



## **2016 REPORTS & OPINIONS**

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### **BURT COUNTY**



**Pete Ricketts**  
Governor

**STATE OF NEBRASKA**  
DEPARTMENT OF REVENUE  
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Phone: 402-471-5729 • [revenue.nebraska.gov](http://revenue.nebraska.gov)

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Burt 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 Burt 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: Joni Renshaw, Burt 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.

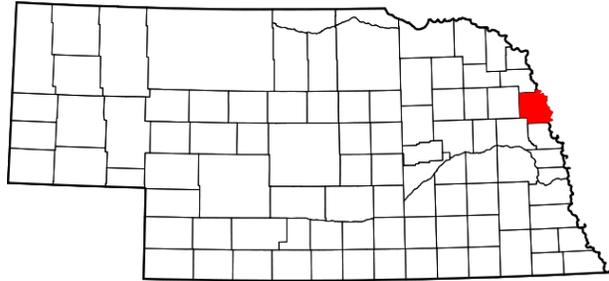
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

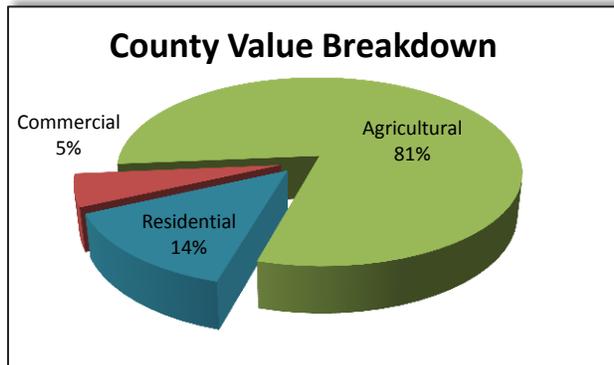
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 492 square miles, Burt had 6,573 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, Burt has seen a steady drop in population of 36% (Nebraska Department of Economic Development). Reports indicated that 77% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Burt convene in and around Tekamah, the county seat. Per the latest information available from the U.S. Census Bureau, there were 195 employer establishments in Burt. County-wide employment was at 3,477 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Burt that has fortified the local rural area economies. Burt is included in both the Papio-Missouri River and Lower Elkhorn Natural Resources Districts (NRD). Dry land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Burt ranks first in sod harvested, second in pheasants, and eighth in soybeans for beans. In value of sales by commodity group, Burt ranks eighth in nursery, greenhouse, floriculture, and sod (USDA AgCensus).

Burt County Quick Facts	
Founded	1854
Namesake	First Nebraska Territory Governor Francis Burt
Region	Northeast
County Seat	Tekamah
Other Communities	Craig Decatur Lyons Oakland
Most Populated	Tekamah (1,739) Steady since 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

# 2016 Residential Correlation for Burt County

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## *Assessment Actions*

As part of the six year review and inspection Burt County completed Craig Township and part of the village of Decatur. The county spent a large amount of time reviewing properties affected by the flood in 2011. Otherwise, other value changes were based on pick up work of new construction.

## *Description of Analysis*

Residential parcels are valued utilizing six valuation groupings that are based on the assessor locations or towns in the county.

<b>Valuation Grouping</b>	<b>Definition</b>
01	Tekamah
05	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

For the residential property class, a review of Burt County's statistical profile shows 205 residential sales, representing all the valuation groupings. All valuation groupings with an adequate number of sales are within the acceptable range for the level of value. Additionally, all three measures of central tendency for the residential class of properties are within acceptable range.

## *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 inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Burt County Assessor has developed a reliable procedure for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all the residential sales. Questionnaires are mailed to the buyer and seller and if the need for a physical review of the parcel is completed, the physical characteristics differences from the property record card are noted. The county reported that when reviewing the sold parcel the staff will take notice of the

## 2016 Residential Correlation for Burt County

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parcels surrounding the sold parcel as well for changes, but that if the sold parcel has had some renovations it is because the seller was preparing the property for the market, and adjustments may be made to the parcel. Additional analysis was performed to determine if this procedure resulted in inequities between the assessment of sold and unsold properties. It was determined that while the process of reviewing and updating sales is not recommended, the assessment changes observed were not significant enough to bias the statistics, which are used as a measure of the unsold properties. This process will be reviewed with the county in the future.

The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a conversation with the county assessor and a consideration of verification documentation. The review of Burt County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property the county continues to meet the six-year review cycle. The county assessor and staff have been aggressive in their approach to keep all the inspections up to date and have continued a strong consistent review of the residential class of property.

