



**2016 REPORTS & OPINIONS**

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**ANTELOPE COUNTY**



**Pete Ricketts**  
Governor

**STATE OF NEBRASKA**  
DEPARTMENT OF REVENUE  
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Antelope County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Antelope County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator  
402-471-5962

cc: Kelly Mueller, Antelope County Assessor

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## Introduction

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[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

## **Statistical Analysis:**

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<b>Property Class</b>	<b>COD</b>	<b>PRD</b>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

**Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

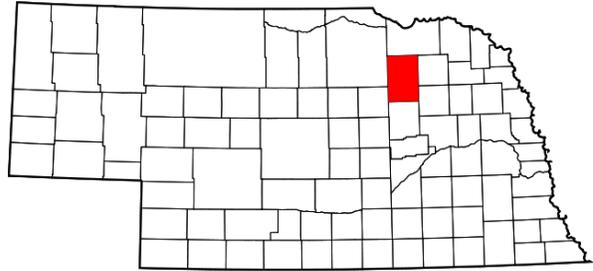
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

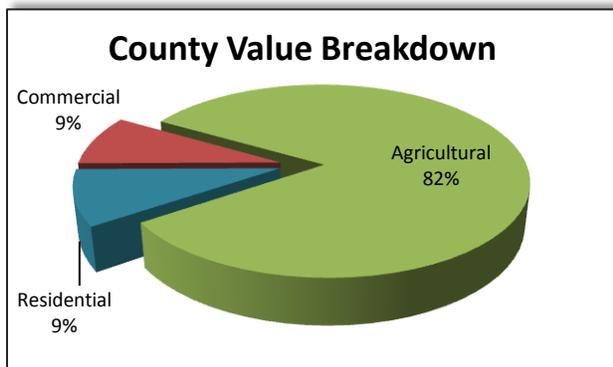
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 857 square miles, Antelope had 6,398 residents, per the Census Bureau Quick Facts for 2014, a 4% population decline from the 2010 US Census. In a review of the past fifty years, Antelope has seen a steady drop in population of 37% (Nebraska Department of Economic Development). Reports indicated that 76% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Antelope convene in and around Neligh, the county seat. Per the latest information available from the U.S. Census Bureau, there were 219 employer establishments in Antelope. County-wide employment was at 1,542 people, a 4% loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Antelope that has fortified the local rural area economies. Antelope is included in the Upper Elkhorn Natural Resources District (NRD). Irrigated land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Antelope ranks third in turkeys, fourth in popcorn, and fifth in hogs and pigs. In value of sales by commodity group, Antelope ranks fourth in both hogs and pigs and milk from cows (USDA AgCensus).

Antelope County Quick Facts	
Founded	1871
Namesake	Pronghorn, often called antelope
Region	Northeast
County Seat	Neligh
Other Communities	Brunswick Clearwater Elgin Oakdale Orchard Royal Tilden
Most Populated	Neligh (1,542) -4% over 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Antelope County

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### *Assessment Actions*

For the residential class of property each valuation grouping was physically reviewed and inspected by office staff. New pictures were taken and the depreciation was updated. Rural residential land use was also reviewed throughout the county. The pick up work was completed timely.

### *Description of Analysis*

Residential sales are stratified into eight valuation groupings. The majority of sales occur within valuation group 01 which consists of Neligh and Elgin which accounts for about 55% of the residential population.

Valuation Grouping	Assessor Location
01	Neligh and Elgin
05	Tilden
10	Oakdale
20	Brunswick
25	Orchard
30	Clearwater
35	Rural
40	Royal

The residential profile for Antelope County is made up of 120 total sales representing each of the eight valuation groupings. All three measures of central tendency for the residential class of properties are within the acceptable range and supportive of one another. The coefficient of dispersion and the price related differential are slightly above, but can be attributed to low dollar sales.

The indicated trend for the residential market demonstrates an increasing market. An approximate 4% increase for the county as a whole is observed for the two year study period as evidenced by examining the study year statistics.

DATE OF SALE * RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Study Yrs ____						
01-OCT-13 To 30-SEP-14	57	98.55	102.32	93.26	21.79	109.71
01-OCT-14 To 30-SEP-15	63	94.34	97.04	92.50	21.62	104.91

## **2016 Residential Correlation for Antelope County**

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This upward trend is consistent through each of the valuation groups in the county. This indicates that overall, residential value within the county has followed the general residential market activity.

### ***Assessment Practice Review***

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. Antelope County has developed a sound procedure for verification. The county's sales verification process includes sending a verification questionnaire to all parties involved in the transaction. Any questions not answered by the questionnaire are followed up with a telephone interview by the county assessor or deputy county assessor. On-site review of the property is conducted if deemed necessary. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements most recently are being filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The last residential review and inspection for all valuation groupings was completed in 2015 with exception to rural residential. Lot studies were last done in 2015 for the acreages and 2013 for all other valuation groupings. Farm homes and outbuildings are set up on the six year review cycle with different townships being reviewed each year.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class.

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

The valuation group substratum indicates that all groups with sufficient sales are statistically within the acceptable range.

## 2016 Residential Correlation for Antelope County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	66	99.29	101.46	93.53	18.69	108.48
05	9	96.33	92.64	93.24	11.92	99.36
10	8	98.18	101.61	100.53	21.67	101.07
20	2	88.32	88.32	89.34	02.16	98.86
25	9	100.78	108.96	98.69	28.01	110.41
30	13	94.35	94.37	81.38	28.00	115.96
35	11	95.35	92.72	91.93	20.81	100.86
40	2	99.20	99.20	23.25	87.50	426.67
____ALL____	120	98.88	99.55	92.80	21.67	107.27

Based on the assessment practices review and the statistical analysis, the quality of assessment in Antelope County is in compliance with professionally accepted mass appraisal standards.

### *Level of Value*

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

## 2016 Commercial Correlation for Antelope County

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### *Assessment Actions*

For the 2016 assessment year all office buildings and mini-mart/gas stations throughout Antelope County were reviewed/inspected and revalued. All pick up work was also completed.

### *Description of Analysis*

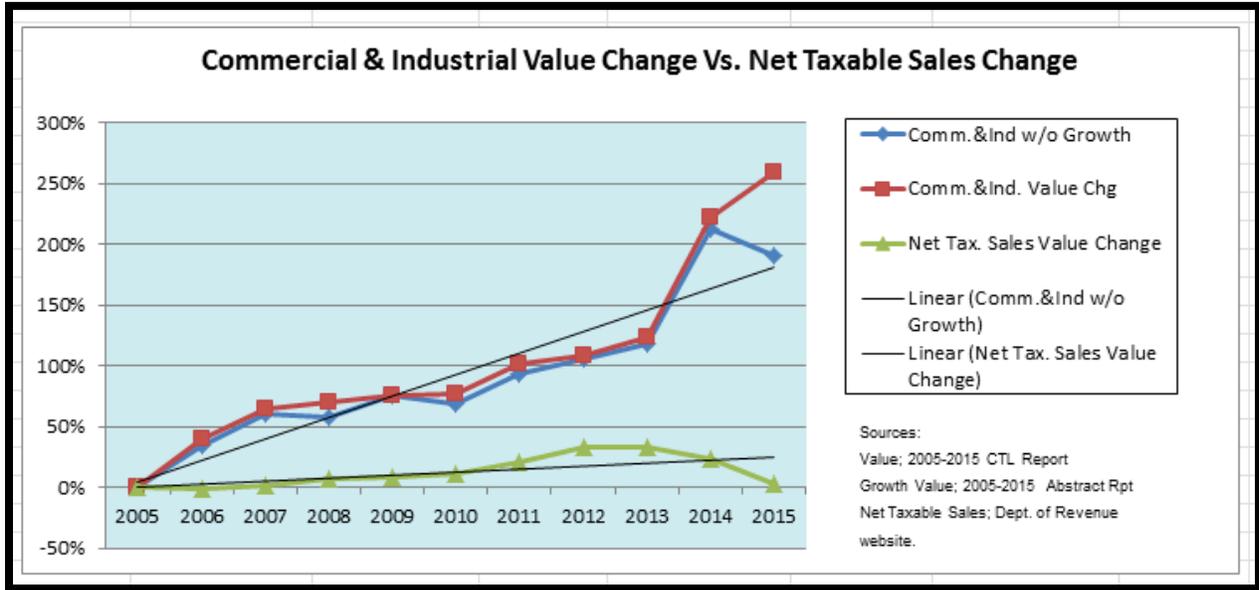
There are eight valuation groupings utilized in the valuation of the commercial class.

<b>Valuation Grouping</b>	<b>Assessor Location</b>
01	Neligh
05	Tilden
10	Oakdale
15	Elgin
20	Brunswick
25	Orchard
30	Clearwater
35	Rural

The statistical analysis for the commercial class of real property has nineteen qualified sales distributed in seven of the valuation groupings. With a small sample such as this the reliability of the sample in representing the population for measurement purposes is reduced. Only the mean measure of central tendency is within the acceptable level and the wide dispersion in the statistical measures indicates that any adjustments to this class would not improve the equalization.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle ([http://revenue.nebraska.gov/research/salestax\\_data.html](http://revenue.nebraska.gov/research/salestax_data.html)) as one indicator of commercial market activity.

## 2016 Commercial Correlation for Antelope County



The Net Taxable Sales point toward an Average Annual Rate of .56% net increase over the last eleven years. The Annual Percent Change in assessed value illustrates an average annual percent change excluding growth for the same time period of 9.23%, a -8.67 point difference.

Except for 2006 and 2013, the movement in the Net Taxable Sales had indicated a somewhat positive upward trend until 2014 and 2015. A review of the Net Taxable Sales from 2014 to 2015 reveals that overall there was a decrease in collections of 17.48%. Since Antelope County relies on the agricultural economy another factor having impact was a legislative change in the collection of sales tax for the repair and parts of agricultural equipment and machinery which is now exempt from collection as of October 1, 2014.

The 'Study Yrs' on the statistical profile is indicating the commercial values to be lagging behind the market. The Three Year Plan of Assessment notes the commercial class is scheduled to begin review in 2016 and continue into 2017 and 2018.

Study Yrs						
01-OCT-12 To 30-SEP-13	6	93.75	141.39	84.71	68.45	166.91
01-OCT-13 To 30-SEP-14	9	74.42	73.89	71.36	12.07	103.55
01-OCT-14 To 30-SEP-15	4	52.79	62.16	54.45	46.22	114.16

There are twelve occupancy codes represented in the sales file. They were reduced into six occupancy series in order to possibly create a subclass based on primary use. None of the groups contained more than 7 sales; this stratification was not meaningful to the analysis.

## 2016 Commercial Correlation for Antelope County

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### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. Antelope County has developed a sound procedure for verification. The county's sales verification process includes sending a verification questionnaire to all parties involved in the transaction. Any questions not answered by the questionnaire are followed up with a telephone interview by the county assessor or deputy. On-site review of the property is conducted if deemed necessary. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The last commercial review and inspection was completed in 2014 for valuation grouping 15-Elgin, 2011 for VG 30-Clearwater, and 2010 for all other groupings. Lot studies were last done in 2013 for all valuation groupings.

### *Equalization and Quality of Assessment*

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	6	68.16	63.16	61.43	17.75	102.82
10	1	100.00	100.00	100.00	00.00	100.00
15	2	70.50	70.50	75.52	10.60	93.35
20	2	246.34	246.34	113.77	63.60	216.52
25	3	76.17	75.00	66.09	36.26	113.48
30	4	86.12	86.44	78.39	20.32	110.27
35	1	78.53	78.53	78.53	00.00	100.00
____ALL____	19	76.17	92.73	70.42	43.06	131.68

## 2016 Commercial Correlation for Antelope County

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With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

### *Level of Value*

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

# 2016 Agricultural Correlation for Antelope County

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## *Assessment Actions*

For 2016 after an analysis of the markets the county assessor decided to combine market area 2 with market area 1. All animal confinements throughout the county were physically reviewed and revalued. A sales analysis was completed with crop land slightly decreasing and grass land increasing approximately 10%.

## *Description of Analysis*

Antelope County is now divided into two market areas. Market Area 1 is the north and west portion of the county that consists of moderately to steeply sloping soils as well as sandy and silty soils on uplands. Market Area 3 is the southeasterly portion of the county which has deep, gently sloping to steep, silty soils. These are well drained soils with high suitability for irrigation, as water availability is present throughout the area. The comparable counties to Market Area 1 are Pierce, Knox area two, Holt area one, Wheeler and Boone. Boone area one, Madison area one and Pierce are comparable to market area 3.

Analysis of the sales within the county showed that market area 1 had a disproportionate number of sales in the newer years. Market Area 3 was lacking sales in the middle and oldest years. Comparable sales from outside Antelope County were supplemented in both samples to maximize the majority land use (MLU) sample sizes and achieve a proportionate and representative mix of sales. The Market Area 3 sample is still somewhat small, particularly in the majority land use subclass of grass.

The statistics calculated for market area 1 supports that values are within the acceptable range for the overall area and for the irrigated, dry and grass land subclasses for the 80% majority land use subclass. The Market Area 3 statistics also support that values are within the acceptable range for the overall area as well as the irrigated and dry land subclasses. Even though there are not a sufficient number of grass land sales in this area, the county assessor has done a good job of keeping up with the market.

## *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county Assessor for further action.

One area of review is the county's sales qualification and verification processes. Antelope County has developed a sound procedure for verification. The county's sales verification process includes sending a verification questionnaire to all parties involved in the transaction. Any

## 2016 Agricultural Correlation for Antelope County

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questions not answered by the questionnaire are followed up with a telephone interview by the county assessor or deputy county assessor. On-site review of the property is conducted if deemed necessary. Review by the Division of the non-qualified sales indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are typically filed monthly and the AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for the agricultural class was discussed with the county assessor. The review was determined to be systematic and comprehensive; land use is reviewed with the most current aerial imagery available. Inspection of agricultural improvements is completed within the six year cycle using an onsite inspection process that includes interior inspections and/or interviews with property owners where permitted as well as aerial imagery.

The review also supported that the market areas are well constructed in the county; the boundary lines separate distinctly different geographic areas within the county and sales analysis supports that these differences are recognized in the market place.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. In Antelope County, the county assessor uses sales questionnaires to monitor use changes; the cyclical physical inspection of agricultural land is also very helpful in monitoring non-agricultural activity. The farm home site value is the same as the rural residential first acre home site.

