twenty-six in Area Two, and thirty in Area Three, after ensuring that the acceptable thresholds for adequacy, time, and majority land use were met. The 2015 schedule of agland values for Saunders was then measured against their sale prices. The results of this analysis suggested that Saunders fell into the acceptable overall median range at 71.84%.

Sales Qualification

A review of the sales verification and qualification procedure is performed in every county in an effort to ensure bias does not exist in judgments made. All sales are arms-length transactions unless determined otherwise. The county assessor is responsible for the qualification of the sales. To qualify sales, the county verifies the sale by authenticating the data relating to a given transaction with the buyer, seller, or authorized agent. Data may include the sale price, date of sale, terms of sale, terms of financing, and other motivating factors.

The last review by the Nebraska Department of Revenue, Property Assessment Division (Department) occurred in 2014. This review inspects the non-qualified sales roster to ensure that

the grounds for disqualifying sales were supported and documented. This review also involves an on-site dialogue with the assessor and a consideration of verification documentation. The Department is satisfied that no sales that should be disqualified are being used in valuation or measurement.

However, the review of Saunders revealed that, while no intentional bias appears to exist in the qualification determination, the county may be making qualification determinations based on factors such as ownership, leading to the disqualification of sales that may in fact be arm's length transactions.

Equalization and Quality of Assessment

Because of Saunders qualification process, the measurement of sales within the county cannot be confidently relied upon for establishing a point estimate of the level of value. However, in comparing the average assessed values by LCG of Saunders to adjacent counties, the evidence supports that while the values were lower than the surrounding counties, they are generally equalized when compared to the majority LCGs in each land use. Page 22 of this Reports & Opinion illustrates this comparison, though it is important to note that weighted average grass land values in the abstract of assessment also include grass with a timber reduction to value.

Market Areas One and Two were valued the same until two years ago, but today there is a sizeable difference between their values. Considerable disparity exists between 3A and 4A1, and 3D and 4D1, in each of these market areas. The Department examined the sale information and found a similar range in selling prices for the two areas. . The Department will be working with Saunders in the following months to review the county's methodology for establishing market areas and to develop a clearer understanding of what constitutes a non-qualified sale.

Level of Value

Based on analysis of all available information, a point estimate of the level of value of agricultural land in Saunders cannot be determined.

Special Valuation

A review of the agricultural land values in Saunders in areas that have non-agricultural influences indicates the assessed values used are similar to areas in the County where no non-agricultural influences exist. However, the determination on agricultural land for 2015 must also apply to non-agricultural influenced land. Therefore, the level of value of agricultural land special value in Saunders cannot be determined.

78 Saunders
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 : 543
Total Sales Price : 90,979,131
Total Adj. Sales Price : 91,022,131
Total Assessed Value : 85,927,335
Avg. Adj. Sales Price : 167,628
Avg. Assessed Value : 158,246

MEDIAN : 96
WGT. MEAN : 94
MEAN : 97
COD : 10.86
PRD : 102.69

COV : 16.56
STD : 16.05
Avg. Abs. Dev : 10.43
MAX Sales Ratio : 197.46
MIN Sales Ratio : 47.43

95% Median C.I. : 95.27 to 96.86
95% Wgt. Mean C.I. : 93.20 to 95.61
95% Mean C.I. : 95.59 to 98.29

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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	49	98.38	100.52	98.10	10.56	102.47	70.44	166.96	94.74 to 101.41	155,876	152,912
01-JAN-13 To 31-MAR-13	37	96.17	99.30	94.32	11.20	105.28	57.33	197.46	93.69 to 99.00	178,839	168,675
01-APR-13 To 30-JUN-13	78	97.62	97.64	96.57	08.55	101.11	68.74	135.35	95.01 to 98.61	173,406	167,464
01-JUL-13 To 30-SEP-13	80	96.47	96.43	94.65	07.90	101.88	69.48	135.45	94.88 to 98.54	167,053	158,110
01-OCT-13 To 31-DEC-13	72	94.94	96.56	93.66	11.02	103.10	66.36	151.93	93.53 to 97.68	172,625	161,678
01-JAN-14 To 31-MAR-14	39	96.67	100.20	95.29	13.09	105.15	62.04	164.98	94.46 to 101.92	168,102	160,178
01-APR-14 To 30-JUN-14	94	94.14	94.86	93.32	12.00	101.65	58.29	169.15	90.11 to 98.19	179,522	167,526
01-JUL-14 To 30-SEP-14	94	93.54	95.05	91.65	12.90	103.71	47.43	152.71	90.23 to 97.09	149,120	136,675
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	244	97.10	98.07	95.87	09.20	102.29	57.33	197.46	95.88 to 98.14	168,626	161,658
01-OCT-13 To 30-SEP-14	299	95.10	96.02	93.19	12.17	103.04	47.43	169.15	93.78 to 96.38	166,814	155,460
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	267	96.34	97.21	94.90	09.45	102.43	57.33	197.46	95.27 to 97.64	172,045	163,269
<u>ALL</u>	543	96.03	96.94	94.40	10.86	102.69	47.43	197.46	95.27 to 96.86	167,628	158,246

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	13	93.72	97.63	95.58	12.14	102.14	66.15	152.71	87.07 to 103.54	334,565	319,762
02	67	98.87	100.88	99.42	05.18	101.47	81.36	148.05	98.27 to 99.37	138,833	138,026
03	27	93.67	96.51	93.88	13.46	102.80	57.92	148.80	87.11 to 99.56	116,512	109,380
04	1	83.92	83.92	83.92	00.00	100.00	83.92	83.92	N/A	143,000	120,000
05	23	96.38	97.20	97.56	06.12	99.63	77.33	112.95	94.35 to 100.57	211,174	206,024
06	1	148.65	148.65	148.65	00.00	100.00	148.65	148.65	N/A	65,000	96,620
07	31	95.27	97.53	95.76	12.85	101.85	63.17	139.29	89.40 to 102.38	89,521	85,724
08	13	94.35	92.06	89.33	11.23	103.06	66.36	124.57	81.49 to 99.62	107,404	95,948
09	2	114.02	114.02	113.15	08.70	100.77	104.10	123.93	N/A	46,000	52,050
10	15	99.94	97.91	96.52	16.35	101.44	58.29	141.42	82.33 to 105.02	85,253	82,289
11	139	95.43	97.11	93.92	12.60	103.40	63.14	197.46	93.59 to 97.05	132,546	124,485
12	16	98.11	98.08	97.68	03.03	100.41	90.12	112.03	94.84 to 99.81	76,602	74,824
13	42	91.65	91.69	90.08	09.78	101.79	62.04	143.15	85.41 to 94.26	319,227	287,569
14	57	94.86	96.14	94.83	09.97	101.38	70.02	140.31	91.57 to 98.49	179,641	170,362
15	96	95.86	96.07	93.90	11.27	102.31	47.43	169.15	93.90 to 97.55	211,681	198,770
<u>ALL</u>	543	96.03	96.94	94.40	10.86	102.69	47.43	197.46	95.27 to 96.86	167,628	158,246

**78 Saunders
RESIDENTIAL**

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

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

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 Total Assessed Value : 85,927,335
 Avg. Adj. Sales Price : 167,628
 Avg. Assessed Value : 158,246

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 97
 COD : 10.86
 PRD : 102.69

COV : 16.56
 STD : 16.05
 Avg. Abs. Dev : 10.43
 MAX Sales Ratio : 197.46
 MIN Sales Ratio : 47.43

95% Median C.I. : 95.27 to 96.86
 95% Wgt. Mean C.I. : 93.20 to 95.61
 95% Mean C.I. : 95.59 to 98.29