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. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

A review of the statistics with adequate sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

<b>VALUATION GROUPING</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	60	95.67	100.90	94.90	13.53	106.32
05	41	99.96	105.26	93.89	16.48	112.11
10	31	95.01	102.03	94.57	16.64	107.89
15	15	99.26	107.40	94.18	26.94	114.04
20	6	107.45	122.93	109.39	26.93	112.38
25	52	96.52	94.61	89.28	17.45	105.97
----- ALL -----						
10/01/2013 To 09/30/2015	205	96.76	101.47	93.03	17.32	109.07

## 2016 Residential Correlation for Burt County

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### *Level of Value*

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

## 2016 Commercial Correlation for Burt County

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### *Assessment Actions*

The county completed a review of the commercial properties in Decatur for 2015. With the physical inspection the county updated the commercial property record cards with new photographs being taken of every commercial parcel.

The county reported that a sales book with sales from smaller counties with similar commercial properties has been developed to aid in the assessment of the commercial class of property. Comparison of sold parcels with the same occupancy codes has been a good resource when the county is lacking commercial sold parcels.

The county continually reviews and verifies sales for the commercial class. The county has converted over to Vanguard Appraisals for their CAMA and administrative systems and is working through the conversion. The County also completed the pickup and permit work for the commercial class of property.

### *Description of Analysis*

Burt County has six valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

Valuation Grouping	Definition
01	Tekamah
05	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

For the commercial property class, a review of the Burt County statistical analysis showed twenty-two commercial sales, representing all six groups.

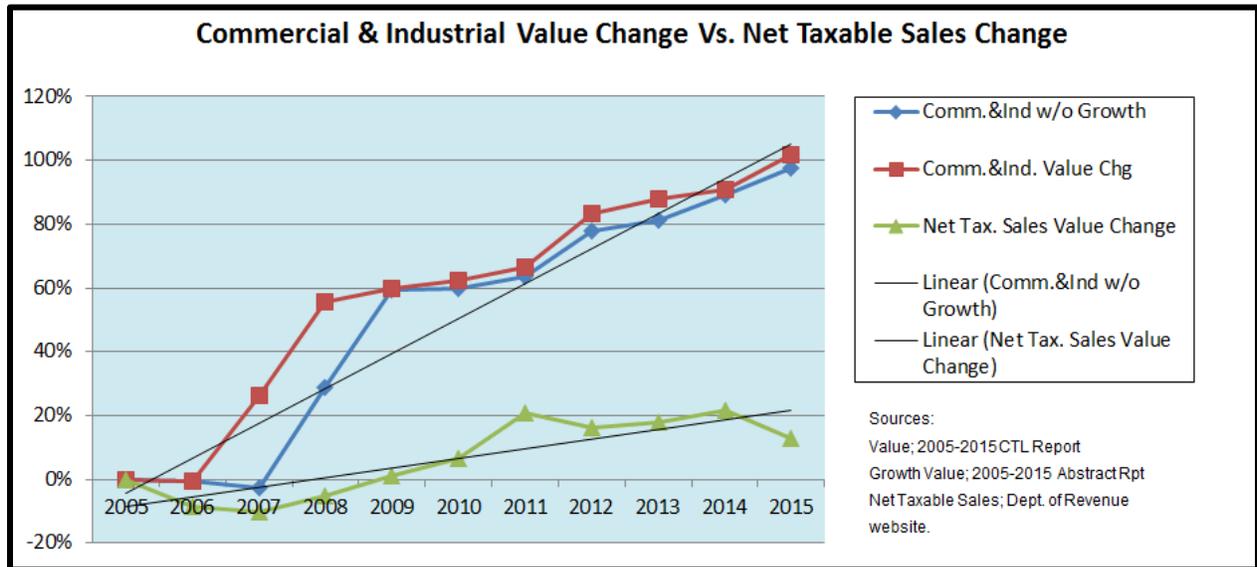
The sales information for the three year sale period shows the ratios are sporadic with no specific pattern to rely on that the market is steady in Burt County.

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Study Yrs</u>						
10/01/2012 To 09/30/2013	8	91.53	90.49	84.78	14.55	106.74
10/01/2013 To 09/30/2014	8	89.93	84.51	90.98	23.55	92.89
10/01/2014 To 09/30/2015	6	108.35	100.59	112.57	23.91	89.36

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property was examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If

## 2016 Commercial Correlation for Burt County

local sales are in an upward trend, if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The Net Taxable Sales has experienced years of little change with 20% being the highest peak in 2011 and 2014 and a decline in the commercial activity in 2015. The trend is indicating that the commercial values have been on a steady and moderate incline since 2009.