### ***Equalization***

The analysis supports that the county has achieved equalization; comparison of Antelope County values compared to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The market adjustments made for 2016 parallel the movement of the agricultural market across the region.

The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

## 2016 Agricultural Correlation for Antelope County

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	56	70.47	72.94	68.54	23.23	106.42
3	30	70.44	73.47	71.95	15.52	102.11
____ALL____	86	70.46	73.12	69.83	20.55	104.71

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	42	70.50	72.79	69.31	14.92	105.02
1	31	70.47	73.63	69.22	16.90	106.37
3	11	72.52	70.43	69.48	08.84	101.37
____Dry____						
County	22	72.17	74.69	72.89	20.34	102.47
1	9	70.77	69.37	64.81	26.75	107.04
3	13	73.56	78.38	78.15	15.66	100.29
____Grass____						
County	17	65.84	64.96	60.68	26.43	107.05
1	13	70.47	67.66	61.79	27.36	109.50
3	4	58.50	56.18	57.97	17.33	96.91
____ALL____	86	70.46	73.12	69.83	20.55	104.71

### *Level of Value*

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

## 2016 Opinions of the Property Tax Administrator for Antelope County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>97</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Antelope County

### Residential Real Property - Current

Number of Sales	120	Median	96.88
Total Sales Price	\$8,509,029	Mean	99.55
Total Adj. Sales Price	\$8,509,529	Wgt. Mean	92.80
Total Assessed Value	\$7,896,735	Average Assessed Value of the Base	\$57,898
Avg. Adj. Sales Price	\$70,913	Avg. Assessed Value	\$65,806

### Confidence Interval - Current

95% Median C.I	92.66 to 101.20
95% Wgt. Mean C.I	89.02 to 96.58
95% Mean C.I	94.12 to 104.98
% of Value of the Class of all Real Property Value in the	6.03
% of Records Sold in the Study Period	4.67
% of Value Sold in the Study Period	5.31

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	141	94	94.52
2014	148	94	93.82
2013	141	95	95.10
2012	124	97	96.60

## 2016 Commission Summary for Antelope County

### Commercial Real Property - Current

Number of Sales	19	Median	76.17
Total Sales Price	\$1,028,310	Mean	92.73
Total Adj. Sales Price	\$1,028,310	Wgt. Mean	70.42
Total Assessed Value	\$724,110	Average Assessed Value of the Base	\$228,715
Avg. Adj. Sales Price	\$54,122	Avg. Assessed Value	\$38,111

### Confidence Interval - Current

95% Median C.I	63.46 to 97.82
95% Wgt. Mean C.I	62.30 to 78.53
95% Mean C.I	55.05 to 130.41
% of Value of the Class of all Real Property Value in the County	5.51
% of Records Sold in the Study Period	3.20
% of Value Sold in the Study Period	0.53

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	21	100	89.67
2014	24	100	89.67
2013	22		84.78
2012	16		94.39

**02 Antelope  
RESIDENTIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 120  
 Total Sales Price : 8,509,029  
 Total Adj. Sales Price : 8,509,529  
 Total Assessed Value : 7,896,735  
 Avg. Adj. Sales Price : 70,913  
 Avg. Assessed Value : 65,806

MEDIAN : 97  
 WGT. MEAN : 93  
 MEAN : 100  
 COD : 21.67  
 PRD : 107.27

COV : 30.50  
 STD : 30.36  
 Avg. Abs. Dev : 20.99  
 MAX Sales Ratio : 216.44  
 MIN Sales Ratio : 12.40

95% Median C.I. : 92.66 to 101.20  
 95% Wgt. Mean C.I. : 89.02 to 96.58  
 95% Mean C.I. : 94.12 to 104.98

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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-13 To 31-DEC-13	11	105.73	102.93	96.10	15.09	107.11	56.79	133.56	81.25 to 120.35	66,741	64,137
01-JAN-14 To 31-MAR-14	14	101.01	109.17	96.73	28.79	112.86	41.06	216.44	79.47 to 146.92	55,379	53,569
01-APR-14 To 30-JUN-14	13	94.35	95.43	92.32	19.01	103.37	50.12	136.67	70.47 to 117.83	47,019	43,406
01-JUL-14 To 30-SEP-14	19	100.78	101.64	89.71	19.77	113.30	60.29	159.81	85.10 to 110.30	61,977	55,597
01-OCT-14 To 31-DEC-14	12	98.88	105.79	99.19	31.02	106.65	43.55	204.61	70.47 to 142.10	89,438	88,713
01-JAN-15 To 31-MAR-15	9	90.19	89.37	85.46	12.54	104.58	63.69	124.71	74.43 to 101.79	74,222	63,434
01-APR-15 To 30-JUN-15	21	92.66	94.11	94.15	14.87	99.96	65.50	136.50	83.41 to 103.64	61,533	57,932
01-JUL-15 To 30-SEP-15	21	100.22	98.25	90.39	22.85	108.70	12.40	186.00	84.29 to 108.10	103,705	93,743
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	57	98.55	102.32	93.26	21.79	109.71	41.06	216.44	93.91 to 106.68	57,864	53,966
01-OCT-14 To 30-SEP-15	63	94.34	97.04	92.50	21.62	104.91	12.40	204.61	87.59 to 100.88	82,718	76,518
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	58	97.71	102.92	94.44	24.78	108.98	41.06	216.44	93.91 to 103.21	62,713	59,227
<u>ALL</u>	120	96.88	99.55	92.80	21.67	107.27	12.40	216.44	92.66 to 101.20	70,913	65,806

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	66	99.29	101.46	93.53	18.69	108.48	40.66	216.44	92.66 to 103.21	76,494	71,542
05	9	96.33	92.64	93.24	11.92	99.36	60.29	124.71	70.47 to 100.22	81,711	76,185
10	8	98.18	101.61	100.53	21.67	101.07	57.00	153.79	57.00 to 153.79	24,000	24,126
20	2	88.32	88.32	89.34	02.16	98.86	86.41	90.22	N/A	58,500	52,265
25	9	100.78	108.96	98.69	28.01	110.41	72.66	163.48	76.71 to 146.92	32,783	32,353
30	13	94.35	94.37	81.38	28.00	115.96	41.06	159.81	56.79 to 124.15	32,192	26,199
35	11	95.35	92.72	91.93	20.81	100.86	43.55	156.25	60.51 to 112.71	154,091	141,648
40	2	99.20	99.20	23.25	87.50	426.67	12.40	186.00	N/A	4,000	930
<u>ALL</u>	120	96.88	99.55	92.80	21.67	107.27	12.40	216.44	92.66 to 101.20	70,913	65,806

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	120	96.88	99.55	92.80	21.67	107.27	12.40	216.44	92.66 to 101.20	70,913	65,806
06											
07											
<u>ALL</u>	120	96.88	99.55	92.80	21.67	107.27	12.40	216.44	92.66 to 101.20	70,913	65,806

**02 Antelope  
RESIDENTIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 120  
 Total Sales Price : 8,509,029  
 Total Adj. Sales Price : 8,509,529  
 Total Assessed Value : 7,896,735  
 Avg. Adj. Sales Price : 70,913  
 Avg. Assessed Value : 65,806

MEDIAN : 97  
 WGT. MEAN : 93  
 MEAN : 100  
 COD : 21.67  
 PRD : 107.27

COV : 30.50  
 STD : 30.36  
 Avg. Abs. Dev : 20.99  
 MAX Sales Ratio : 216.44  
 MIN Sales Ratio : 12.40

95% Median C.I. : 92.66 to 101.20  
 95% Wgt. Mean C.I. : 89.02 to 96.58  
 95% Mean C.I. : 94.12 to 104.98

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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	4	99.00	115.30	97.43	32.78	118.34	77.20	186.00	N/A	1,750	1,705	
Less Than 15,000	19	119.91	120.85	120.50	29.96	100.29	12.40	216.44	88.50 to 148.75	8,200	9,881	
Less Than 30,000	40	109.90	114.51	112.97	26.34	101.36	12.40	216.44	96.90 to 125.43	14,549	16,436	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	116	96.88	99.00	92.79	21.25	106.69	12.40	216.44	92.66 to 101.20	73,298	68,017	
Greater Than 14,999	101	94.78	95.54	92.28	18.15	103.53	40.66	204.61	91.24 to 98.55	82,710	76,327	
Greater Than 29,999	80	94.35	92.06	91.32	16.62	100.81	40.66	163.48	90.19 to 97.74	99,095	90,491	
<u>Incremental Ranges</u>												
0 TO 4,999	4	99.00	115.30	97.43	32.78	118.34	77.20	186.00	N/A	1,750	1,705	
5,000 TO 14,999	15	133.56	122.32	121.58	25.87	100.61	12.40	216.44	100.15 to 148.75	9,920	12,061	
15,000 TO 29,999	21	104.09	108.78	110.22	20.68	98.69	69.94	204.61	89.37 to 124.15	20,293	22,366	
30,000 TO 59,999	32	97.71	94.67	95.14	19.59	99.51	40.66	163.48	86.52 to 108.93	45,354	43,149	
60,000 TO 99,999	23	92.66	88.54	88.08	16.91	100.52	50.12	113.62	76.71 to 103.64	78,967	69,552	
100,000 TO 149,999	9	94.78	94.42	93.84	17.94	100.62	43.55	156.25	80.35 to 103.21	126,133	118,359	
150,000 TO 249,999	9	91.95	90.61	90.76	06.69	99.83	74.43	101.32	83.35 to 100.88	183,756	166,784	
250,000 TO 499,999	7	87.59	90.55	90.46	07.85	100.10	79.35	101.85	79.35 to 101.85	267,286	241,797	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	120	96.88	99.55	92.80	21.67	107.27	12.40	216.44	92.66 to 101.20	70,913	65,806	

**02 Antelope  
COMMERCIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/22/2016

Number of Sales : 19  
 Total Sales Price : 1,028,310  
 Total Adj. Sales Price : 1,028,310  
 Total Assessed Value : 724,110  
 Avg. Adj. Sales Price : 54,122  
 Avg. Assessed Value : 38,111

MEDIAN : 76  
 WGT. MEAN : 70  
 MEAN : 93  
 COD : 43.06  
 PRD : 131.68

COV : 84.31  
 STD : 78.18  
 Avg. Abs. Dev : 32.80  
 MAX Sales Ratio : 403.00  
 MIN Sales Ratio : 32.98

95% Median C.I. : 63.46 to 97.82  
 95% Wgt. Mean C.I. : 62.30 to 78.53  
 95% Mean C.I. : 55.05 to 130.41

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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	1	403.00	403.00	403.00	00.00	100.00	403.00	403.00	N/A	2,000	8,060
01-JAN-13 To 31-MAR-13	1	78.53	78.53	78.53	00.00	100.00	78.53	78.53	N/A	75,000	58,900
01-APR-13 To 30-JUN-13	4	93.75	91.70	81.73	16.15	112.20	63.46	115.85	N/A	14,563	11,901
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	5	76.17	76.22	75.47	03.70	100.99	70.99	81.57	N/A	67,900	51,247
01-JAN-14 To 31-MAR-14	2	82.67	82.67	70.06	20.97	118.00	65.33	100.00	N/A	137,530	96,360
01-APR-14 To 30-JUN-14	2	59.28	59.28	62.26	23.53	95.21	45.33	73.22	N/A	57,250	35,645
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	1	110.07	110.07	110.07	00.00	100.00	110.07	110.07	N/A	27,000	29,720
01-JAN-15 To 31-MAR-15	1	32.98	32.98	32.98	00.00	100.00	32.98	32.98	N/A	25,000	8,245
01-APR-15 To 30-JUN-15	2	52.79	52.79	45.83	19.42	115.19	42.54	63.03	N/A	56,000	25,668
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	6	93.75	141.39	84.71	68.45	166.91	63.46	403.00	63.46 to 403.00	22,542	19,094
01-OCT-13 To 30-SEP-14	9	74.42	73.89	71.36	12.07	103.55	45.33	100.00	65.33 to 81.57	81,007	57,805
01-OCT-14 To 30-SEP-15	4	52.79	62.16	54.45	46.22	114.16	32.98	110.07	N/A	41,000	22,325
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	10	78.25	82.64	76.73	12.83	107.70	63.46	115.85	70.99 to 97.82	47,275	36,274
01-JAN-14 To 31-DEC-14	5	73.22	78.79	70.51	27.15	111.74	45.33	110.07	N/A	83,312	58,746
<u>ALL</u>	19	76.17	92.73	70.42	43.06	131.68	32.98	403.00	63.46 to 97.82	54,122	38,111

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	6	68.16	63.16	61.43	17.75	102.82	42.54	81.57	42.54 to 81.57	84,750	52,066
10	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	37,560	37,560
15	2	70.50	70.50	75.52	10.60	93.35	63.03	77.96	N/A	55,000	41,535
20	2	246.34	246.34	113.77	63.60	216.52	89.67	403.00	N/A	13,000	14,790
25	3	76.17	75.00	66.09	36.26	113.48	32.98	115.85	N/A	27,167	17,953
30	4	86.12	86.44	78.39	20.32	110.27	63.46	110.07	N/A	47,438	37,186
35	1	78.53	78.53	78.53	00.00	100.00	78.53	78.53	N/A	75,000	58,900
<u>ALL</u>	19	76.17	92.73	70.42	43.06	131.68	32.98	403.00	63.46 to 97.82	54,122	38,111

**02 Antelope  
COMMERCIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/22/2016

Number of Sales : 19  
 Total Sales Price : 1,028,310  
 Total Adj. Sales Price : 1,028,310  
 Total Assessed Value : 724,110  
 Avg. Adj. Sales Price : 54,122  
 Avg. Assessed Value : 38,111

MEDIAN : 76  
 WGT. MEAN : 70  
 MEAN : 93  
 COD : 43.06  
 PRD : 131.68

COV : 84.31  
 STD : 78.18  
 Avg. Abs. Dev : 32.80  
 MAX Sales Ratio : 403.00  
 MIN Sales Ratio : 32.98

95% Median C.I. : 63.46 to 97.82  
 95% Wgt. Mean C.I. : 62.30 to 78.53  
 95% Mean C.I. : 55.05 to 130.41