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	543	96.03	96.94	94.40	10.86	102.69	47.43	197.46	95.27 to 96.86	167,628	158,246
06											
07											
<u>ALL</u>	543	96.03	96.94	94.40	10.86	102.69	47.43	197.46	95.27 to 96.86	167,628	158,246

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											
Less Than 15,000	1	97.28	97.28	97.28	00.00	100.00	97.28	97.28	N/A	11,750	11,430
Less Than 30,000	14	100.01	118.98	122.49	20.99	97.13	92.96	197.46	97.65 to 141.42	23,068	28,255
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	543	96.03	96.94	94.40	10.86	102.69	47.43	197.46	95.27 to 96.86	167,628	158,246
Greater Than 14,999	542	96.03	96.94	94.40	10.88	102.69	47.43	197.46	95.22 to 96.86	167,916	158,516
Greater Than 29,999	529	95.88	96.36	94.30	10.51	102.18	47.43	169.15	95.01 to 96.67	171,454	161,686
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	97.28	97.28	97.28	00.00	100.00	97.28	97.28	N/A	11,750	11,430
15,000 TO 29,999	13	100.07	120.65	123.44	22.37	97.74	92.96	197.46	98.38 to 141.42	23,938	29,549
30,000 TO 59,999	27	112.03	112.04	111.03	17.54	100.91	58.29	164.98	95.95 to 123.93	45,047	50,018
60,000 TO 99,999	96	98.88	101.79	101.47	11.72	100.32	47.43	148.65	96.96 to 100.53	80,223	81,401
100,000 TO 149,999	174	95.86	94.18	94.11	10.26	100.07	57.92	166.96	93.12 to 97.99	124,216	116,896
150,000 TO 249,999	125	94.86	94.83	94.41	08.57	100.44	57.33	169.15	93.73 to 96.34	197,642	186,591
250,000 TO 499,999	100	94.38	93.40	93.01	07.60	100.42	66.15	143.15	93.26 to 95.81	312,902	291,042
500,000 TO 999,999	7	90.85	85.16	86.25	09.57	98.74	62.04	95.76	62.04 to 95.76	596,071	514,104
1,000,000 +											
<u>ALL</u>	543	96.03	96.94	94.40	10.86	102.69	47.43	197.46	95.27 to 96.86	167,628	158,246

78 Saunders
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 : 69
Total Sales Price : 7,510,603
Total Adj. Sales Price : 7,510,603
Total Assessed Value : 7,188,360
Avg. Adj. Sales Price : 108,849
Avg. Assessed Value : 104,179

MEDIAN : 96
WGT. MEAN : 96
MEAN : 100
COD : 23.53
PRD : 104.36

COV : 45.75
STD : 45.70
Avg. Abs. Dev : 22.64
MAX Sales Ratio : 407.66
MIN Sales Ratio : 41.14

95% Median C.I. : 91.70 to 99.46
95% Wgt. Mean C.I. : 85.65 to 105.77
95% Mean C.I. : 89.10 to 110.66

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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	109.34	109.34	104.10	13.54	105.03	94.54	124.14	N/A	77,350	80,525
01-JAN-12 To 31-MAR-12	6	95.73	94.76	90.80	11.62	104.36	69.89	117.67	69.89 to 117.67	68,167	61,895
01-APR-12 To 30-JUN-12	6	97.50	102.00	99.44	08.22	102.57	91.24	129.48	91.24 to 129.48	144,000	143,198
01-JUL-12 To 30-SEP-12	5	100.24	107.98	112.47	11.74	96.01	90.88	130.76	N/A	109,813	123,506
01-OCT-12 To 31-DEC-12	10	97.25	89.30	82.80	17.45	107.85	41.14	127.13	60.09 to 105.95	109,650	90,788
01-JAN-13 To 31-MAR-13	2	119.14	119.14	108.02	17.62	110.29	98.15	140.13	N/A	85,000	91,820
01-APR-13 To 30-JUN-13	4	93.67	100.34	71.79	38.39	139.77	58.55	155.46	N/A	108,444	77,850
01-JUL-13 To 30-SEP-13	6	88.96	137.98	120.22	78.05	114.77	48.87	407.66	48.87 to 407.66	130,150	156,465
01-OCT-13 To 31-DEC-13	9	92.53	87.87	83.31	19.59	105.47	50.28	124.67	51.19 to 112.18	82,725	68,918
01-JAN-14 To 31-MAR-14	7	67.28	78.45	79.89	27.72	98.20	52.43	127.73	52.43 to 127.73	97,429	77,840
01-APR-14 To 30-JUN-14	4	92.87	113.43	113.48	34.40	99.96	72.51	195.47	N/A	102,625	116,458
01-JUL-14 To 30-SEP-14	8	95.97	99.79	99.25	10.56	100.54	86.03	117.87	86.03 to 117.87	151,955	150,818
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	19	99.46	102.06	101.64	10.91	100.41	69.89	130.76	92.00 to 117.67	104,040	105,744
01-OCT-12 To 30-SEP-13	22	98.23	107.30	94.38	35.72	113.69	41.14	407.66	70.21 to 115.39	112,781	106,441
01-OCT-13 To 30-SEP-14	28	92.12	92.57	92.95	21.43	99.59	50.28	195.47	82.66 to 98.82	109,024	101,340
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	27	98.30	96.80	94.43	13.10	102.51	41.14	130.76	92.00 to 101.65	108,095	102,073
01-JAN-13 To 31-DEC-13	21	94.38	107.54	96.47	39.10	111.48	48.87	407.66	78.03 to 115.39	101,391	97,814
<u>ALL</u>	69	96.20	99.88	95.71	23.53	104.36	41.14	407.66	91.70 to 99.46	108,849	104,179

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	19	100.24	117.65	109.85	34.87	107.10	48.87	407.66	83.42 to 124.14	106,039	116,489
02	13	97.83	96.39	97.32	15.79	99.04	41.14	140.13	89.05 to 117.13	49,862	48,526
03	9	78.03	83.11	77.76	21.85	106.88	52.43	117.67	67.28 to 111.46	98,444	76,552
04	28	94.84	94.83	92.27	18.11	102.77	50.28	195.47	87.79 to 99.18	141,488	130,545
<u>ALL</u>	69	96.20	99.88	95.71	23.53	104.36	41.14	407.66	91.70 to 99.46	108,849	104,179

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	69	96.20	99.88	95.71	23.53	104.36	41.14	407.66	91.70 to 99.46	108,849	104,179
04											
<u>ALL</u>	69	96.20	99.88	95.71	23.53	104.36	41.14	407.66	91.70 to 99.46	108,849	104,179

78 Saunders
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 : 69
Total Sales Price : 7,510,603
Total Adj. Sales Price : 7,510,603
Total Assessed Value : 7,188,360
Avg. Adj. Sales Price : 108,849
Avg. Assessed Value : 104,179

MEDIAN : 96
WGT. MEAN : 96
MEAN : 100
COD : 23.53
PRD : 104.36

COV : 45.75
STD : 45.70
Avg. Abs. Dev : 22.64
MAX Sales Ratio : 407.66
MIN Sales Ratio : 41.14

95% Median C.I. : 91.70 to 99.46
95% Wgt. Mean C.I. : 85.65 to 105.77
95% Mean C.I. : 89.10 to 110.66