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	19	76.17	92.73	70.42	43.06	131.68	32.98	403.00	63.46 to 97.82	54,122	38,111
04											
<u>ALL</u>	19	76.17	92.73	70.42	43.06	131.68	32.98	403.00	63.46 to 97.82	54,122	38,111

**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	2	250.41	250.41	226.32	60.94	110.64	97.82	403.00	N/A	2,375	5,375
Less Than 15,000	3	115.85	205.56	162.49	87.81	126.51	97.82	403.00	N/A	3,750	6,093
Less Than 30,000	9	89.67	117.49	80.70	60.19	145.59	32.98	403.00	63.03 to 115.85	16,139	13,023
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	17	74.42	74.18	69.69	21.58	106.44	32.98	115.85	63.03 to 89.67	60,209	41,962
Greater Than 14,999	16	73.82	71.58	69.40	19.60	103.14	32.98	110.07	63.03 to 81.57	63,566	44,114
Greater Than 29,999	10	73.82	70.45	68.73	14.86	102.50	42.54	100.00	45.33 to 78.53	88,306	60,690
<u>Incremental Ranges</u>											
0 TO 4,999	2	250.41	250.41	226.32	60.94	110.64	97.82	403.00	N/A	2,375	5,375
5,000 TO 14,999	1	115.85	115.85	115.85	00.00	100.00	115.85	115.85	N/A	6,500	7,530
15,000 TO 29,999	6	72.52	73.46	73.83	28.01	99.50	32.98	110.07	32.98 to 110.07	22,333	16,488
30,000 TO 59,999	4	73.58	73.12	72.07	20.33	101.46	45.33	100.00	N/A	45,015	32,441
60,000 TO 99,999	4	75.59	68.06	67.02	13.47	101.55	42.54	78.53	N/A	82,625	55,376
100,000 TO 149,999	1	74.42	74.42	74.42	00.00	100.00	74.42	74.42	N/A	135,000	100,470
150,000 TO 249,999	1	65.33	65.33	65.33	00.00	100.00	65.33	65.33	N/A	237,500	155,160
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	19	76.17	92.73	70.42	43.06	131.68	32.98	403.00	63.46 to 97.82	54,122	38,111

**02 Antelope  
COMMERCIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/22/2016

Number of Sales : 19  
 Total Sales Price : 1,028,310  
 Total Adj. Sales Price : 1,028,310  
 Total Assessed Value : 724,110  
 Avg. Adj. Sales Price : 54,122  
 Avg. Assessed Value : 38,111

MEDIAN : 76  
 WGT. MEAN : 70  
 MEAN : 93  
 COD : 43.06  
 PRD : 131.68

COV : 84.31  
 STD : 78.18  
 Avg. Abs. Dev : 32.80  
 MAX Sales Ratio : 403.00  
 MIN Sales Ratio : 32.98

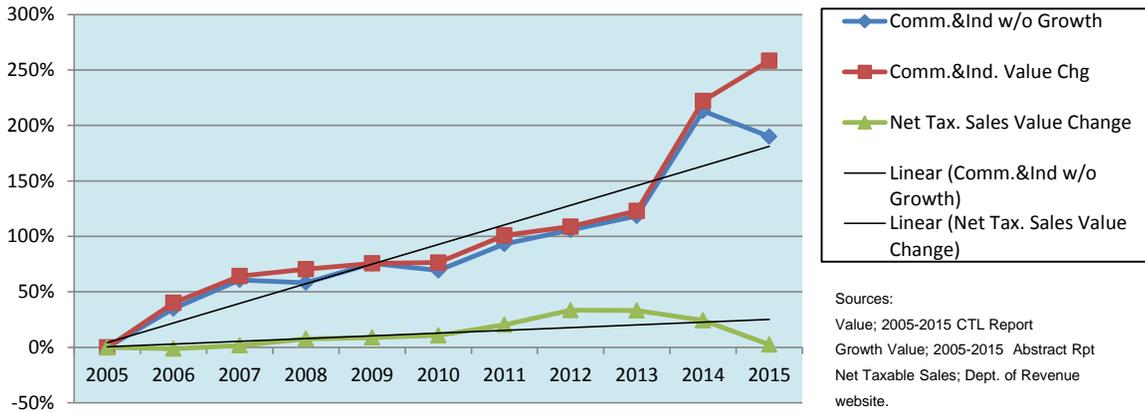
95% Median C.I. : 63.46 to 97.82  
 95% Wgt. Mean C.I. : 62.30 to 78.53  
 95% Mean C.I. : 55.05 to 130.41

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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	4	73.82	72.73	70.83	04.69	102.68	65.33	77.96	N/A	133,500	94,561
326	1	403.00	403.00	403.00	00.00	100.00	403.00	403.00	N/A	2,000	8,060
350	2	67.50	67.50	60.75	32.84	111.11	45.33	89.67	N/A	34,500	20,960
353	1	81.57	81.57	81.57	00.00	100.00	81.57	81.57	N/A	15,000	12,235
381	1	32.98	32.98	32.98	00.00	100.00	32.98	32.98	N/A	25,000	8,245
386	1	42.54	42.54	42.54	00.00	100.00	42.54	42.54	N/A	94,000	39,990
406	2	69.60	69.60	72.69	09.44	95.75	63.03	76.17	N/A	34,000	24,715
421	1	63.46	63.46	63.46	00.00	100.00	63.46	63.46	N/A	25,000	15,865
442	3	110.07	108.64	105.28	04.80	103.19	100.00	115.85	N/A	23,687	24,937
470	1	70.99	70.99	70.99	00.00	100.00	70.99	70.99	N/A	47,500	33,720
472	1	78.53	78.53	78.53	00.00	100.00	78.53	78.53	N/A	75,000	58,900
555	1	97.82	97.82	97.82	00.00	100.00	97.82	97.82	N/A	2,750	2,690
<u>ALL</u>	19	76.17	92.73	70.42	43.06	131.68	32.98	403.00	63.46 to 97.82	54,122	38,111

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2005	\$ 34,029,325	\$ 150,660	0.44%	\$ 33,878,665	-	\$ 36,337,065	-
2006	\$ 47,671,280	\$ 1,806,700	3.79%	\$ 45,864,580	34.78%	\$ 35,888,714	-1.23%
2007	\$ 55,861,595	\$ 1,132,735	2.03%	\$ 54,728,860	14.80%	\$ 36,940,868	2.93%
2008	\$ 58,012,285	\$ 4,165,085	7.18%	\$ 53,847,200	-3.61%	\$ 39,112,158	5.88%
2009	\$ 59,804,665	\$ -	0.00%	\$ 59,804,665	3.09%	\$ 39,547,619	1.11%
2010	\$ 60,024,750	\$ 2,424,270	4.04%	\$ 57,600,480	-3.69%	\$ 40,229,485	1.72%
2011	\$ 68,371,620	\$ 2,651,725	3.88%	\$ 65,719,895	9.49%	\$ 43,730,478	8.70%
2012	\$ 71,051,375	\$ 1,015,055	1.43%	\$ 70,036,320	2.43%	\$ 48,481,182	10.86%
2013	\$ 75,867,140	\$ 1,599,110	2.11%	\$ 74,268,030	4.53%	\$ 48,376,376	-0.22%
2014	\$ 109,601,445	\$ 3,068,925	2.80%	\$ 106,532,520	40.42%	\$ 45,131,579	-6.71%
2015	\$ 121,949,000	\$ 23,258,230	19.07%	\$ 98,690,770	-9.95%	\$ 37,242,477	-17.48%
<b>Ann %chg</b>	13.61%			<b>Average</b>	<b>9.23%</b>	<b>2.44%</b>	<b>0.56%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	34.78%	40.09%	-1.23%
2007	60.83%	64.16%	1.66%
2008	58.24%	70.48%	7.64%
2009	75.74%	75.74%	8.84%
2010	69.27%	76.39%	10.71%
2011	93.13%	100.92%	20.35%
2012	105.81%	108.79%	33.42%
2013	118.25%	122.95%	33.13%
2014	213.06%	222.08%	24.20%
2015	190.02%	258.36%	2.49%

County Number: 2  
 County Name: Antelope

**02 Antelope**  
**AGRICULTURAL LAND**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 86  
Total Sales Price : 72,626,547  
Total Adj. Sales Price : 71,491,515  
Total Assessed Value : 49,922,358  
Avg. Adj. Sales Price : 831,297  
Avg. Assessed Value : 580,493

MEDIAN : 70  
WGT. MEAN : 70  
MEAN : 73  
COD : 20.55  
PRD : 104.71

COV : 31.11  
STD : 22.75  
Avg. Abs. Dev : 14.48  
MAX Sales Ratio : 177.04  
MIN Sales Ratio : 23.20

95% Median C.I. : 67.11 to 73.56  
95% Wgt. Mean C.I. : 66.79 to 72.87  
95% Mean C.I. : 68.31 to 77.93

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-12 To 31-DEC-12	19	67.55	70.66	63.97	26.93	110.46	39.94	144.73	51.15 to 86.50	852,279	545,212	
01-JAN-13 To 31-MAR-13	3	73.56	72.84	73.58	01.82	98.99	70.47	74.48	N/A	2,136,652	1,572,190	
01-APR-13 To 30-JUN-13	4	77.02	79.85	74.91	08.21	106.59	70.52	94.82	N/A	606,921	454,658	
01-JUL-13 To 30-SEP-13	3	60.79	62.61	57.06	19.67	109.73	45.58	81.45	N/A	176,492	100,702	
01-OCT-13 To 31-DEC-13	7	60.55	66.91	64.75	11.97	103.34	58.98	84.66	58.98 to 84.66	820,761	531,476	
01-JAN-14 To 31-MAR-14	8	69.66	85.28	71.47	44.52	119.32	40.82	177.04	40.82 to 177.04	485,200	346,752	
01-APR-14 To 30-JUN-14	1	72.52	72.52	72.52	00.00	100.00	72.52	72.52	N/A	1,268,825	920,185	
01-JUL-14 To 30-SEP-14	9	72.32	71.57	71.94	05.25	99.49	64.50	79.69	66.79 to 75.30	740,614	532,834	
01-OCT-14 To 31-DEC-14	12	68.73	72.00	70.74	15.42	101.78	40.94	119.88	64.93 to 78.31	1,038,298	734,467	
01-JAN-15 To 31-MAR-15	7	68.76	70.76	72.50	11.42	97.60	52.06	91.71	52.06 to 91.71	880,267	638,233	
01-APR-15 To 30-JUN-15	8	73.41	77.05	70.54	38.65	109.23	23.20	129.58	23.20 to 129.58	789,084	556,657	
01-JUL-15 To 30-SEP-15	5	70.71	75.46	80.96	07.78	93.21	69.36	91.33	N/A	687,138	556,295	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	29	70.47	71.32	67.28	21.47	106.00	39.94	144.73	58.15 to 76.53	881,394	592,977	
01-OCT-13 To 30-SEP-14	25	70.44	74.69	69.53	20.74	107.42	40.82	177.04	61.22 to 75.30	702,451	488,402	
01-OCT-14 To 30-SEP-15	32	69.77	73.53	72.32	19.72	101.67	23.20	129.58	65.84 to 78.27	886,557	641,124	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	17	70.52	70.24	69.86	14.11	100.54	45.58	94.82	60.08 to 81.45	888,967	621,038	
01-JAN-14 To 31-DEC-14	30	71.38	75.43	71.28	19.42	105.82	40.82	177.04	66.11 to 74.76	809,184	576,777	
<u>ALL</u>	86	70.46	73.12	69.83	20.55	104.71	23.20	177.04	67.11 to 73.56	831,297	580,493	

<b>AREA (MARKET)</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	56	70.47	72.94	68.54	23.23	106.42	23.20	177.04	63.52 to 75.30	793,565	543,901	
3	30	70.44	73.47	71.95	15.52	102.11	40.94	144.73	66.79 to 73.98	901,729	648,796	
<u>ALL</u>	86	70.46	73.12	69.83	20.55	104.71	23.20	177.04	67.11 to 73.56	831,297	580,493	

**02 Antelope**  
**AGRICULTURAL LAND**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 86  
 Total Sales Price : 72,626,547  
 Total Adj. Sales Price : 71,491,515  
 Total Assessed Value : 49,922,358  
 Avg. Adj. Sales Price : 831,297  
 Avg. Assessed Value : 580,493

MEDIAN : 70  
 WGT. MEAN : 70  
 MEAN : 73  
 COD : 20.55  
 PRD : 104.71

COV : 31.11  
 STD : 22.75  
 Avg. Abs. Dev : 14.48  
 MAX Sales Ratio : 177.04  
 MIN Sales Ratio : 23.20

95% Median C.I. : 67.11 to 73.56  
 95% Wgt. Mean C.I. : 66.79 to 72.87  
 95% Mean C.I. : 68.31 to 77.93

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	4	70.64	67.74	69.59	07.12	97.34	56.66	73.01	N/A	2,254,356	1,568,800
3	4	70.64	67.74	69.59	07.12	97.34	56.66	73.01	N/A	2,254,356	1,568,800
<b>_____Dry_____</b>											
County	14	74.65	77.45	71.78	24.42	107.90	39.94	144.73	61.26 to 86.50	455,192	326,746
1	6	78.06	74.34	68.01	26.99	109.31	39.94	119.33	39.94 to 119.33	486,213	330,654
3	8	70.89	79.78	74.97	21.94	106.42	61.26	144.73	61.26 to 144.73	431,926	323,815
<b>_____Grass_____</b>											
County	12	71.40	72.62	68.14	21.97	106.57	40.82	119.88	56.76 to 83.29	254,998	173,761
1	9	78.10	77.55	73.40	19.78	105.65	40.82	119.88	56.76 to 94.82	218,252	160,200
3	3	65.84	57.86	58.71	13.09	98.55	40.94	66.79	N/A	365,234	214,447
<b>_____ALL_____</b>	<b>86</b>	<b>70.46</b>	<b>73.12</b>	<b>69.83</b>	<b>20.55</b>	<b>104.71</b>	<b>23.20</b>	<b>177.04</b>	<b>67.11 to 73.56</b>	<b>831,297</b>	<b>580,493</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	42	70.50	72.79	69.31	14.92	105.02	49.59	129.58	66.11 to 74.03	1,285,969	891,314
1	31	70.47	73.63	69.22	16.90	106.37	49.59	129.58	63.52 to 76.53	1,150,323	796,276
3	11	72.52	70.43	69.48	08.84	101.37	55.62	87.24	56.66 to 78.31	1,668,244	1,159,149
<b>_____Dry_____</b>											
County	22	72.17	74.69	72.89	20.34	102.47	39.94	144.73	62.40 to 80.39	506,122	368,904
1	9	70.77	69.37	64.81	26.75	107.04	39.94	119.33	44.13 to 86.50	487,586	315,983
3	13	73.56	78.38	78.15	15.66	100.29	61.26	144.73	65.02 to 83.35	518,955	405,541
<b>_____Grass_____</b>											
County	17	65.84	64.96	60.68	26.43	107.05	23.20	119.88	45.58 to 81.45	245,494	148,957
1	13	70.47	67.66	61.79	27.36	109.50	23.20	119.88	45.58 to 83.29	227,586	140,617
3	4	58.50	56.18	57.97	17.33	96.91	40.94	66.79	N/A	303,693	176,063
<b>_____ALL_____</b>	<b>86</b>	<b>70.46</b>	<b>73.12</b>	<b>69.83</b>	<b>20.55</b>	<b>104.71</b>	<b>23.20</b>	<b>177.04</b>	<b>67.11 to 73.56</b>	<b>831,297</b>	<b>580,493</b>

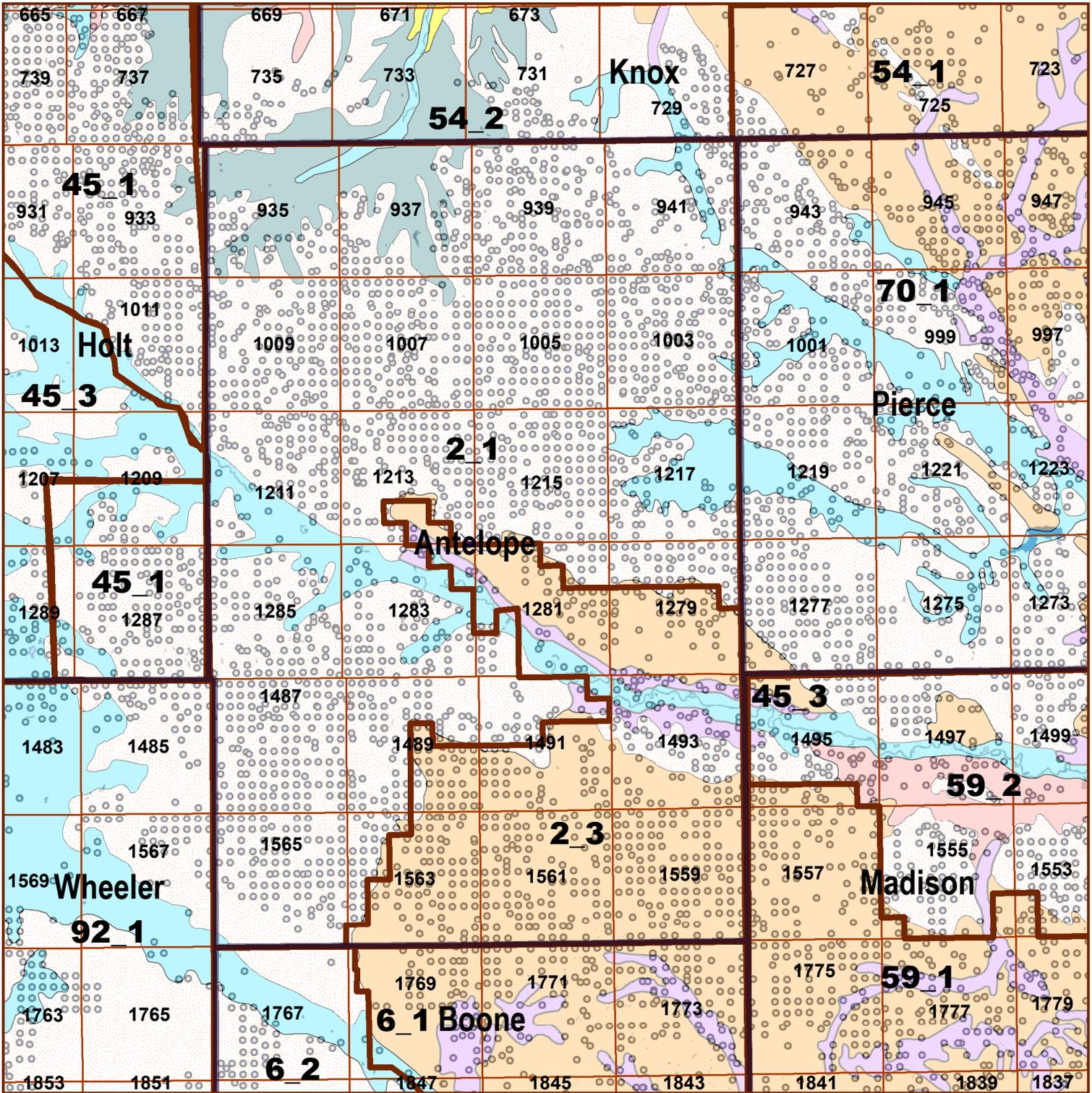
## Antelope County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Antelope	1	5,280	5,280	5,250	5,250	5,100	5,100	4,125	3,850	<b>4,979</b>
Holt	1	4,800	4,800	4,800	4,800	4,587	4,600	4,396	4,398	<b>4,619</b>
Boone	2	4,600	4,918	4,626	4,742	4,630	4,644	4,631	4,524	<b>4,636</b>
Wheeler	1	3,760	3,680	3,570	3,480	3,390	3,310	3,235	3,140	<b>3,259</b>
Knox	2	3,630	3,509	3,373	3,144	2,995	2,875	2,596	2,475	<b>3,112</b>
Boone	2	4,600	4,918	4,626	4,742	4,630	4,644	4,631	4,524	<b>4,636</b>
Madison	2	6,745	6,461	6,018	5,798	5,564	5,359	4,421	3,725	<b>5,636</b>
Antelope	3	6,798	6,575	6,135	5,975	5,800	5,795	5,400	5,400	<b>6,154</b>
Boone	1	6,200	6,198	6,167	6,126	6,095	6,099	5,850	5,850	<b>6,092</b>
Madison	1	7,329	7,014	6,570	6,270	5,961	5,738	4,720	4,000	<b>6,339</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Antelope	1	3,360	3,240	2,900	2,900	2,575	2,575	1,860	1,530	<b>2,652</b>
Holt	1	1,800	1,800	1,800	1,800	1,800	1,799	1,800	1,800	<b>1,800</b>
Boone	2	2,105	2,424	1,462	1,561	1,319	1,318	1,179	1,738	<b>1,419</b>
Wheeler	1	1,785	1,695	1,540	1,470	1,410	1,350	1,270	1,205	<b>1,354</b>
Knox	2	2,904	2,824	2,385	2,160	2,110	2,075	2,050	2,035	<b>2,341</b>
Boone	2	2,105	2,424	1,462	1,561	1,319	1,318	1,179	1,738	<b>1,419</b>
Madison	2	5,669	5,483	5,189	4,943	4,330	4,024	3,112	2,600	<b>4,554</b>
Antelope	3	5,387	5,383	5,390	5,310	5,298	5,300	4,498	3,799	<b>5,145</b>
Boone	1	5,185	5,181	4,913	4,865	4,931	4,946	4,912	4,893	<b>4,981</b>
Madison	1	6,532	6,365	5,988	5,706	5,439	5,216	4,190	3,375	<b>5,704</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Antelope	1	1,380	1,350	1,350	1,350	1,350	1,350	1,235	1,180	<b>1,267</b>
Holt	1	1,401	1,400	1,303	1,300	1,300	1,301	1,200	1,035	<b>1,181</b>
Boone	2	1,196	1,256	1,150	966	959	881	867	865	<b>876</b>
Wheeler	1	1,375	1,295	1,220	1,150	1,070	1,000	970	878	<b>930</b>
Knox	2	1,317	1,314	1,239	1,286	1,280	1,280	1,304	1,308	<b>1,301</b>
Boone	2	1,196	1,256	1,150	966	959	881	867	865	<b>876</b>
Madison	2	2,245	2,150	2,050	1,992	1,898	1,860	1,537	1,396	<b>1,794</b>
Antelope	3	1,900	1,770	1,770	1,770	1,770	1,670	1,670	1,640	<b>1,679</b>
Boone	1	1,697	1,700	1,640	1,634	1,595	1,595	1,283	1,290	<b>1,459</b>
Madison	1	2,250	2,150	2,050	2,000	1,896	1,875	1,549	1,396	<b>1,851</b>

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



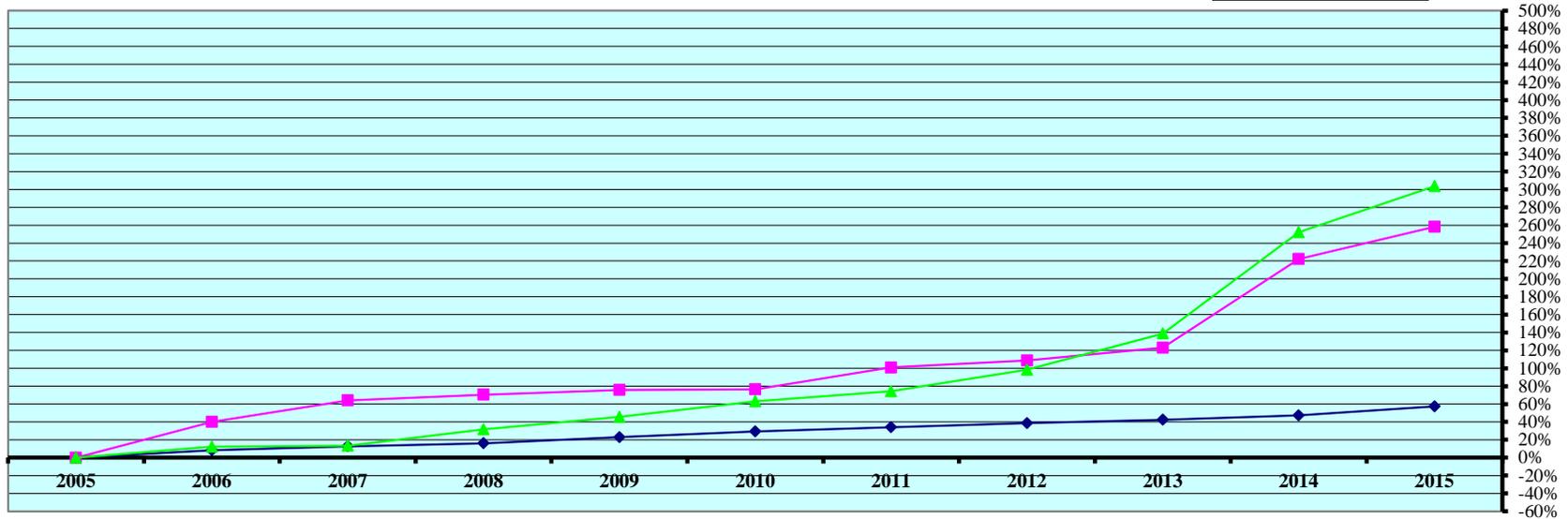
**Legend**

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

## Antelope County Map



**REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	93,752,370	--	--	--	34,029,325	--	--	--	502,354,255	--	--	--
2006	101,506,200	7,753,830	8.27%	8.27%	47,671,280	13,641,955	40.09%	40.09%	564,366,930	62,012,675	12.34%	12.34%
2007	105,662,190	4,155,990	4.09%	12.70%	55,861,595	8,190,315	17.18%	64.16%	569,760,645	5,393,715	0.96%	13.42%
2008	108,842,105	3,179,915	3.01%	16.10%	58,012,285	2,150,690	3.85%	70.48%	660,580,090	90,819,445	15.94%	31.50%
2009	115,170,020	6,327,915	5.81%	22.84%	59,804,665	1,792,380	3.09%	75.74%	732,132,060	71,551,970	10.83%	45.74%
2010	121,367,625	6,197,605	5.38%	29.46%	60,024,750	220,085	0.37%	76.39%	819,066,330	86,934,270	11.87%	63.05%
2011	125,749,430	4,381,805	3.61%	34.13%	68,371,620	8,346,870	13.91%	100.92%	875,490,350	56,424,020	6.89%	74.28%
2012	129,999,500	4,250,070	3.38%	38.66%	71,051,375	2,679,755	3.92%	108.79%	995,884,045	120,393,695	13.75%	98.24%
2013	133,498,055	3,498,555	2.69%	42.39%	75,867,140	4,815,765	6.78%	122.95%	1,199,941,620	204,057,575	20.49%	138.86%
2014	138,144,140	4,646,085	3.48%	47.35%	109,601,445	33,734,305	44.46%	222.08%	1,769,226,465	569,284,845	47.44%	252.19%
2015	147,564,505	9,420,365	6.82%	57.40%	121,949,000	12,347,555	11.27%	258.36%	2,027,679,200	258,452,735	14.61%	303.64%