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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	155.46	155.46	155.46	00.00	100.00	155.46	155.46	N/A	3,776	5,870	
Less Than 15,000	4	98.30	104.15	94.24	23.12	110.52	64.55	155.46	N/A	9,569	9,018	
Less Than 30,000	8	98.30	96.71	87.60	23.17	110.40	41.14	155.46	41.14 to 155.46	16,160	14,156	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	68	96.07	99.06	95.68	23.00	103.53	41.14	407.66	91.70 to 99.18	110,395	105,625	
Greater Than 14,999	65	95.94	99.62	95.72	23.53	104.07	41.14	407.66	91.70 to 99.46	114,959	110,035	
Greater Than 29,999	61	95.94	100.30	95.85	23.50	104.64	48.87	407.66	91.24 to 99.46	121,005	115,985	
<u>Incremental Ranges</u>												
0 TO 4,999	1	155.46	155.46	155.46	00.00	100.00	155.46	155.46	N/A	3,776	5,870	
5,000 TO 14,999	3	98.30	87.05	87.54	11.44	99.44	64.55	98.30	N/A	11,500	10,067	
15,000 TO 29,999	4	95.61	89.26	84.81	23.89	105.25	41.14	124.67	N/A	22,750	19,295	
30,000 TO 59,999	14	105.46	103.03	102.59	18.37	100.43	52.43	140.13	82.66 to 124.14	43,500	44,625	
60,000 TO 99,999	12	99.89	123.77	127.12	39.14	97.36	50.28	407.66	93.12 to 127.13	79,636	101,230	
100,000 TO 149,999	22	93.19	92.21	91.34	19.11	100.95	48.87	195.47	78.73 to 98.15	119,232	108,902	
150,000 TO 249,999	8	91.89	90.64	91.45	17.55	99.11	58.55	130.76	58.55 to 130.76	186,699	170,744	
250,000 TO 499,999	5	87.79	87.32	86.69	15.34	100.73	60.09	111.49	N/A	340,000	294,760	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	69	96.20	99.88	95.71	23.53	104.36	41.14	407.66	91.70 to 99.46	108,849	104,179	

78 Saunders
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 : 69
Total Sales Price : 7,510,603
Total Adj. Sales Price : 7,510,603
Total Assessed Value : 7,188,360
Avg. Adj. Sales Price : 108,849
Avg. Assessed Value : 104,179

MEDIAN : 96
WGT. MEAN : 96
MEAN : 100
COD : 23.53
PRD : 104.36

COV : 45.75
STD : 45.70
Avg. Abs. Dev : 22.64
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95% Wgt. Mean C.I. : 85.65 to 105.77
95% Mean C.I. : 89.10 to 110.66

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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
300	1	92.00	92.00	92.00	00.00	100.00	92.00	92.00	N/A	120,000	110,400
309	2	119.66	119.66	119.19	06.25	100.39	112.18	127.13	N/A	80,000	95,350
326	1	98.30	98.30	98.30	00.00	100.00	98.30	98.30	N/A	13,500	13,270
344	3	94.17	79.66	81.91	15.66	97.25	50.28	94.54	N/A	78,900	64,627
350	3	101.65	99.71	96.90	08.34	102.90	86.03	111.46	N/A	100,667	97,550
352	8	106.80	103.20	98.30	14.38	104.98	70.21	129.48	70.21 to 129.48	210,675	207,084
353	19	91.70	90.61	79.90	28.76	113.40	41.14	155.46	64.55 to 118.51	50,172	40,087
386	1	78.03	78.03	78.03	00.00	100.00	78.03	78.03	N/A	210,000	163,860
390	1	99.53	99.53	99.53	00.00	100.00	99.53	99.53	N/A	98,000	97,540
406	13	93.12	84.94	83.26	12.16	102.02	51.19	99.18	68.30 to 96.20	109,051	90,798
423	1	90.88	90.88	90.88	00.00	100.00	90.88	90.88	N/A	110,000	99,970
426	1	105.95	105.95	105.95	00.00	100.00	105.95	105.95	N/A	145,000	153,630
430	1	98.30	98.30	98.30	00.00	100.00	98.30	98.30	N/A	10,000	9,830
434	2	249.06	249.06	226.40	63.68	110.01	90.45	407.66	N/A	105,000	237,715
442	1	140.13	140.13	140.13	00.00	100.00	140.13	140.13	N/A	40,000	56,050
459	3	100.50	109.89	117.93	10.73	93.18	98.42	130.76	N/A	129,022	152,150
466	1	96.57	96.57	96.57	00.00	100.00	96.57	96.57	N/A	280,000	270,400
470	1	97.83	97.83	97.83	00.00	100.00	97.83	97.83	N/A	145,000	141,850
477	2	108.96	108.96	107.05	08.00	101.78	100.24	117.67	N/A	55,000	58,880
492	1	60.09	60.09	60.09	00.00	100.00	60.09	60.09	N/A	387,000	232,550
528	1	83.42	83.42	83.42	00.00	100.00	83.42	83.42	N/A	125,000	104,270
531	1	195.47	195.47	195.47	00.00	100.00	195.47	195.47	N/A	100,000	195,470
543	1	80.64	80.64	80.64	00.00	100.00	80.64	80.64	N/A	265,000	213,700
<u>ALL</u>	<u>69</u>	96.20	99.88	95.71	23.53	104.36	41.14	407.66	91.70 to 99.46	108,849	104,179

78 Saunders
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 : 83
Total Sales Price : 49,746,852
Total Adj. Sales Price : 49,671,852
Total Assessed Value : 35,914,547
Avg. Adj. Sales Price : 598,456
Avg. Assessed Value : 432,705

MEDIAN : 72
WGT. MEAN : 72
MEAN : 76
COD : 19.42
PRD : 104.88

COV : 25.32
STD : 19.20
Avg. Abs. Dev : 13.95
MAX Sales Ratio : 143.10
MIN Sales Ratio : 44.05

95% Median C.I. : 68.99 to 77.62
95% Wgt. Mean C.I. : 68.94 to 75.66
95% Mean C.I. : 71.70 to 79.96

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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	13	81.90	84.97	81.07	13.35	104.81	69.16	110.46	71.84 to 101.39	672,381	545,086
01-JAN-12 To 31-MAR-12	6	72.69	71.85	73.29	09.66	98.04	61.84	80.50	61.84 to 80.50	845,753	619,828
01-APR-12 To 30-JUN-12	8	74.03	80.64	77.05	16.44	104.66	62.43	119.69	62.43 to 119.69	571,915	440,687
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12	20	70.62	76.45	71.59	20.89	106.79	52.12	130.89	62.44 to 83.05	560,006	400,890
01-JAN-13 To 31-MAR-13	3	54.27	55.87	54.93	05.93	101.71	51.84	61.51	N/A	959,663	527,147
01-APR-13 To 30-JUN-13	2	87.55	87.55	85.01	07.37	102.99	81.10	94.00	N/A	291,222	247,575
01-JUL-13 To 30-SEP-13	3	80.87	70.06	70.55	16.73	99.31	44.36	84.96	N/A	480,223	338,789
01-OCT-13 To 31-DEC-13	9	71.35	70.08	67.95	18.71	103.13	44.05	90.48	51.69 to 87.71	632,495	429,762
01-JAN-14 To 31-MAR-14	8	68.01	82.52	77.86	27.20	105.99	61.36	143.10	61.36 to 143.10	589,130	458,718
01-APR-14 To 30-JUN-14	10	63.92	65.50	60.50	17.02	108.26	45.78	90.27	48.14 to 79.09	457,834	276,992
01-JUL-14 To 30-SEP-14	1	84.97	84.97	84.97	00.00	100.00	84.97	84.97	N/A	195,000	165,693
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	27	76.62	80.77	77.92	13.97	103.66	61.84	119.69	71.00 to 83.54	681,140	530,762
01-OCT-12 To 30-SEP-13	28	70.62	74.36	69.00	21.44	107.77	44.36	130.89	61.98 to 82.45	575,079	396,813
01-OCT-13 To 30-SEP-14	28	68.95	72.53	69.00	20.88	105.12	44.05	143.10	62.55 to 78.41	542,101	374,043
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	34	72.00	76.62	73.20	17.75	104.67	52.12	130.89	67.62 to 79.64	613,234	448,890
01-JAN-13 To 31-DEC-13	17	71.35	69.63	65.70	20.53	105.98	44.05	94.00	51.84 to 84.96	623,209	409,460
<u>ALL</u>	83	71.84	75.83	72.30	19.42	104.88	44.05	143.10	68.99 to 77.62	598,456	432,705