Rate Annual %chg: Residential & Recreational **4.64%**

Commercial & Industrial **13.61%**

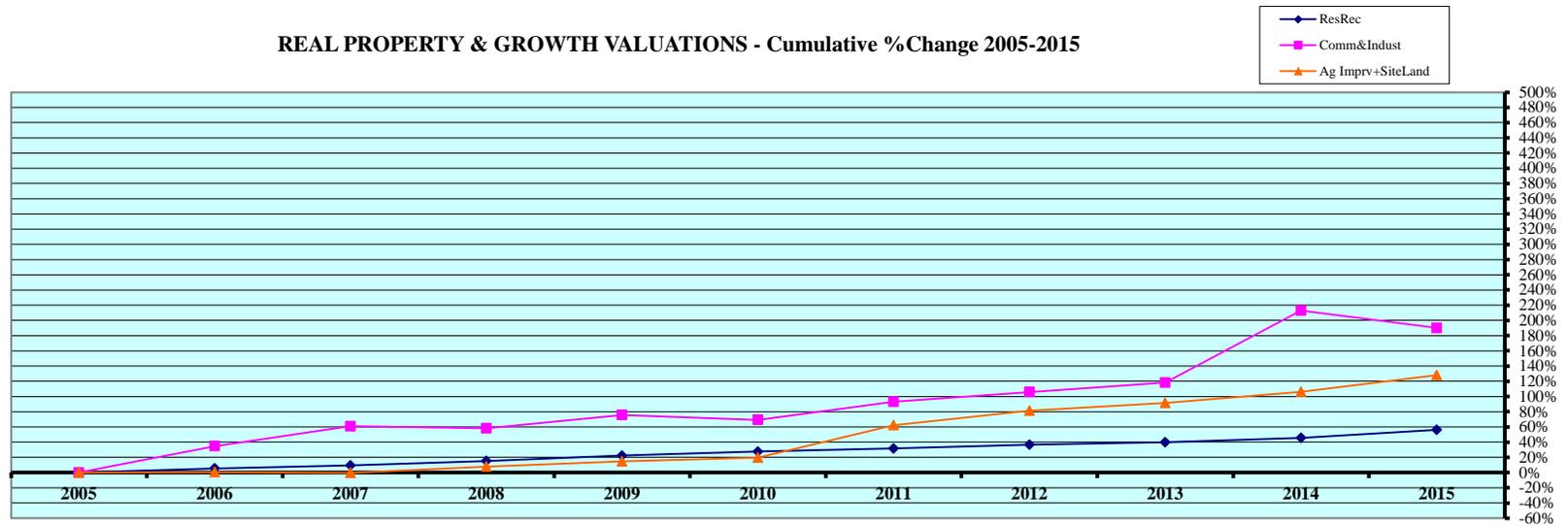
Agricultural Land **14.97%**

Cnty# **2**  
County **ANTELOPE**

**CHART 1 EXHIBIT 2B Page 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

**REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015**



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	93,752,370	1,456,032	1.55%	92,296,338	--	--	34,029,325	150,660	0.44%	33,878,665	--	--	
2006	101,506,200	2,556,570	2.52%	98,949,630	5.54%	5.54%	47,671,280	1,806,700	3.79%	45,864,580	34.78%	34.78%	
2007	105,662,190	3,041,735	2.88%	102,620,455	1.10%	9.46%	55,861,595	1,132,735	2.03%	54,728,860	14.80%	60.83%	
2008	108,842,105	743,975	0.68%	108,098,130	2.31%	15.30%	58,012,285	4,165,085	7.18%	53,847,200	-3.61%	58.24%	
2009	115,170,020	530,005	0.46%	114,640,015	5.33%	22.28%	59,804,665	0	0.00%	59,804,665	3.09%	75.74%	
2010	121,367,625	1,719,024	1.42%	119,648,601	3.89%	27.62%	60,024,750	2,424,270	4.04%	57,600,480	-3.69%	69.27%	
2011	125,749,430	2,282,155	1.81%	123,467,275	1.73%	31.70%	68,371,620	2,651,725	3.88%	65,719,895	9.49%	93.13%	
2012	129,999,500	1,947,083	1.50%	128,052,417	1.83%	36.59%	71,051,375	1,015,055	1.43%	70,036,320	2.43%	105.81%	
2013	133,498,055	2,331,354	1.75%	131,166,701	0.90%	39.91%	75,867,140	1,599,110	2.11%	74,268,030	4.53%	118.25%	
2014	138,144,140	1,699,590	1.23%	136,444,550	2.21%	45.54%	109,601,445	3,068,925	2.80%	106,532,520	40.42%	213.06%	
2015	147,564,505	1,063,721	0.72%	146,500,784	6.05%	56.26%	121,949,000	23,258,230	19.07%	98,690,770	-9.95%	190.02%	
Rate Ann%chg	<b>4.64%</b>			Resid & Rec. w/o growth			<b>13.61%</b>			C & I w/o growth			<b>9.23%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	42,678,590	17,707,440	60,386,030	1,430,490	2.37%	58,955,540	--	--
2006	42,255,330	18,407,485	60,662,815	9,595	0.02%	60,653,220	0.44%	0.44%
2007	41,913,820	18,289,240	60,203,060	0	0.00%	60,203,060	-0.76%	-0.30%
2008	43,869,290	21,229,470	65,098,760	16,200	0.02%	65,082,560	8.11%	7.78%
2009	46,153,620	23,024,825	69,178,445	6,780	0.01%	69,171,665	6.26%	14.55%
2010	50,243,955	27,430,770	77,674,725	5,509,977	7.09%	72,164,748	4.32%	19.51%
2011	55,138,930	46,962,900	102,101,830	4,114,918	4.03%	97,986,912	26.15%	62.27%
2012	57,354,465	56,712,230	114,066,695	4,639,095	4.07%	109,427,600	7.17%	81.21%
2013	59,615,505	61,819,360	121,434,865	5,693,009	4.69%	115,741,856	1.47%	91.67%
2014	62,475,260	66,171,100	128,646,360	4,077,721	3.17%	124,568,639	2.58%	106.29%
2015	71,993,595	68,732,730	140,726,325	3,051,383	2.17%	137,674,942	7.02%	127.99%
Rate Ann%chg	<b>5.37%</b>	<b>14.53%</b>	<b>8.83%</b>	Ag Imprv+Site w/o growth			<b>6.28%</b>	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

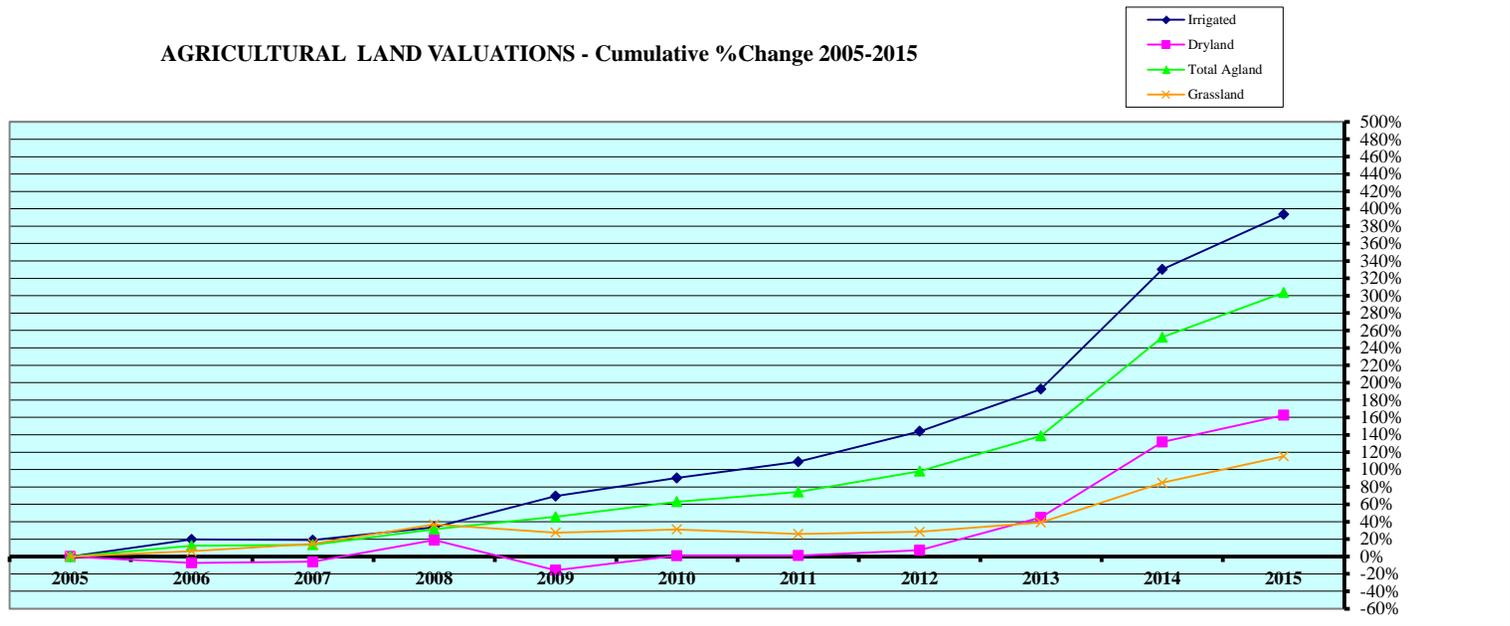
Sources:  
Value; 2005 - 2015 CTL  
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2016

Cnty# 2  
County ANTELOPE

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	323,294,790	--	--	--	106,048,400	--	--	--	69,757,865	--	--	--
2006	386,637,295	63,342,505	19.59%	19.59%	98,154,930	-7,893,470	-7.44%	-7.44%	74,019,855	4,261,990	6.11%	6.11%
2007	384,450,005	-2,187,290	-0.57%	18.92%	99,532,795	1,377,865	1.40%	-6.14%	79,856,855	5,837,000	7.89%	14.48%
2008	432,472,282	48,022,277	12.49%	33.77%	125,966,781	26,433,986	26.56%	18.78%	95,457,046	15,600,191	19.54%	36.84%
2009	547,406,865	114,934,583	26.58%	69.32%	89,265,425	-36,701,356	-29.14%	-15.83%	88,937,830	-6,519,216	-6.83%	27.50%
2010	615,508,660	68,101,795	12.44%	90.39%	106,986,010	17,720,585	19.85%	0.88%	91,502,495	2,564,665	2.88%	31.17%
2011	676,092,515	60,583,855	9.84%	109.13%	107,274,920	288,910	0.27%	1.16%	87,923,365	-3,579,130	-3.91%	26.04%
2012	788,691,415	112,598,900	16.65%	143.95%	113,768,950	6,494,030	6.05%	7.28%	89,582,305	1,658,940	1.89%	28.42%
2013	945,867,465	157,176,050	19.93%	192.57%	153,612,830	39,843,880	35.02%	44.85%	97,008,095	7,425,790	8.29%	39.06%
2014	1,391,084,160	445,216,695	47.07%	330.28%	245,832,205	92,219,375	60.03%	131.81%	128,859,020	31,850,925	32.83%	84.72%
2015	1,595,425,025	204,340,865	14.69%	393.49%	278,542,480	32,710,275	13.31%	162.66%	150,267,020	21,408,000	16.61%	115.41%

Rate Ann.%chg: Irrigated **17.31%** Dryland **10.14%** Grassland **7.98%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	337,625	--	--	--	2,915,575	--	--	--	502,354,255	--	--	--
2006	2,064,620	1,726,995	511.51%	511.51%	3,490,230	574,655	19.71%	19.71%	564,366,930	62,012,675	12.34%	12.34%
2007	1,608,415	-456,205	-22.10%	376.39%	4,312,575	822,345	23.56%	47.92%	569,760,645	5,393,715	0.96%	13.42%
2008	1,021,885	-586,530	-36.47%	202.67%	5,662,096	1,349,521	31.29%	94.20%	660,580,090	90,819,445	15.94%	31.50%
2009	524,645	-497,240	-48.66%	55.39%	5,997,295	335,199	5.92%	105.70%	732,132,060	71,551,970	10.83%	45.74%
2010	794,420	269,775	51.42%	135.30%	4,274,745	-1,722,550	-28.72%	46.62%	819,066,330	86,934,270	11.87%	63.05%
2011	513,770	-280,650	-35.33%	52.17%	3,685,780	-588,965	-13.78%	26.42%	875,490,350	56,424,020	6.89%	74.28%
2012	488,595	-25,175	-4.90%	44.72%	3,352,780	-333,000	-9.03%	15.00%	995,884,045	120,393,695	13.75%	98.24%
2013	346,315	-142,280	-29.12%	2.57%	3,106,915	-245,865	-7.33%	6.56%	1,199,941,620	204,057,575	20.49%	138.86%
2014	347,530	1,215	0.35%	2.93%	3,103,550	-3,365	-0.11%	6.45%	1,769,226,465	569,284,845	47.44%	252.19%
2015	360,295	12,765	3.67%	6.71%	3,084,380	-19,170	-0.62%	5.79%	2,027,679,200	258,452,735	14.61%	303.64%

Cnty# **2**  
County **ANTELOPE**

Rate Ann.%chg: Total Agric Land **14.97%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	323,267,125	226,841	1,425			106,133,290	121,040	877			69,734,845	159,275	438		
2006	386,008,570	246,779	1,564	9.76%	9.76%	98,472,555	105,853	930	6.09%	6.09%	74,254,560	154,149	482	10.02%	10.02%
2007	384,751,485	250,284	1,537	-1.72%	7.87%	99,365,290	102,733	967	3.97%	10.31%	79,894,200	153,217	521	8.25%	19.10%
2008	448,391,075	251,864	1,780	15.81%	24.93%	128,083,145	101,581	1,261	30.36%	43.80%	96,283,840	152,836	630	20.81%	43.89%
2009	529,717,875	256,950	2,062	15.80%	44.66%	94,795,080	97,894	968	-23.20%	10.44%	91,500,570	151,097	606	-3.87%	38.31%
2010	616,446,820	277,507	2,221	7.75%	55.88%	107,041,940	85,345	1,254	29.52%	43.04%	81,700,995	133,333	613	1.19%	39.96%
2011	670,015,155	283,316	2,365	6.46%	65.95%	109,063,190	85,150	1,281	2.12%	46.07%	89,688,965	135,300	663	8.18%	51.40%
2012	787,393,245	291,041	2,705	14.40%	89.84%	114,451,495	81,754	1,400	9.30%	59.66%	89,574,800	130,628	686	3.44%	56.62%
2013	942,840,235	296,196	3,183	17.66%	123.37%	154,496,665	80,302	1,924	37.43%	119.42%	97,239,960	127,646	762	11.09%	74.00%
2014	1,392,070,100	297,900	4,673	46.80%	227.91%	246,076,135	79,076	3,112	61.75%	254.90%	128,539,130	127,483	1,008	32.36%	130.29%
2015	1,594,074,195	298,823	5,335	14.16%	274.33%	281,377,805	78,388	3,590	15.35%	309.37%	149,636,865	127,257	1,176	16.62%	168.57%