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	27	69.14	71.84	68.71	17.44	104.56	44.05	101.39	61.98 to 81.90	588,915	404,620
2	26	75.47	82.59	77.49	24.08	106.58	44.36	143.10	69.79 to 84.97	599,732	464,757
3	30	71.18	73.55	71.00	16.62	103.59	51.69	110.46	64.96 to 77.62	605,937	430,204
<u>ALL</u>	83	71.84	75.83	72.30	19.42	104.88	44.05	143.10	68.99 to 77.62	598,456	432,705

78 Saunders
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

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MIN Sales Ratio : 44.05

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95% Wgt. Mean C.I. : 68.94 to 75.66
95% Mean C.I. : 71.70 to 79.96

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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	5	62.55	73.43	65.14	29.69	112.73	44.05	124.06	N/A	593,400	386,539
1	1	44.05	44.05	44.05	00.00	100.00	44.05	44.05	N/A	1,064,000	468,741
2	3	62.55	82.82	77.65	33.16	106.66	61.84	124.06	N/A	480,833	373,380
3	1	74.66	74.66	74.66	00.00	100.00	74.66	74.66	N/A	460,500	343,812
_____Dry_____											
County	37	68.76	72.20	69.87	17.90	103.33	48.14	119.69	64.96 to 77.62	624,478	436,329
1	12	68.57	71.22	69.30	17.65	102.77	48.14	101.39	55.45 to 88.84	605,638	419,716
2	6	75.47	81.46	79.39	19.44	102.61	58.05	119.69	58.05 to 119.69	499,861	396,831
3	19	67.62	69.89	67.97	16.46	102.82	51.69	110.46	57.33 to 79.64	675,730	459,295
_____Grass_____											
County	2	73.92	73.92	70.09	14.95	105.46	62.87	84.97	N/A	298,500	209,207
2	1	84.97	84.97	84.97	00.00	100.00	84.97	84.97	N/A	195,000	165,693
3	1	62.87	62.87	62.87	00.00	100.00	62.87	62.87	N/A	402,000	252,720
_____ALL_____	83	71.84	75.83	72.30	19.42	104.88	44.05	143.10	68.99 to 77.62	598,456	432,705

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	18	70.99	72.56	69.28	14.78	104.73	44.05	124.06	65.14 to 76.60	718,102	497,500
1	3	65.14	61.93	59.22	16.66	104.58	44.05	76.60	N/A	940,104	556,707
2	12	70.70	74.83	71.93	16.63	104.03	45.78	124.06	62.55 to 83.05	694,585	499,606
3	3	74.66	74.08	72.84	02.49	101.70	71.00	76.59	N/A	590,167	429,871
_____Dry_____											
County	45	69.79	74.43	71.07	18.97	104.73	48.14	119.69	66.87 to 79.64	583,199	414,495
1	15	68.99	72.80	69.46	18.44	104.81	48.14	101.39	61.36 to 88.84	561,677	390,126
2	6	75.47	81.46	79.39	19.44	102.61	58.05	119.69	58.05 to 119.69	499,861	396,831
3	24	70.06	73.69	70.31	18.40	104.81	51.69	110.46	63.89 to 81.10	617,484	434,143
_____Grass_____											
County	2	73.92	73.92	70.09	14.95	105.46	62.87	84.97	N/A	298,500	209,207
2	1	84.97	84.97	84.97	00.00	100.00	84.97	84.97	N/A	195,000	165,693
3	1	62.87	62.87	62.87	00.00	100.00	62.87	62.87	N/A	402,000	252,720
_____ALL_____	83	71.84	75.83	72.30	19.42	104.88	44.05	143.10	68.99 to 77.62	598,456	432,705

Total Real Property Sum Lines 17, 25, & 30	Records : 15,808	Value : 3,333,780,770	Growth 23,210,241	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	466	5,282,210	246	5,154,650	351	18,501,420	1,063	28,938,280	
02. Res Improve Land	4,349	78,629,900	1,252	82,531,120	2,025	127,215,750	7,626	288,376,770	
03. Res Improvements	4,349	344,875,894	1,252	190,552,285	2,025	319,510,820	7,626	854,938,999	
04. Res Total	4,815	428,788,004	1,498	278,238,055	2,376	465,227,990	8,689	1,172,254,049	18,644,745
% of Res Total	55.41	36.58	17.24	23.74	27.34	39.69	54.97	35.16	80.33
05. Com UnImp Land	107	2,870,450	21	692,700	25	1,420,080	153	4,983,230	
06. Com Improve Land	598	12,993,135	71	2,011,480	53	3,637,990	722	18,642,605	
07. Com Improvements	598	78,445,530	71	13,174,226	53	8,192,065	722	99,811,821	
08. Com Total	705	94,309,115	92	15,878,406	78	13,250,135	875	123,437,656	982,419
% of Com Total	80.57	76.40	10.51	12.86	8.91	10.73	5.54	3.70	4.23
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	6	276,330	32	2,563,910	38	2,840,240	
14. Rec Improve Land	0	0	2	42,900	16	1,259,280	18	1,302,180	
15. Rec Improvements	0	0	2	48,320	16	672,370	18	720,690	
16. Rec Total	0	0	8	367,550	48	4,495,560	56	4,863,110	0
% of Rec Total	0.00	0.00	14.29	7.56	85.71	92.44	0.35	0.15	0.00
Res & Rec Total	4,815	428,788,004	1,506	278,605,605	2,424	469,723,550	8,745	1,177,117,159	18,644,745
% of Res & Rec Total	55.06	36.43	17.22	23.67	27.72	39.90	55.32	35.31	80.33
Com & Ind Total	705	94,309,115	92	15,878,406	78	13,250,135	875	123,437,656	982,419
% of Com & Ind Total	80.57	76.40	10.51	12.86	8.91	10.73	5.54	3.70	4.23
17. Taxable Total	5,520	523,097,119	1,598	294,484,011	2,502	482,973,685	9,620	1,300,554,815	19,627,164
% of Taxable Total	57.38	40.22	16.61	22.64	26.01	37.14	60.86	39.01	84.56

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	28	149,900	1,012,220	10	242,500	1,375,850
19. Commercial	8	1,427,735	15,131,835	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	2	356,050	533,570	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	38	392,400	2,388,070
19. Commercial	1	20,540	58,460	9	1,448,275	15,190,295
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	2	356,050	533,570
22. Total Sch II				49	2,196,725	18,111,935

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	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	406	198	344	948

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	1,644,430	433	109,738,300	4,224	1,234,431,550	4,661	1,345,814,280
28. Ag-Improved Land	0	0	122	50,567,740	1,320	488,067,260	1,442	538,635,000
29. Ag Improvements	14	35,550	130	13,976,180	1,383	134,764,945	1,527	148,776,675
30. Ag Total							6,188	2,033,225,955