Rate Annual %chg Average Value/Acre: 14.11%

15.14%

10.38%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	341,670	2,646	129			2,900,210	9,671	300			502,377,140	519,472	967		
2006	2,647,130	2,490	1,063	723.29%	723.29%	3,340,430	9,685	345	15.00%	15.00%	564,723,245	518,956	1,088	12.52%	12.52%
2007	1,608,815	2,483	648	-39.05%	401.79%	3,734,630	9,923	376	9.12%	25.49%	569,354,420	518,640	1,098	0.88%	13.51%
2008	1,031,430	2,299	449	-30.75%	247.47%	4,234,845	10,025	422	12.25%	40.86%	678,024,335	518,605	1,307	19.09%	35.19%
2009	514,595	2,254	228	-49.13%	76.77%	5,043,870	10,088	500	18.36%	66.72%	721,571,990	518,283	1,392	6.49%	43.96%
2010	817,015	2,626	311	36.31%	140.95%	12,935,265	16,808	770	53.92%	156.61%	818,942,035	515,619	1,588	14.08%	64.23%
2011	498,765	4,985	100	-67.85%	-22.53%	3,206,740	6,413	500	-35.03%	66.72%	872,472,815	515,165	1,694	6.63%	75.12%
2012	484,415	4,842	100	0.00%	-22.53%	3,088,810	6,178	500	0.00%	66.72%	994,992,765	514,442	1,934	14.20%	99.99%
2013	393,685	3,914	101	0.53%	-22.12%	2,878,965	5,758	500	0.00%	66.72%	1,197,849,510	513,815	2,331	20.53%	141.06%
2014	340,030	3,378	101	0.09%	-22.05%	2,847,970	5,696	500	0.00%	66.72%	1,769,873,365	513,533	3,446	47.84%	256.37%
2015	346,665	3,444	101	-0.01%	-22.06%	2,810,260	5,621	500	0.00%	66.72%	2,028,245,790	513,533	3,950	14.60%	308.40%

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**ANTELOPE**

Rate Annual %chg Average Value/Acre: 15.11%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,685	ANTELOPE	153,359,545	7,146,731	7,930,142	141,114,925	121,307,920	641,080	6,449,580	2,027,679,200	71,993,595	68,732,730	0	2,606,355,448
cnty.sector.value % of total value:		5.88%	0.27%	0.30%	5.41%	4.65%	0.02%	0.25%	77.80%	2.76%	2.64%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
138	BRUNSWICK	860,015	127,012	275,625	3,502,175	5,636,340	0	0	604,770	152,145	4,425	0	11,162,507
2.06%	%sector of county sector	0.56%	1.78%	3.48%	2.48%	4.65%			0.03%	0.21%	0.01%		0.43%
	%sector of municipality	7.70%	1.14%	2.47%	31.37%	50.49%			5.42%	1.36%	0.04%		100.00%
419	CLEARWATER	2,015,674	93,795	8,873	5,480,570	1,801,040	0	0	0	0	0	0	9,399,952
6.27%	%sector of county sector	1.31%	1.31%	0.11%	3.88%	1.48%							0.36%
	%sector of municipality	21.44%	1.00%	0.09%	58.30%	19.16%							100.00%
661	ELGIN	1,565,005	524,307	66,133	21,326,265	7,819,855	0	0	25,390	0	0	0	31,326,955
9.89%	%sector of county sector	1.02%	7.34%	0.83%	15.11%	6.45%			0.00%				1.20%
	%sector of municipality	5.00%	1.67%	0.21%	68.08%	24.96%			0.08%				100.00%
1,621	NELIGH	3,314,644	320,044	80,245	39,655,325	18,144,910	496,235	0	75,910	225,345	60,700	0	62,373,358
24.25%	%sector of county sector	2.16%	4.48%	1.01%	28.10%	14.96%	77.41%		0.00%	0.31%	0.09%		2.39%
	%sector of municipality	5.31%	0.51%	0.13%	63.58%	29.09%	0.80%		0.12%	0.38%	0.10%		100.00%
322	OAKDALE	431,964	207,927	17,713	2,761,210	188,575	0	0	100,360	0	0	0	3,707,749
4.82%	%sector of county sector	0.28%	2.91%	0.22%	1.96%	0.16%			0.00%				0.14%
	%sector of municipality	11.65%	5.61%	0.48%	74.47%	5.09%			2.71%				100.00%
379	ORCHARD	1,730,515	317,691	391,600	6,950,605	3,054,360	0	0	0	0	0	0	12,444,771
5.67%	%sector of county sector	1.13%	4.45%	4.94%	4.93%	2.52%							0.48%
	%sector of municipality	13.91%	2.55%	3.15%	55.85%	24.54%							100.00%
63	ROYAL	102,327	26,685	104,758	723,540	161,700	0	0	16,565	45,550	9,940	0	1,191,065
0.94%	%sector of county sector	0.07%	0.37%	1.32%	0.51%	0.13%			0.00%	0.06%	0.01%		0.05%
	%sector of municipality	8.59%	2.24%	8.80%	60.75%	13.58%			1.39%	3.82%	0.83%		100.00%
953	TILDEN	1,670,461	62,458	8,750	7,995,800	1,879,545	0	0	0	0	0	0	11,617,014
14.26%	%sector of county sector	1.09%	0.87%	0.11%	5.67%	1.55%							0.45%
	%sector of municipality	14.38%	0.54%	0.08%	68.83%	16.18%							100.00%
4,556	Total Municipalities	11,690,605	1,679,919	953,697	88,395,490	38,686,325	496,235	0	822,995	423,040	75,065	0	143,223,371
68.15%	%all municip.sect of cnty	7.62%	23.51%	12.03%	62.64%	31.89%	77.41%		0.04%	0.59%	0.11%		5.50%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
2	ANTELOPE

CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,188</b>	<b>Value : 2,466,443,940</b>	<b>Growth 6,408,340</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	313	703,805	15	96,550	45	493,395	373	1,293,750	
<b>02. Res Improve Land</b>	1,830	4,005,575	101	2,518,715	203	5,203,690	2,134	11,727,980	
<b>03. Res Improvements</b>	1,840	94,907,970	104	12,845,685	208	21,549,170	2,152	129,302,825	
<b>04. Res Total</b>	2,153	99,617,350	119	15,460,950	253	27,246,255	2,525	142,324,555	1,907,350
<b>% of Res Total</b>	85.27	69.99	4.71	10.86	10.02	19.14	35.13	5.77	29.76
<b>05. Com UnImp Land</b>	91	373,575	5	156,200	14	188,030	110	717,805	
<b>06. Com Improve Land</b>	360	2,154,850	12	198,450	47	3,253,380	419	5,606,680	
<b>07. Com Improvements</b>	367	36,374,395	13	1,561,820	98	90,955,110	478	128,891,325	
<b>08. Com Total</b>	458	38,902,820	18	1,916,470	112	94,396,520	588	135,215,810	1,580,475
<b>% of Com Total</b>	77.89	28.77	3.06	1.42	19.05	69.81	8.18	5.48	24.66
<b>09. Ind UnImp Land</b>	0	0	0	0	1	9,560	1	9,560	
<b>10. Ind Improve Land</b>	3	36,105	0	0	2	25,120	5	61,225	
<b>11. Ind Improvements</b>	3	460,130	0	0	2	110,165	5	570,295	
<b>12. Ind Total</b>	3	496,235	0	0	3	144,845	6	641,080	0
<b>% of Ind Total</b>	50.00	77.41	0.00	0.00	50.00	22.59	0.08	0.03	0.00
<b>13. Rec UnImp Land</b>	0	0	2	121,340	19	1,839,935	21	1,961,275	
<b>14. Rec Improve Land</b>	0	0	0	0	18	2,858,460	18	2,858,460	
<b>15. Rec Improvements</b>	0	0	1	9,860	23	1,643,510	24	1,653,370	
<b>16. Rec Total</b>	0	0	3	131,200	42	6,341,905	45	6,473,105	10,620
<b>% of Rec Total</b>	0.00	0.00	6.67	2.03	93.33	97.97	0.63	0.26	0.17
<b>Res &amp; Rec Total</b>	2,153	99,617,350	122	15,592,150	295	33,588,160	2,570	148,797,660	1,917,970
<b>% of Res &amp; Rec Total</b>	83.77	66.95	4.75	10.48	11.48	22.57	35.75	6.03	29.93
<b>Com &amp; Ind Total</b>	461	39,399,055	18	1,916,470	115	94,541,365	594	135,856,890	1,580,475
<b>% of Com &amp; Ind Total</b>	77.61	29.00	3.03	1.41	19.36	69.59	8.26	5.51	24.66
<b>17. Taxable Total</b>	2,614	139,016,405	140	17,508,620	410	128,129,525	3,164	284,654,550	3,498,445
<b>% of Taxable Total</b>	82.62	48.84	4.42	6.15	12.96	45.01	44.02	11.54	54.59

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	40,830	3,333,225	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	40,830	3,333,225
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	40,830	3,333,225

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	262	5	225	492

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	15	743,155	30	11,428,210	2,496	1,212,913,150	2,541	1,225,084,515
28. Ag-Improved Land	3	56,710	98	40,921,540	1,313	791,406,090	1,414	832,384,340
29. Ag Improvements	4	216,650	98	8,433,060	1,381	115,670,825	1,483	124,320,535
30. Ag Total							4,024	2,181,789,390

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	2	2.00	30,000	86	88.03	1,320,450	
33. HomeSite Improvements	2	2.00	167,695	87	88.03	6,381,150	
34. HomeSite Total							
35. FarmSite UnImp Land	1	1.00	2,000	10	84.73	106,120	
36. FarmSite Improv Land	3	4.83	10,145	90	347.61	704,725	
37. FarmSite Improvements	3	0.00	48,955	64	0.00	2,051,910	
38. FarmSite Total							
39. Road & Ditches	0	0.03	0	0	202.31	0	
40. Other- Non Ag Use	0	0.00	0	0	106.30	13,155	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	14	14.04	210,600	14	14.04	210,600	
32. HomeSite Improv Land	807	830.70	12,510,450	895	920.73	13,860,900	
33. HomeSite Improvements	840	813.70	59,979,015	929	903.73	66,527,860	2,909,895
34. HomeSite Total				<b>943</b>	<b>934.77</b>	<b>80,599,360</b>	
35. FarmSite UnImp Land	260	1,476.02	2,541,270	271	1,561.75	2,649,390	
36. FarmSite Improv Land	1,222	5,780.48	12,361,440	1,315	6,132.92	13,076,310	
37. FarmSite Improvements	1,151	0.00	55,691,810	1,218	0.00	57,792,675	0
38. FarmSite Total				<b>1,489</b>	<b>7,694.67</b>	<b>73,518,375</b>	
39. Road & Ditches	0	10,293.82	0	0	10,496.16	0	
40. Other- Non Ag Use	0	1,436.53	249,315	0	1,542.83	262,470	
41. Total Section VI				<b>2,432</b>	<b>20,668.43</b>	<b>154,380,205</b>	<b>2,909,895</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	8	976.85	775,795	8	976.85	775,795

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	8,347.34	3.67%	44,073,935	3.89%	5,280.00
46. 1A	13,406.52	5.90%	70,786,385	6.25%	5,280.00
47. 2A1	11,866.44	5.22%	62,300,050	5.50%	5,250.10
48. 2A	9,950.15	4.38%	52,239,350	4.62%	5,250.11
49. 3A1	70,014.38	30.80%	357,057,865	31.54%	5,099.78
50. 3A	81,643.13	35.91%	416,370,370	36.78%	5,099.88
51. 4A1	19,736.51	8.68%	81,412,255	7.19%	4,124.96
52. 4A	12,386.57	5.45%	47,688,415	4.21%	3,850.01
<b>53. Total</b>	<b>227,351.04</b>	<b>100.00%</b>	<b>1,131,928,625</b>	<b>100.00%</b>	<b>4,978.77</b>
<b>Dry</b>					
54. 1D1	2,750.65	5.84%	9,242,105	7.40%	3,359.97
55. 1D	3,472.87	7.38%	11,252,030	9.01%	3,239.98
56. 2D1	2,894.69	6.15%	8,394,560	6.72%	2,899.99
57. 2D	3,547.67	7.54%	10,288,295	8.24%	2,900.01
58. 3D1	15,863.24	33.70%	40,848,190	32.72%	2,575.02
59. 3D	14,973.20	31.81%	38,556,485	30.88%	2,575.03
60. 4D1	2,454.49	5.21%	4,565,310	3.66%	1,859.98
61. 4D	1,118.51	2.38%	1,711,280	1.37%	1,529.96
<b>62. Total</b>	<b>47,075.32</b>	<b>100.00%</b>	<b>124,858,255</b>	<b>100.00%</b>	<b>2,652.31</b>
<b>Grass</b>					
63. 1G1	664.96	0.67%	811,135	0.67%	1,219.83
64. 1G	1,179.85	1.19%	1,485,150	1.22%	1,258.76
65. 2G1	1,481.31	1.49%	1,858,055	1.53%	1,254.33
66. 2G	5,304.39	5.33%	6,951,555	5.73%	1,310.53
67. 3G1	8,896.10	8.94%	11,276,890	9.29%	1,267.62
68. 3G	28,878.79	29.01%	37,281,000	30.73%	1,290.95
69. 4G1	18,928.42	19.02%	23,030,480	18.98%	1,216.71
70. 4G	34,197.63	34.36%	38,634,505	31.84%	1,129.74
<b>71. Total</b>	<b>99,531.45</b>	<b>100.00%</b>	<b>121,328,770</b>	<b>100.00%</b>	<b>1,219.00</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>227,351.04</b>	<b>59.62%</b>	<b>1,131,928,625</b>	<b>81.97%</b>	<b>4,978.77</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>47,075.32</b>	<b>12.35%</b>	<b>124,858,255</b>	<b>9.04%</b>	<b>2,652.31</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>99,531.45</b>	<b>26.10%</b>	<b>121,328,770</b>	<b>8.79%</b>	<b>1,219.00</b>
72. Waste	2,354.87	0.62%	237,850	0.02%	101.00
73. Other	5,006.00	1.31%	2,503,000	0.18%	500.00
74. Exempt	3,269.28	0.86%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>381,318.68</b>	<b>100.00%</b>	<b>1,380,856,500</b>	<b>100.00%</b>	<b>3,621.27</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	9,350.54	12.81%	63,564,245	14.15%	6,797.92
46. 1A	23,380.48	32.04%	153,726,755	34.23%	6,575.00
47. 2A1	4,758.34	6.52%	29,192,420	6.50%	6,135.00
48. 2A	821.36	1.13%	4,907,560	1.09%	5,974.92
49. 3A1	8,699.73	11.92%	50,458,475	11.23%	5,800.00
50. 3A	17,819.12	24.42%	103,269,415	22.99%	5,795.43
51. 4A1	5,258.90	7.21%	28,398,040	6.32%	5,400.00
52. 4A	2,891.62	3.96%	15,614,720	3.48%	5,399.99
53. Total	72,980.09	100.00%	449,131,630	100.00%	6,154.17
<b>Dry</b>					
54. 1D1	2,616.04	8.78%	14,092,325	9.19%	5,386.89
55. 1D	8,247.22	27.67%	44,396,395	28.95%	5,383.20
56. 2D1	1,628.38	5.46%	8,776,970	5.72%	5,390.00
57. 2D	764.87	2.57%	4,061,340	2.65%	5,309.84
58. 3D1	3,034.68	10.18%	16,076,745	10.48%	5,297.67
59. 3D	7,896.34	26.49%	41,847,825	27.29%	5,299.65
60. 4D1	3,942.99	13.23%	17,736,415	11.57%	4,498.21
61. 4D	1,677.94	5.63%	6,374,490	4.16%	3,799.00
62. Total	29,808.46	100.00%	153,362,505	100.00%	5,144.93
<b>Grass</b>					
63. 1G1	519.33	1.84%	807,390	1.85%	1,554.68
64. 1G	2,041.67	7.24%	3,492,025	8.01%	1,710.38
65. 2G1	542.76	1.93%	859,165	1.97%	1,582.96
66. 2G	474.82	1.68%	794,990	1.82%	1,674.30
67. 3G1	1,474.75	5.23%	2,543,245	5.83%	1,724.53
68. 3G	5,949.37	21.11%	8,978,765	20.59%	1,509.20
69. 4G1	5,930.34	21.04%	9,902,240	22.71%	1,669.76
70. 4G	11,248.60	39.91%	16,222,925	37.21%	1,442.22
71. Total	28,181.64	100.00%	43,600,745	100.00%	1,547.13
<b>Irrigated Total</b>					
	72,980.09	54.93%	449,131,630	69.47%	6,154.17
<b>Dry Total</b>					
	29,808.46	22.43%	153,362,505	23.72%	5,144.93
<b>Grass Total</b>					
	28,181.64	21.21%	43,600,745	6.74%	1,547.13
72. Waste	1,228.82	0.92%	122,880	0.02%	100.00
73. Other	669.85	0.50%	334,925	0.05%	500.00
74. Exempt	487.27	0.37%	0	0.00%	0.00
75. Market Area Total	132,868.86	100.00%	646,552,685	100.00%	4,866.10

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	105.96	541,040	6,403.07	36,342,330	293,822.10	1,544,176,885	300,331.13	1,581,060,255
<b>77. Dry Land</b>	67.39	191,245	2,653.14	10,338,340	74,163.25	267,691,175	76,883.78	278,220,760
<b>78. Grass</b>	28.87	25,435	2,496.20	3,423,795	125,188.02	161,480,285	127,713.09	164,929,515
<b>79. Waste</b>	0.00	0	208.93	20,895	3,374.76	339,835	3,583.69	360,730
<b>80. Other</b>	0.00	0	159.88	79,940	5,515.97	2,757,985	5,675.85	2,837,925
<b>81. Exempt</b>	87.66	0	13.22	0	3,655.67	0	3,756.55	0
<b>82. Total</b>	<b>202.22</b>	<b>757,720</b>	<b>11,921.22</b>	<b>50,205,300</b>	<b>502,064.10</b>	<b>1,976,446,165</b>	<b>514,187.54</b>	<b>2,027,409,185</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	300,331.13	58.41%	1,581,060,255	77.98%	5,264.39
<b>Dry Land</b>	76,883.78	14.95%	278,220,760	13.72%	3,618.72
<b>Grass</b>	127,713.09	24.84%	164,929,515	8.13%	1,291.41
<b>Waste</b>	3,583.69	0.70%	360,730	0.02%	100.66
<b>Other</b>	5,675.85	1.10%	2,837,925	0.14%	500.00
<b>Exempt</b>	3,756.55	0.73%	0	0.00%	0.00
<b>Total</b>	<b>514,187.54</b>	<b>100.00%</b>	<b>2,027,409,185</b>	<b>100.00%</b>	<b>3,942.94</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Brunswick	17	11,575	75	98,160	75	3,434,010	92	3,543,745	0
83.2 Clearwater	32	52,145	175	352,725	178	5,284,850	210	5,689,720	106,195
83.3 Elgin	35	93,085	355	1,170,955	356	24,265,845	391	25,529,885	495,410
83.4 Neligh	93	340,685	671	1,450,365	674	42,967,045	767	44,758,095	298,300
83.5 Oakdale	70	105,860	166	240,810	168	2,718,535	238	3,065,205	45,300
83.6 Orchard	31	40,850	210	350,075	210	7,235,945	241	7,626,870	19,135
83.7 Royal	17	10,900	47	44,350	47	661,215	64	716,465	0
83.8 Rural	83	2,562,970	326	10,611,230	341	36,096,175	424	49,270,375	947,580
83.9 Tilden	16	36,955	127	267,770	127	8,292,575	143	8,597,300	6,050
84 Residential Total	394	3,255,025	2,152	14,586,440	2,176	130,956,195	2,570	148,797,660	1,917,970

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Brunswick	15	56,380	27	114,315	28	5,474,705	43	5,645,400	0
85.2	Clearwater	6	17,010	39	78,670	40	1,784,830	46	1,880,510	63,050
85.3	Elgin	14	61,855	74	372,555	74	7,469,880	88	7,904,290	0
85.4	Neligh	22	152,245	138	1,416,790	140	17,469,190	162	19,038,225	505,310
85.5	Oakdale	11	31,130	8	15,130	8	132,695	19	178,955	0
85.6	Orchard	11	21,760	42	130,285	42	3,465,745	53	3,617,790	942,035
85.7	Royal	5	2,940	12	17,840	12	140,920	17	161,700	0
85.8	Rural	20	348,640	56	3,437,515	111	91,856,850	131	95,643,005	70,080
85.9	Tilden	7	35,405	28	84,805	28	1,666,805	35	1,787,015	0
86	Commercial Total	111	727,365	424	5,667,905	483	129,461,620	594	135,856,890	1,580,475

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	468.77	0.55%	646,910	0.60%	1,380.02
88. 1G	950.44	1.12%	1,283,230	1.19%	1,350.14
89. 2G1	1,183.42	1.39%	1,597,675	1.48%	1,350.05
90. 2G	4,737.81	5.57%	6,396,195	5.94%	1,350.03
91. 3G1	6,752.26	7.94%	9,116,060	8.46%	1,350.08
92. 3G	24,055.25	28.30%	32,475,250	30.15%	1,350.03
93. 4G1	16,725.54	19.68%	20,656,125	19.18%	1,235.00
94. 4G	30,115.98	35.43%	35,536,820	32.99%	1,180.00
95. Total	84,989.47	100.00%	107,708,265	100.00%	1,267.31
<b>CRP</b>					
96. 1C1	57.50	1.04%	94,880	1.04%	1,650.09
97. 1C	75.83	1.37%	125,130	1.37%	1,650.14
98. 2C1	96.89	1.75%	159,880	1.75%	1,650.12
99. 2C	236.57	4.28%	390,355	4.28%	1,650.06
100. 3C1	946.85	17.15%	1,562,335	17.15%	1,650.03
101. 3C	2,081.65	37.70%	3,434,805	37.70%	1,650.04
102. 4C1	1,106.84	20.05%	1,826,335	20.05%	1,650.04
103. 4C	919.00	16.65%	1,516,360	16.64%	1,650.01
104. Total	5,521.13	100.00%	9,110,080	100.00%	1,650.04
<b>Timber</b>					
105. 1T1	138.69	1.54%	69,345	1.54%	500.00
106. 1T	153.58	1.70%	76,790	1.70%	500.00
107. 2T1	201.00	2.23%	100,500	2.23%	500.00
108. 2T	330.01	3.66%	165,005	3.66%	500.00
109. 3T1	1,196.99	13.27%	598,495	13.27%	500.00
110. 3T	2,741.89	30.40%	1,370,945	30.40%	500.00
111. 4T1	1,096.04	12.15%	548,020	12.15%	500.00
112. 4T	3,162.65	35.06%	1,581,325	35.06%	500.00
113. Total	9,020.85	100.00%	4,510,425	100.00%	500.00
<hr/>					
Grass Total	84,989.47	85.39%	107,708,265	88.77%	1,267.31
CRP Total	5,521.13	5.55%	9,110,080	7.51%	1,650.04
Timber Total	9,020.85	9.06%	4,510,425	3.72%	500.00
<hr/>					
114. Market Area Total	99,531.45	100.00%	121,328,770	100.00%	1,219.00

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	373.45	1.65%	709,565	1.87%	1,900.03
88. 1G	1,629.40	7.22%	2,884,040	7.61%	1,770.00
89. 2G1	441.93	1.96%	782,230	2.06%	1,770.03
90. 2G	436.21	1.93%	772,095	2.04%	1,770.01
91. 3G1	1,339.21	5.93%	2,370,430	6.25%	1,770.02
92. 3G	4,523.33	20.04%	7,553,990	19.93%	1,670.01
93. 4G1	5,260.05	23.30%	8,784,265	23.17%	1,670.00
94. 4G	8,569.05	37.96%	14,053,255	37.07%	1,640.00
95. Total	22,572.63	100.00%	37,909,870	100.00%	1,679.46
<b>CRP</b>					
96. 1C1	10.82	0.86%	30,295	0.86%	2,799.91
97. 1C	174.72	13.92%	489,210	13.92%	2,799.97
98. 2C1	11.53	0.92%	32,285	0.92%	2,800.09
99. 2C	1.56	0.12%	4,370	0.12%	2,801.28
100. 3C1	45.67	3.64%	127,880	3.64%	2,800.09
101. 3C	309.46	24.66%	866,485	24.66%	2,799.99
102. 4C1	340.36	27.12%	953,010	27.12%	2,800.01
103. 4C	360.83	28.75%	1,010,310	28.75%	2,799.96
104. Total	1,254.95	100.00%	3,513,845	100.00%	2,799.99
<b>Timber</b>					
105. 1T1	135.06	3.10%	67,530	3.10%	500.00
106. 1T	237.55	5.46%	118,775	5.46%	500.00
107. 2T1	89.30	2.05%	44,650	2.05%	500.00
108. 2T	37.05	0.85%	18,525	0.85%	500.00
109. 3T1	89.87	2.06%	44,935	2.06%	500.00
110. 3T	1,116.58	25.64%	558,290	25.64%	500.00
111. 4T1	329.93	7.58%	164,965	7.58%	500.00
112. 4T	2,318.72	53.25%	1,159,360	53.25%	500.00
113. Total	4,354.06	100.00%	2,177,030	100.00%	500.00
<hr/>					
Grass Total	22,572.63	80.10%	37,909,870	86.95%	1,679.46
CRP Total	1,254.95	4.45%	3,513,845	8.06%	2,799.99
Timber Total	4,354.06	15.45%	2,177,030	4.99%	500.00
<hr/>					
114. Market Area Total	28,181.64	100.00%	43,600,745	100.00%	1,547.13

## 2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

### 02 Antelope

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	141,114,925	142,324,555	1,209,630	0.86%	1,907,350	-0.49%
02. Recreational	6,449,580	6,473,105	23,525	0.36%	10,620	0.20%
03. Ag-Homesite Land, Ag-Res Dwelling	71,993,595	80,599,360	8,605,765	11.95%	2,909,895	7.91%
<b>04. Total Residential (sum lines 1-3)</b>	<b>219,558,100</b>	<b>229,397,020</b>	<b>9,838,920</b>	<b>4.48%</b>	<b>4,827,865</b>	<b>2.28%</b>
05. Commercial	121,307,920	135,215,810	13,907,890	11.46%	1,580,475	10.16%
06. Industrial	641,080	641,080	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	68,732,730	73,518,375	4,785,645	6.96%	0	6.96%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>190,681,730</b>	<b>209,375,265</b>	<b>18,693,535</b>	<b>9.80%</b>	<b>1,580,475</b>	<b>8.97%</b>
<b>10. Total Non-Agland Real Property</b>	<b>410,239,830</b>	<b>439,034,755</b>	<b>28,794,925</b>	<b>7.02%</b>	<b>6,408,340</b>	<b>5.46%</b>
11. Irrigated	1,595,425,025	1,581,060,255	-14,364,770	-0.90%		
12. Dryland	278,542,480	278,220,760	-321,720	-0.12%		
13. Grassland	150,267,020	164,929,515	14,662,495	9.76%		
14. Wasteland	360,295	360,730	435	0.12%		
15. Other Agland	3,084,380	2,837,925	-246,455	-7.99%		
<b>16. Total Agricultural Land</b>	<b>2,027,679,200</b>	<b>2,027,409,185</b>	<b>-270,015</b>	<b>-0.01%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>2,437,919,030</b>	<b>2,466,443,940</b>	<b>28,524,910</b>	<b>1.17%</b>	<b>6,408,340</b>	<b>0.91%</b>

## 2016 Assessment Survey for Antelope County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	One
<b>4.</b>	<b>Other part-time employees:</b>
	None
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$114,636
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same as above
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$19,750
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$14,300
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$11,427

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Only in rural areas
3.	<b>What municipalities in the county are zoned?</b>
	Neligh and Tilden
4.	<b>When was zoning implemented?</b>
	1999

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	No
<b>2.</b>	<b>GIS Services:</b>
	website -GIS Workshop Inc.
<b>3.</b>	<b>Other services:</b>
	None

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	No
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	None
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2016 Residential Assessment Survey for Antelope County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	Staff																				
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Neligh - County seat, hospital, school, active businesses, largest populated town in the county. Main Hwy. through Neligh is Hwy. 275. Also includes Elgin - medium sized community, public and private school, active businesses, located on HWY 14. These two assessor locations are being combined together as the residential market is very comparable.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Tilden - half of town is in Antelope and half is in Madison County, medical clinic, active businesses. Main Hwy. through Tilden is Hwy. 275.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Oakdale - Located in eastern portion of the county, few business operating. Main Hwy. through Oakdale is also Hwy. 275.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Brunswick - Small village, minimal businesses, major source of employment is a grain facility. Located south of Hwy. 20.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Orchard - Located in the northwestern side of the county, post office, school, and grocery store. Located northwesterly of Neligh on Hwy. 20.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Clearwater - Located in the western side of the county, post office, school and grocery store. Located on Hwy. 275.</td> </tr> <tr> <td style="text-align: center;">35</td> <td>Rural - All rural residential property outside the village limits</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Royal - Located in Northwestern portion of the county, small village with bar and body shop, located on Hwy 20.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Neligh - County seat, hospital, school, active businesses, largest populated town in the county. Main Hwy. through Neligh is Hwy. 275. Also includes Elgin - medium sized community, public and private school, active businesses, located on HWY 14. These two assessor locations are being combined together as the residential market is very comparable.	5	Tilden - half of town is in Antelope and half is in Madison County, medical clinic, active businesses. Main Hwy. through Tilden is Hwy. 275.	10	Oakdale - Located in eastern portion of the county, few business operating. Main Hwy. through Oakdale is also Hwy. 275.	20	Brunswick - Small village, minimal businesses, major source of employment is a grain facility. Located south of Hwy. 20.	25	Orchard - Located in the northwestern side of the county, post office, school, and grocery store. Located northwesterly of Neligh on Hwy. 20.	30	Clearwater - Located in the western side of the county, post office, school and grocery store. Located on Hwy. 275.	35	Rural - All rural residential property outside the village limits	40	Royal - Located in Northwestern portion of the county, small village with bar and body shop, located on Hwy 20.	Ag	Agricultural homes and outbuildings
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Ag	Agricultural homes and outbuildings																				
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				
	Cost and Market																				
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																				
	The county uses the depreciation tables provided by their CAMA vendor for all valuation groupings with exception to the rural residential which has it's own schedule.																				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																				
	Towns and villages use the same depreciation table, rural residential uses a separate depreciation table.																				
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																				
	Sale price, square foot and feet per units.																				