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	3.00	79,000	
32. HomeSite Improv Land	0	0.00	0	87	96.42	2,391,580	
33. HomeSite Improvements	0	0.00	0	87	0.00	10,921,520	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	15	22.46	102,540	
36. FarmSite Improv Land	0	0.00	0	119	235.85	1,032,390	
37. FarmSite Improvements	14	0.00	35,550	127	0.00	3,054,660	
38. FarmSite Total							
39. Road & Ditches	0	8.28	0	0	630.30	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	23	18.23	469,740	26	21.23	548,740	
32. HomeSite Improv Land	972	998.97	24,862,360	1,059	1,095.39	27,253,940	
33. HomeSite Improvements	972	0.00	105,114,405	1,059	0.00	116,035,925	2,754,017
34. HomeSite Total				1,085	1,116.62	143,838,605	
35. FarmSite UnImp Land	201	1,062.67	2,934,500	216	1,085.13	3,037,040	
36. FarmSite Improv Land	1,268	3,422.02	14,546,420	1,387	3,657.87	15,578,810	
37. FarmSite Improvements	1,331	0.00	29,650,540	1,472	0.00	32,740,750	829,060
38. FarmSite Total				1,688	4,743.00	51,356,600	
39. Road & Ditches	0	8,772.62	0	0	9,411.20	0	
40. Other- Non Ag Use	0	701.64	1,322,360	0	701.64	1,322,360	
41. Total Section VI				2,773	15,972.46	196,517,565	3,583,077

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	10	703.21	1,320,560	10	703.21	1,320,560

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	193.07	1,091,380	517	32,904.67	168,290,810
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	5,344	388,730.16	1,802,733,085	5,862	421,827.90	1,972,115,275
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	633.23	4.04%	3,900,680	5.13%	6,159.97
46. 1A	1,461.80	9.33%	8,685,510	11.43%	5,941.65
47. 2A1	5,008.49	31.97%	28,683,550	37.75%	5,726.99
48. 2A	635.33	4.05%	3,321,880	4.37%	5,228.59
49. 3A1	855.19	5.46%	4,327,290	5.70%	5,060.03
50. 3A	431.52	2.75%	2,041,100	2.69%	4,730.02
51. 4A1	6,565.94	41.91%	24,742,960	32.57%	3,768.38
52. 4A	77.13	0.49%	271,490	0.36%	3,519.90
53. Total	15,668.63	100.00%	75,974,460	100.00%	4,848.83
Dry					
54. 1D1	1,471.79	1.61%	7,960,170	2.25%	5,408.50
55. 1D	6,875.44	7.51%	35,584,790	10.05%	5,175.64
56. 2D1	23,249.56	25.40%	115,020,880	32.47%	4,947.23
57. 2D	141.20	0.15%	627,070	0.18%	4,441.01
58. 3D1	6,053.40	6.61%	25,766,670	7.27%	4,256.56
59. 3D	3,857.72	4.22%	14,646,030	4.13%	3,796.55
60. 4D1	48,605.71	53.11%	151,106,870	42.66%	3,108.83
61. 4D	1,265.67	1.38%	3,497,940	0.99%	2,763.71
62. Total	91,520.49	100.00%	354,210,420	100.00%	3,870.29
Grass					
63. 1G1	122.07	0.42%	250,670	0.51%	2,053.49
64. 1G	1,769.51	6.12%	3,627,070	7.44%	2,049.76
65. 2G1	3,257.29	11.27%	7,873,950	16.16%	2,417.33
66. 2G	16.02	0.06%	26,720	0.05%	1,667.92
67. 3G1	3,515.44	12.16%	8,083,700	16.59%	2,299.48
68. 3G	642.37	2.22%	1,279,920	2.63%	1,992.50
69. 4G1	12,480.88	43.18%	21,007,140	43.12%	1,683.15
70. 4G	7,101.35	24.57%	6,572,270	13.49%	925.50
71. Total	28,904.93	100.00%	48,721,440	100.00%	1,685.58
Irrigated Total					
	15,668.63	11.22%	75,974,460	15.85%	4,848.83
Dry Total					
	91,520.49	65.53%	354,210,420	73.87%	3,870.29
Grass Total					
	28,904.93	20.70%	48,721,440	10.16%	1,685.58
72. Waste	3,571.61	2.56%	578,720	0.12%	162.03
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	139,665.66	100.00%	479,485,040	100.00%	3,433.09

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,135.45	29.95%	104,868,790	31.43%	6,499.28
46. 1A	18,258.11	33.89%	116,439,325	34.90%	6,377.40
47. 2A1	14,442.00	26.81%	87,425,845	26.20%	6,053.58
48. 2A	244.09	0.45%	1,369,370	0.41%	5,610.10
49. 3A1	1,248.57	2.32%	6,658,080	2.00%	5,332.56
50. 3A	1,887.15	3.50%	9,364,040	2.81%	4,962.00
51. 4A1	1,654.91	3.07%	7,511,580	2.25%	4,538.97
52. 4A	6.82	0.01%	30,000	0.01%	4,398.83
53. Total	53,877.10	100.00%	333,667,030	100.00%	6,193.11
Dry					
54. 1D1	6,845.09	24.64%	42,997,620	26.47%	6,281.53
55. 1D	9,137.72	32.90%	56,302,000	34.66%	6,161.49
56. 2D1	7,196.34	25.91%	42,021,360	25.87%	5,839.27
57. 2D	579.39	2.09%	3,142,000	1.93%	5,422.94
58. 3D1	971.66	3.50%	4,937,790	3.04%	5,081.81
59. 3D	1,835.83	6.61%	8,434,190	5.19%	4,594.21
60. 4D1	1,193.19	4.30%	4,563,820	2.81%	3,824.89
61. 4D	15.97	0.06%	57,280	0.04%	3,586.73
62. Total	27,775.19	100.00%	162,456,060	100.00%	5,848.96
Grass					
63. 1G1	190.23	6.40%	441,440	8.17%	2,320.56
64. 1G	478.92	16.12%	1,018,870	18.86%	2,127.43
65. 2G1	476.93	16.05%	835,130	15.46%	1,751.05
66. 2G	250.55	8.43%	535,950	9.92%	2,139.09
67. 3G1	312.20	10.51%	650,940	12.05%	2,085.01
68. 3G	607.95	20.46%	1,064,930	19.72%	1,751.67
69. 4G1	445.44	14.99%	620,410	11.49%	1,392.80
70. 4G	208.79	7.03%	233,670	4.33%	1,119.16
71. Total	2,971.01	100.00%	5,401,340	100.00%	1,818.01
Irrigated Total					
Irrigated Total	53,877.10	63.27%	333,667,030	66.49%	6,193.11
Dry Total					
Dry Total	27,775.19	32.62%	162,456,060	32.37%	5,848.96
Grass Total					
Grass Total	2,971.01	3.49%	5,401,340	1.08%	1,818.01
72. Waste	500.49	0.59%	165,360	0.03%	330.40
73. Other	24.82	0.03%	124,100	0.02%	5,000.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	85,148.61	100.00%	501,813,890	100.00%	5,893.39

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,735.32	9.10%	11,071,320	10.62%	6,379.99
46. 1A	2,115.86	11.10%	13,037,140	12.50%	6,161.63
47. 2A1	8,251.99	43.28%	49,062,760	47.06%	5,945.57
48. 2A	1,599.84	8.39%	8,711,110	8.36%	5,444.99
49. 3A1	194.16	1.02%	1,025,140	0.98%	5,279.87
50. 3A	736.33	3.86%	3,644,850	3.50%	4,950.02
51. 4A1	4,404.01	23.10%	17,607,710	16.89%	3,998.11
52. 4A	27.27	0.14%	101,950	0.10%	3,738.54
53. Total	19,064.78	100.00%	104,261,980	100.00%	5,468.83
Dry					
54. 1D1	3,659.16	3.99%	21,968,060	5.07%	6,003.58
55. 1D	7,283.19	7.95%	42,067,720	9.71%	5,776.00
56. 2D1	35,592.76	38.83%	197,588,980	45.60%	5,551.38
57. 2D	2,014.85	2.20%	10,365,120	2.39%	5,144.36
58. 3D1	1,237.89	1.35%	6,173,900	1.42%	4,987.44
59. 3D	1,137.42	1.24%	5,144,320	1.19%	4,522.80
60. 4D1	40,269.14	43.93%	148,361,130	34.24%	3,684.24
61. 4D	473.88	0.52%	1,641,630	0.38%	3,464.23
62. Total	91,668.29	100.00%	433,310,860	100.00%	4,726.94
Grass					
63. 1G1	68.80	0.67%	110,170	0.60%	1,601.31
64. 1G	602.13	5.90%	1,297,300	7.12%	2,154.52
65. 2G1	2,517.00	24.66%	5,018,260	27.55%	1,993.75
66. 2G	701.47	6.87%	1,454,140	7.98%	2,072.99
67. 3G1	1,297.06	12.71%	2,624,460	14.41%	2,023.39
68. 3G	276.86	2.71%	484,850	2.66%	1,751.25
69. 4G1	3,239.84	31.74%	5,651,030	31.02%	1,744.23
70. 4G	1,504.62	14.74%	1,576,310	8.65%	1,047.65
71. Total	10,207.78	100.00%	18,216,520	100.00%	1,784.57
Irrigated Total					
Irrigated Total	19,064.78	15.46%	104,261,980	18.75%	5,468.83
Dry Total					
Dry Total	91,668.29	74.32%	433,310,860	77.92%	4,726.94
Grass Total					
Grass Total	10,207.78	8.28%	18,216,520	3.28%	1,784.57
72. Waste	2,398.88	1.94%	336,250	0.06%	140.17
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	123,339.73	100.00%	556,125,610	100.00%	4,508.89

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	814.60	10.57%	5,197,150	12.67%	6,380.00
46. 1A	233.18	3.02%	1,436,390	3.50%	6,160.01
47. 2A1	339.90	4.41%	2,019,010	4.92%	5,940.01
48. 2A	2,992.23	38.82%	16,292,890	39.71%	5,445.07
49. 3A1	1,245.16	16.15%	6,574,370	16.02%	5,279.94
50. 3A	1,338.37	17.36%	6,624,900	16.15%	4,949.98
51. 4A1	441.63	5.73%	1,748,850	4.26%	3,959.99
52. 4A	303.65	3.94%	1,135,660	2.77%	3,740.03
53. Total	7,708.72	100.00%	41,029,220	100.00%	5,322.44
Dry					
54. 1D1	458.74	3.30%	2,758,290	4.01%	6,012.75
55. 1D	683.72	4.92%	3,965,020	5.76%	5,799.19
56. 2D1	1,656.48	11.93%	9,196,610	13.36%	5,551.90
57. 2D	5,124.52	36.90%	26,398,710	38.35%	5,151.45
58. 3D1	2,093.20	15.07%	10,464,510	15.20%	4,999.29
59. 3D	2,068.83	14.90%	9,477,270	13.77%	4,580.98
60. 4D1	1,403.56	10.11%	5,181,340	7.53%	3,691.57
61. 4D	398.02	2.87%	1,389,500	2.02%	3,491.03
62. Total	13,887.07	100.00%	68,831,250	100.00%	4,956.50
Grass					
63. 1G1	152.95	1.52%	247,090	1.35%	1,615.50
64. 1G	126.07	1.25%	259,260	1.41%	2,056.48
65. 2G1	278.16	2.76%	603,130	3.29%	2,168.28
66. 2G	2,194.78	21.75%	4,728,540	25.80%	2,154.45
67. 3G1	2,731.13	27.06%	5,073,770	27.68%	1,857.75
68. 3G	2,535.99	25.13%	4,542,210	24.78%	1,791.10
69. 4G1	922.34	9.14%	1,507,430	8.22%	1,634.35
70. 4G	1,151.31	11.41%	1,366,130	7.45%	1,186.59
71. Total	10,092.73	100.00%	18,327,560	100.00%	1,815.92
Irrigated Total					
	7,708.72	23.10%	41,029,220	31.87%	5,322.44
Dry Total					
	13,887.07	41.62%	68,831,250	53.47%	4,956.50
Grass Total					
	10,092.73	30.25%	18,327,560	14.24%	1,815.92
72. Waste	1,671.27	5.01%	519,370	0.40%	310.76
73. Other	4.87	0.01%	13,520	0.01%	2,776.18
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	33,364.66	100.00%	128,720,920	100.00%	3,858.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,512.98	12.94%	9,652,900	15.66%	6,380.06
46. 1A	544.89	4.66%	3,334,160	5.41%	6,118.96
47. 2A1	4,871.47	41.65%	28,953,240	46.98%	5,943.43
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	801.58	6.85%	3,967,870	6.44%	4,950.06
51. 4A1	3,958.92	33.85%	15,705,320	25.48%	3,967.07
52. 4A	5.22	0.04%	19,540	0.03%	3,743.30
53. Total	11,695.06	100.00%	61,633,030	100.00%	5,270.01
Dry					
54. 1D1	1,536.49	6.96%	9,226,030	8.70%	6,004.61
55. 1D	1,625.79	7.37%	9,401,960	8.87%	5,783.01
56. 2D1	8,106.40	36.74%	44,971,790	42.41%	5,547.69
57. 2D	125.51	0.57%	645,130	0.61%	5,140.07
58. 3D1	43.74	0.20%	217,390	0.20%	4,970.05
59. 3D	2,964.58	13.44%	13,341,000	12.58%	4,500.13
60. 4D1	7,613.61	34.51%	28,090,610	26.49%	3,689.53
61. 4D	45.63	0.21%	158,520	0.15%	3,474.03
62. Total	22,061.75	100.00%	106,052,430	100.00%	4,807.07
Grass					
63. 1G1	9.63	0.60%	25,160	0.88%	2,612.67
64. 1G	103.26	6.40%	221,680	7.80%	2,146.81
65. 2G1	477.62	29.61%	920,610	32.38%	1,927.49
66. 2G	176.68	10.95%	432,960	15.23%	2,450.53
67. 3G1	31.14	1.93%	56,380	1.98%	1,810.53
68. 3G	159.94	9.91%	279,850	9.84%	1,749.72
69. 4G1	466.06	28.89%	765,260	26.91%	1,641.98
70. 4G	188.95	11.71%	141,660	4.98%	749.72
71. Total	1,613.28	100.00%	2,843,560	100.00%	1,762.60
Irrigated Total					
Irrigated Total	11,695.06	32.78%	61,633,030	36.14%	5,270.01
Dry Total					
Dry Total	22,061.75	61.83%	106,052,430	62.18%	4,807.07
Grass Total					
Grass Total	1,613.28	4.52%	2,843,560	1.67%	1,762.60
72. Waste	308.51	0.86%	33,910	0.02%	109.92
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	35,678.60	100.00%	170,562,930	100.00%	4,780.54