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

All lots are treated the same, currently there is no difference.

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2011	2013	2015
5	2016	2011	2013	2015
10	2016	2011	2013	2015
20	2016	2011	2013	2015
25	2016	2011	2013	2015
30	2016	2011	2013	2015
35	2010	2009	2015	2010
40	2016	2011	2013	2015
Ag	2010	2009	2015	2010

## 2016 Commercial Assessment Survey for Antelope County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Staff	
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	Neligh - County seat, hospital, school, active businesses, largest populated town in the county.
	5	Tilden - Borders Madison County, small community hospital, medical clinic, active businesses. Main HWY through Tilden is HWY 275.
	10	Oakdale - Located in eastern portion of the county, few businesses operating. Main HWY through Oakdale is also HWY 275.
	15	Elgin - Southern part of the county, public and private school, active businesses. Located on HWY 14.
	20	Brunswick - Small village, minimal businesses, major source of employment is a grain facility. Located south of HWY 20.
	25	Orchard - Located in the northwestern side of the county, post office, school, and grocery store. Located northwesterly of Neligh on Hwy. 20.
	30	Clearwater - Located in the western side of the county, post office, school and grocery store. Located on Hwy. 275.
	35	Rural - All rural commercial property outside of the village limits.
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	Sales approach and cost approach as needed to verify value.	
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>	
	Inspection of property, look for comparable sales inside county and in other near counties, the cost approach can be used if non comparable sales are found.	
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>	
	CAMA vendor tables are used.	
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	No	
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>	
	Sales comparison	

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2010	06/09	2013	2010
	5	2010	06/09	2013	2010
	10	2010	06/09	2013	2010
	15	2010	06/09	2013	2014
	20	2010	06/09	2013	2010
	25	2010	06/09	2013	2010
	30	2010	06/09	2013	2011
	35	2010	06/09	2013	2010

## 2016 Agricultural Assessment Survey for Antelope County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Staff	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	2011
	3	2011
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
	Geological characteristics, soil capabilities and market area sales.	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	Improved ag parcels with less than 30 acres are flagged as possible rural residential. To determine this, we look at actual land use. If the land is being used for actual agricultural purposes, it is coded as such. If a rural residential home is not surrounded by agricultural purposes and is used solely for residential purpose, it is classified as rural residential. To determine recreational land we research by contacting the owner and by visual inspection to determine if any agricultural use is detected.	
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>	
	Yes	
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	
	All cropland is valued as grass, all of the parcel is valued at 100% of agricultural land.	
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>	
<b>7a.</b>	<b>How many special valuation applications are on file?</b>	
	N/A	
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>	
	N/A	

	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

# **Antelope County**

## **3 Year Plan of Assessment**

### **2016-2018**

### **July 10, 2015**

#### **Introduction**

This plan of assessment is required by law, pursuant to section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, and as amended by 2005 Neb. Laws LB 263, Section 9. It is to be submitted to the Antelope County Board of Equalization on or before July 31<sup>st</sup>, and the Department of Property Assessment & Taxation on or before October 31<sup>st</sup>, and every three years thereafter. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any update will describe all the duties of the Antelope County Assessor. It shall indicate the classes or subclasses of real property that the Antelope 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 of quality of assessment practices required by law and the resources necessary to complete those actions.

#### **General Description of the Value Base of Antelope County**

As reported in the 2015 County Abstract, Antelope County has a total count of 7,118 real property parcels. The residential parcel count is approximately 37% of the total; the Commercial/Industrial parcel count is 8% of the total base. Agricultural property accounts for 55% of the base. The total Antelope County real estate valuation as reported on the 2015 County Abstract, excluding centrally assessed property, is \$2,440,572,355. The total personal property value, as calculated on the 2015 County Totals for Locally Assessed Personal Property report is \$150,195,784. Antelope County processed 1309 personal property schedules in 2015.

#### **Staff/Training**

The staff of the Antelope County Assessor's Office consists of the Assessor, one full time deputy assessor, one full time data entry/general clerk, and one part time office assistant who works only during special projects. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property records cards as dictated by 521's, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, updates all GIS data and supervises all other duties. The clerk manages personal property files, oversees the homestead exemption program, processes and manages permissive exemptions, reports office inventory, compiles the annual inventory list, updates the website, and assists with pick up work. The deputy assists the Assessor with inspections of real property, collects and compiles information from building permits, and assists the clerk with overflow homestead and personal property management. The deputy, in the future, will be learning the operation & maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers, and the calculation of agricultural land use acres.

The Assessor and the Deputy are required to hold an assessor certification and are required to complete continuing education to maintain certification.

### **Public Relations**

Every year in October, County Government Day is held. The assessor's office is an active educator in this process. Communication with the local newspapers and the use of advertisements also help in the education of the general public. The Assessor hopes to coordinate and host several different informational meetings with the public this coming year, where different topics such as Homestead or Legislative changes involving Personal Property returns may be discussed. Land use change forms have been created to mail out to agriculture land owners this year to assist with land use changes prior to March 19<sup>th</sup>. A yearly manual of all public relation endeavors is kept in the office. Every year this manual is reviewed and analyzed with the expectation of improving our techniques in the future, and improving communication with the public. The assessor encourages property owners and all citizens to come to office with questions and concerns. The office maintains an "open door" policy.

### **ESRI Arc-GIS**

As of 2004, ownership is being tracked on the ESRI Arc-GIS computer program. This is kept current with land transfers processed, surveys, and daily visual inspection. In 2007 the services of GIS workshop were secured in an effort to improve our system. All rural and urban parcels have been drawn & labels and are updated on a continuous basis. In 2010, all GIS measured acres were rolled into TerraScan providing accurate measurements for both. This program is an asset to both our staff and county. For 2011, GIS was utilized by cross-referencing with TerraScan to discover omitted farm property such as sheds, grain bins, etc. In 2012, Antelope County subscribed to WebGIS to make all aerial mapping and information accessible to our taxpayers and the public in general. GIS Workshop Inc. has been contracted to fly the county in the fall of 2015, to obtain new oblique photos of all rural improvements. The new oblique photos will be delivered to county prior to May 2016.

### **Policy & Procedure Manual**

In 2015, the assessor created an Antelope County Assessor's Office Policy and Procedure Manual. This manual adheres to statute, regulation, and directive. It also assists employees in understanding of the processes within the office, as it includes procedures of daily office operations and expectations. This manual will be revised and updated by the Assessor and deputy on an annual basis in order to keep current.

### **Property Record Cards**

The property record cards contain all information required by regulation 10-004, which include the legal description, property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property, and if agricultural land is involved, an inventory of the soil types by land use. An aerial

photo of the agricultural land is also included. The cards are in good condition, and are updated as needed.

### **Homestead Exemptions**

Homestead exemptions are accepted and processed according to State Statute 77-3510 through 77-3528. Every prior year's applicant is mailed pre-printed forms at the beginning of the homestead season in February. Applications are accepted from February 1<sup>st</sup> through June 30<sup>th</sup>. As of July 10, three hundred ninety homestead exemptions were filed in the Antelope County Assessor's Office. The Antelope County Assessor's Office provided free assistance to the public in filling out the income portion of the forms. This assistance was offered during regular business hours and did not require an appointment. The Antelope County Assessor's Office mails letters to all prior-year applicants who have not yet submitted their application as the filing deadline approaches, which usually begins one month prior to the deadline to allow for the scheduling of assistance with the income forms if needed. The Antelope County Assessor's Office works in conjunction with the Antelope County Veteran's Service Officer to insure that all qualifying applicants receive the exemption status that is most applicable to their situation. The Antelope County Assessor plans on accepting & processing homestead exemptions, providing assistance with the completion of required forms, mailing reminder letters one month prior to filing deadline followed by reminder telephone calls and working with the Veteran's Service Officer every year for the next three years.

### **Personal Property**

All personal property is handled according to Regulation 20. On or before May 1<sup>st</sup>, is the time frame for returns to be filed without penalty. After May 1<sup>st</sup>, returns filed receive a 10% penalty. Returns filed after July 1<sup>st</sup> have a 25% penalty applied. Notices are placed in the county newspapers to remind taxpayers that it is personal property filing time. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants, upon request, are provided with a list of taxpayers, and then request their clients' forms in advance, which they complete and return to our office. Annually new property owners and newly formed corporations are entered into the cama personal property files, to keep current. The Antelope County Assessor's Office anticipates this process to continue throughout the next three years.

### **Centrally Assessed/Railroad Property**

Centrally assessed values are obtained from the State Department of Property Assessment & Taxation by August 10<sup>th</sup>. The values provided are entered into the computer and balanced by Assessor's Office staff. All corrections are forwarded to the Property Tax Division. The Antelope County Assessor's Office anticipates no changes in this process over the next three years.

### **Permissive Exemptions**

Permissive exemption forms are prepared by Assessor's Office staff, and mailed to all entities that were permissively tax exempt the previous year by November 1<sup>st</sup>. These forms are received

back into the office by the end of the calendar year. The Assessor reviews all of the applications, brings the applications before the County Board of Equalization, and makes recommendations as to their qualifications. As property transfers in & out of exemption, the assessor contacts the parties involved to ensure that the proper classification is given to the property, and that all requirements are fulfilled. The Assessor's office plans on mailing forms to exempt entities by November 1<sup>st</sup> to allow more time for the entities to complete and return to office.

### **Levies**

The assessor enters all certified levy rates from the county clerk into the cama system, TerraScan, that is necessary for billing and distribution of funds.

### **County Board of Equalization/TERC Appeals**

The review of ownership and use of all cemetery real property is presented to the CBOE on or before August 1<sup>st</sup>. The 3 year plan of assessment is also presented prior to July 31. Tax roll corrections are periodically submitted to the CBOE, along with documentation explaining the need for the correction, for approval. The County Assessor (or her/his representative) attends all County Board of Equalization meetings. The Assessor prepares supporting documentation to be present during County Board of Equalization hearings and protests.

### **Real Property Assessment Requirements**

All real property in the State of Nebraska is subject to property taxation unless expressly exempted by Nebraska Constitution, or is permitted by the constitution and legislation adopted by the legislature. All real property is to be valued according to market value. Residential, Commercial, Industrial, and Recreational properties are to be valued at 100% of market Value. Agricultural land is to be valued at 75%.

#### **2016 – Residential**

Review small villages: Oakdale, Royal, Brunswick, Orchard, and Clearwater to verify depreciation and economic factors are still accurate. This is also part of six year review  
Review city residential: Neligh, Tilden, and Elgin as part of new six year cycle. When doing the six year review all items are reviewed such as classification codes, legal description, year built, effective age, depreciation, and all attributes of the improvement. All parcels are updated also with a new photograph of the improvement and real property. All acreages are being reviewed, and verifying their classification as an acreage.

#### **2017 – Residential**

Review rural residential-reviewing all attributes and updating property record cards with new oblique photos.

#### **2018 – Residential**

Review residential parcels as needed based on analysis of market area sales.

### **Pick-Up Work**

The assessor and staff will gather all necessary data, which will be entered into the TerraScan. This includes inspection of recent sold properties, to verify sales in the sales file.

### **2016 Commercial**

Review property to determine equal and proportionate value based on market area sales. Rural commercial properties will begin to be reviewed for 6 year cycle starting with fertilizer and grain operations in rural areas.

### **2017-2018 Commercial**

To fulfill the 6 year review, commercial properties in rural areas will be reviewed, focusing on all miscellaneous businesses operating in rural area. All commercial in villages and cities will be reviewed. Neligh commercial will be inspected first, followed by Elgin.

### **Pick-Up Work**

The assessor and staff will gather all necessary data, which will be entered into the TerraScan.

### **2016-2018 Agricultural**

Statistics will be reviewed and property may be reappraised or updated as deemed necessary. Review will conclude on all Ag-improved parcels in the county. Oblique photos will be delivered in May of 2016, and then cross checked with our property record files, making updates and changes as needed. This should cover the physical inspection of farm sites. Land use will also be verified by comparison of the new 2014 photos on the GIS in comparison to the property record card information. Landuse will also be reviewed in 2017, following the completion of anticipated new 2016 GIS imagery.

### **Conclusion**

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time, or other outside forces.

Kelly Mueller  
Antelope County Assessor