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	241.40	1,120,010	10,386.99	61,141,360	97,385.90	554,304,350	108,014.29	616,565,720
77. Dry Land	106.44	512,600	18,739.57	90,545,810	228,066.78	1,033,802,610	246,912.79	1,124,861,020
78. Grass	11.01	11,330	2,927.96	4,849,520	50,850.76	88,649,570	53,789.73	93,510,420
79. Waste	0.68	490	848.81	163,840	7,601.27	1,469,280	8,450.76	1,633,610
80. Other	0.00	0	0.00	0	29.69	137,620	29.69	137,620
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	359.53	1,644,430	32,903.33	156,700,530	383,934.40	1,678,363,430	417,197.26	1,836,708,390

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	108,014.29	25.89%	616,565,720	33.57%	5,708.19
Dry Land	246,912.79	59.18%	1,124,861,020	61.24%	4,555.70
Grass	53,789.73	12.89%	93,510,420	5.09%	1,738.44
Waste	8,450.76	2.03%	1,633,610	0.09%	193.31
Other	29.69	0.01%	137,620	0.01%	4,635.23
Exempt	0.00	0.00%	0	0.00%	0.00
Total	417,197.26	100.00%	1,836,708,390	100.00%	4,402.49

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

78 Saunders

	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	1,128,387,431	1,172,254,049	43,866,618	3.89%	18,644,745	2.24%
02. Recreational	4,048,030	4,863,110	815,080	20.14%	0	20.14%
03. Ag-Homesite Land, Ag-Res Dwelling	143,657,060	143,838,605	181,545	0.13%	2,754,017	-1.79%
04. Total Residential (sum lines 1-3)	1,276,092,521	1,320,955,764	44,863,243	3.52%	21,398,762	1.84%
05. Commercial	120,522,686	123,437,656	2,914,970	2.42%	982,419	1.60%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	53,000,680	51,356,600	-1,644,080	-3.10%	829,060	-4.67%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	173,523,366	174,794,256	1,270,890	0.73%	1,811,479	-0.31%
10. Total Non-Agland Real Property	1,449,615,887	1,497,072,380	47,456,493	3.27%	23,210,241	1.67%
11. Irrigated	529,881,575	616,565,720	86,684,145	16.36%		
12. Dryland	994,113,800	1,124,861,020	130,747,220	13.15%		
13. Grassland	84,880,890	93,510,420	8,629,530	10.17%		
14. Wasteland	1,537,700	1,633,610	95,910	6.24%		
15. Other Agland	1,397,760	137,620	-1,260,140	-90.15%		
16. Total Agricultural Land	1,611,811,725	1,836,708,390	224,896,665	13.95%		
17. Total Value of all Real Property (Locally Assessed)	3,061,427,612	3,333,780,770	272,353,158	8.90%	23,210,241	8.14%

**2013 PLAN OF ASSESSMENT
FOR
SAUNDERS COUNTY
By Cathy Gusman and Terry Kubik**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division 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 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 (2003).

Assessment levels required for real property are as follows:

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

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Saunders County: Per the 2012 County Abstract, Saunders County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	8437	53.88%	37.54%
Commercial	855	5.46%	4.21%
Recreational	39	.02%	.01%
Agricultural	6329	40.20%	58.24%
Agricultural land - taxable acres	418,843.84		

Other pertinent facts: *40.20% of Saunders County value comes from agricultural parcels. 61.49% of the agricultural acres are in dry farming, 23.42% is irrigated and 13.12% is in grasslands. Saunders County has 5,955 parcels in special value. The county consists of two smaller cities and 13 villages. The commercial properties are limited to mainly small operations.*

New Property: For assessment year 2013 an estimated 500 building permits and/or information statements were filed for new property construction/additions in the county.

For more information see 2013 Reports & Opinion, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

1 Assessment Manager, 1 Assessment Assistant, 2 Assessment Clerks, 1 Appraiser I and 1 Appraiser Assistant II. The Assessment Manager is also shared with Dodge County effective January 1, 2011 through June 30th, 2013.

The total budget for Saunders County for 2011-2012 was \$329,815. Included in the total is funds for the Orion CAMA/assessment administration package, and appraisal work with continuing education.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor is working on educational hours required. This is the second year of the 4 year requirement. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

The assessment staff at this time does not have continuing education requirements. The staff has voluntarily taken classes such as Windows, Orion user education and webinars, as well as IAAO classes.

Along with voluntary educational classes, Appraisers attend classes throughout the year to maintain current licenses.

B. Cadastral Maps

The Saunders County cadastral maps were up-dated in June of 1989. The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Saunders County were new in 1990. Ownership transfers are no longer being kept up to date on paper property record cards. Changes in the property structures are no longer being kept current on the property record cards. A concentrated effort towards a "paperless" property record card is in effect. Saunders

County Assessment Office went on-line in June of 2006 with the property record information.

D. Software for CAMA, Assessment Administration, GIS

The provider for our CAMA and assessment administration is provided by Orion by Tyler Technologies. Saunders County went live with the Orion CAMA and assessment administration software in May of 2011. Currently, Saunders County recently signed a contract with GIS Workshop to begin setting up GIS for the county. GIS will be available July 1, 2013. Agridata program is also used to assist with new soil conversion.

E. Web based – property record information access

Property record cards are available online.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all property.

Step 1-Building permits are gathered from all the permitting entities, separated into separate categories (rural, towns, etc), entered into the computer system and a plan of action is developed based on the number and location of each permit.

Step 2-A complete review of the readily accessible areas of the improvement is conducted. Measurements and photos are taken; and physical characteristics are noted at the time of inspection.

Step 3-Inspection data is entered into the CAMA system, using marshal and swift cost tables; and market data; a value is generated for each property inspected.

Step 4-The value generated for each property is compared to similar properties in the area, for equalization purposes.

Step 5-Permits are closed and notes are made in the file to roll the value for the following assessment year.

B. Data Collection.

All relevant sales are gathered, analyzed, and separated into groupings. These groupings are properties in similar areas with similar characteristics, purchased at similar rates. A study is conducted to determine if there are patterns, or similarities in sales prices etc, market areas are then developed. Once the market area is determined sales data is analyzed to ascertain what aspects of real property affects value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations. Individual property information is gathered in the same manner as

properties that have building permits.

C. Review assessment sales ratio studies before assessment actions.

Part of market analysis and data collection. Market areas are reviewed on a yearly basis.

1) Approaches to Value;

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process. All relevant sales are gathered, and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach, broken down price per square foot. Commercial properties are valued in a manner similar to residential properties; however each classification is broken down into a value per square foot in the initial stage of valuation. Comparable agricultural sales from non-influenced counties are used to determine land values. The income approach is used to support agricultural land values in special value areas, properties under rent restrictions, and used to affirm property values for small downtown commercial shops, apartment complexes and income producing properties that are commonly leased or where lease information is available.

2) Market Approach; sales comparisons, See above

3) Cost Approach; cost manual used & date of manual and latest depreciation study:

6/1/2012 for residential and 7/1/2012 for commercial

4) Income Approach; income and expense data collection/analysis from the market,

See above

5) Land valuation studies, establish market areas, special value for agricultural land

All relevant sales are gathered, analyzed, and separated into groupings. These groupings are properties in similar areas with similar characteristics, purchased at similar rates. When setting agricultural land values, sales are gathered from the entire county. A study is conducted to determine if there are patterns, or similarities in soil classification, sales prices etc. Market areas are then developed and values generated using sales from each market area. Once the market area is determined sales data is analyzed to ascertain what aspects of real property affects value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations.

Special value generation: Sales from comparable areas from non-influenced counties are used to set agricultural values. To support this value, a study is conducted to determine market rental rates for each market area. This information is compared to the study conducted by the Bruce Johnson from the University of Nebraska (using land and funds information). Using market rent information, a rent value is assigned to each soil classification. A capitalization rate is supplied by the Department of Revenue. Using this capitalization rate and the market rental rates, a value is generated for each property in the market area. At the conclusion of the value generation, a comparison study is conducted to measure the viability of the new valuations.

- D. Reconciliation of Final Value and documentation See above
- E. Review assessment sales ratio studies after assessment actions. See above
- F. Notices and Public Relations

A new valuation notice is mailed to any property that experiences a valuation change on or before June 1 of each year. The protest process then begins. In the beginning of the process, informal meetings are conducted with individual taxpayers to discuss individual property valuations. Information is provided to each taxpayer both written and verbal, explaining current property valuations. Next step in the process, written and verbal communication is presented to the county boards. A portion of those values need to be later defended in an informal court situation at the Tax Equalization & Review Commission. A more in-depth report is supplied for this process and verbal testimony presented defending each property value in question. On occasion written communication or an explanation of a property value is prepared for the Governor’s office or a State Senator.

Level of Value, Quality, and Uniformity for assessment year 2013:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96	18.62	109.58
Commercial	93	36.26	123.75
Agricultural Land	69	26.08	104.30
Special Value Agland	69	26.08	104.30

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2013 Reports & Opinions.

Saunders County recently converted to the Orion software system provided by Tyler Technologies out of Plano, Texas. The appraisal conversion will take quite some time to clean up to make this a usable tool. Workable sketches did not convert very well and most will have to be re-sketched. Our previous vendor did not have the appraisal data connect directly with Marshall and Swift, but replicated it. Our current vendor connects directly with

Marshall and Swift and will require each building in the county to be reviewed in the system to have new values calculate with the new system.

Assessment Actions Planned for Assessment Year 2013:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential: Review residential parcels in Cedar Bluffs, Woodcliff, Yutan, Ceresco, Willow Point and continue a review of rural acreages in 2014.

Commercial: Review commercial properties in Yutan and Mead

Agricultural & Special Value-Agland: Analyze market areas and review the marginal difference between the agricultural land value and the uninfluenced ag land value. Begin rural review, including homes and outbuildings. It will continue into 2014. GIS ag use clean up as needed.

The staff will continue to do data cleanup in the Orion system.

Assessment Actions Planned for Assessment Year 2014:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential: Continue with the review of rural acreages and the residential properties in Wahoo as well as the surrounding sub-divisions.

Commercial: Review the commercial properties in Wahoo and the surrounding sub-divisions. Review of gravel pits. Review any commercial properties at lake sub-divisions.

Agricultural & Special Value-Agland: Analyze market areas and review the marginal difference between the agricultural land value and the uninfluenced ag land value. Continue rural review, including homes and outbuildings.

The staff will continue to do data cleanup in the Orion system.

Assessment Actions Planned for Assessment Year 2015:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential: Review residential properties in Ashland and the surrounding sub-divisions. Review all lake properties.

Commercial: Review commercial properties in Fremont Subs, Ashland, and the surrounding sub-divisions.

Agricultural Land: Begin review of rural properties, including homes and outbuildings. It will continue into the 2016 year.

The staff will continue to do data cleanup in the Orion system

Assessment Actions Planned for Assessment Year 2016:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review small towns of Prague, Weston, Valparaiso.

Commercial: Review small towns of Prague, Weston, Valparaiso, Malmo and Morse Bluff

Agland- Verify ag use on agricultural properties and special value Continue review of rural properties, including homes and outbuildings.

The staff will continue to do data cleanup in the Orion system if needed.

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

1. Record Maintenance, Mapping updates, & Ownership changes

Deeds are received daily from the Register of Deeds office. Sales are updated in the computer and in the cadastral maps. Splits and new subdivisions are also completed in the computer system, cadastral maps updated for ownership and parcel size accordingly. The County Surveyor provides assistance to the office when needed.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Real Property Abstract
- b. Assessor Survey
- c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
- d. Certification of Value to Political Subdivisions
- e. School District Taxable Value Report
- f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- g. Certificate of Taxes Levied Report
- h. Report of current values for properties owned by Board of Education Lands & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report

3. Personal Property; administer annual filing of 1516 personal property returns, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Reminder personal property postcards are mailed each year to those that filed a return the prior year, as well as any new businesses/agricultural equipment owners that are discovered by the assessment office. Notice was given in 2010 to all preprinted recipients that due to budgetary constraints, this would be the last year that preprinted returns would be sent and a postcard reminder would be sent in the future as access to blank forms is available on the Department of Revenue website.

4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Saunders County currently has 82 approved permissive exemption applications on file.

5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Reminder notices are sent annually each year to political subdivisions who own property to notify them of their requirements on new or updated contracts for leases they may have.

6. Homestead Exemptions; administer 773 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

The Saunders County Board of Equalization annually extends the filing deadline for those applicants that request an extension for homestead exemptions as allowed by Nebraska Statute 77-3512.

7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Information provided by PAD is reviewed and verified for accuracy in balancing with the county.

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.

Saunders County has 8 Tax Increment Financing projects throughout the county; one in Mead and seven in Wahoo. The projects affect 34 parcels in the county.

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.

The assessor works with both the Treasurer and the Clerk to ensure accuracy.

10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

The Saunders County Treasurer and Assessor are not on the same computer systems. A conversion must be done each year with the two vendors for the tax list and tax bills to be completed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.

Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalizations agenda. Assessment manager or representative meets with the Board during the meeting and offers explanation of correction(s)

12. County Board of Equalization - attends county board of equalization meetings for valuation protests – assemble and provide information.

Due to budgetary constraints, this year Saunders County is asking each protester if they would like to request a referee hearing, or allow Saunders County Board of Equalization with assistance from the assessment office to determine whether a change in the valuation is warranted or not for their property. A representative from the appraisal staff or the assessment manager sits in on referee hearings at the time of protest if deemed necessary. The appraisal staff assists the referees as requested on information needed for protests. Assessor and head appraiser attend the final hearings of all protests, providing any additional information as requested by the Board.

13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

The appraiser meets with the County Attorney prior to the hearing to prepare exhibits and work on case matters.

14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Appraiser and assessment manager works directly with liaison and applicable staff members from PAD in preparation of evidence to bring forward to the commission.

15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc.

Assessment manager is currently working on education requirements to maintain her assessor certification.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Cathy Gusman 6-14-2013
Saunders County Assessment Manager

Terry Kubik 6-14-2013
Saunders County Appraiser

2015 Assessment Survey for Saunders County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	1 and 1 appraiser assistant
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$292,183.56
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$57,711.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,900
12.	Other miscellaneous funds:
	N/A
13.	

B. Computer, Automation Information and GIS

1.	Administrative software:
	Orion
2.	CAMA software:
	Orion
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.saunders.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	Orion

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?
	Ashland, Cedar Bluffs, Ceresco, Colon, Ithaca, Leshara, Mead, Memphis, Morse Bluff, Prague, Valparaiso, Wahoo, Weston, and Yutan
4.	When was zoning implemented?
	Zoning was originally implemented in 1966, but the comprehensive plan has been updated since originally implemented

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Pictometry Agri Data Inc. is contracted for counting the acres of the various soils as the county worked to implement the most recent soil survey from the USDA

E. Appraisal /Listing Services

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

2015 Certification for Saunders 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 Saunders 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