Another stratification that is done in the commercial & industrial sales file is the review of occupancy codes and the more general review of the series codes that exist in the sales file. This is done to see if like uses of property have demonstrated any valuation trends in the county. In Burt County, the seven different occupancy codes that were represented in the qualified sales file are compressed into five occupancy series. The series codes were consolidated in an effort to narrow the commercial sales file and potentially create a subclass based on the primary use of parcels. Even with the series analysis, no group exceeds eight sales. This would cause the statistics from any individual occupancy series to be unreliable.

### ***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 inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Burt County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying

## 2016 Commercial Correlation for Burt County

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sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Burt County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Burt County has been inspected during the first six-year review cycle and the county is continuing the next cyclical review.

Valuation groups were also examined to ensure that the area or group defined is 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 commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

When reviewing the statistics it is evident that the county does not have a valuation group or significant occupancy code to deem the profile reliable. However, confidence in the assessment practices of the county, and evaluation of the general movement of assessed values relative to the market, indicates that the county has uniformly valued the commercial class of property.

<b>VALUATION GROUPING</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	6	89.09	89.49	88.94	17.11	100.62
05	6	80.65	86.64	81.23	20.93	106.66
10	6	102.85	101.47	103.66	20.22	97.89
15	2	93.75	93.75	90.98	03.53	103.04
20	1	30.85	30.85	30.85		100.00
25	1	119.59	119.59	119.59		100.00
ALL						
10/01/2012 To 09/30/2015	22	93.66	91.07	92.22	21.17	98.75

### *Level of Value*

Based on analysis of all available information, the level of value of the commercial class of real property in Burt County is not statistically determinable. Based on their assessment practices, the county has valued the commercial property on a regular basis, consistently and uniformly. The level of value is therefore determined to be at the statutory level of 100%.

# 2016 Agricultural Correlation for Burt County

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## *Assessment Actions*

The county reviewed Quinnebaugh, Decatur, Riverside, and Arizona Townships for adjustments due to the 2011 flood. The county continued to review Craig Township for the 2016 assessment year including land use and improvement changes.

A sales analysis was completed, and as a result the county increased irrigated, dryland and grassland values 6% in area one and 11% in area two.

## *Description of Analysis*

Burt County is currently divided into two market areas. Market Area 1 is the eastern portion of the county. Thurston County borders on the north and Washington County on the south. The Missouri River is the eastern boundary of the market area. The total acres in area one as reported on the abstract is 162,317.37 acres with 56.23% of the acres reported as dryland.

Market Area 2 is the western portion of the county and is bordered on the west by Cuming County and the southern border is a small portion of Dodge and Washington counties. Area two total acres based on the abstract is 124,566.89 with 77.69% reported as dryland. The comparison of the land adjoining Burt County is found to be comparable to the adjoining counties.

Analysis of the sales within the county indicated that the area one and area two sample was disproportionate when stratified by sale date. The samples were expanded with sales from the comparable counties. The county assessor's decision after analysis of the sold sample was to increase the land value of irrigated, dryland and grassland in area one 6% and in area two 11%.

The statistics calculated for market area one and area two supports that values are within the acceptable range for the overall area and for dryland. There is not an adequate number of irrigated or grass land sales to reflect a level of value.

## *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 inconsistencies are noted and discussed with the county Assessor for further action.

The Real Estate Transfer Statements filed by the county were reviewed and have been filed timely and accurately. Assessed values were also found to be reported with minimal errors. Discussion was held with the county assessor to modify the AVU process to assure the values are reported correctly in the future. Proper reporting affects the reliability of the source information used in the Division's measurement process.

## 2016 Agricultural Correlation for Burt County

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For Burt County, the review supported that the county has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Burt County was determined to be systematic and comprehensive. The current process of verification of land use is through aerial imagery. Questionnaires and physical inspections are used to gather information regarding any other questionable characteristics that impact value. Inspection of agricultural improvements is going to be completed within the six year cycle using an onsite inspection process that includes comparison of the current property record card for changes to the physical characteristics of the property. The county's practice considers all available information when determining the primary use of the parcel.

### *Equalization*

The analysis supports that the county has achieved equalization; comparison of Burt County values with 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 Division's review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised 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.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	48	71.69	75.10	72.62	17.03	103.42
2	43	72.14	71.58	70.02	17.44	102.23
____ALL____	91	71.71	73.44	71.41	17.28	102.84

## 2016 Agricultural Correlation for Burt County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	6	75.20	75.64	73.11	18.82	103.46
1	6	75.20	75.64	73.11	18.82	103.46
<u>    Dry    </u>						
County	68	73.95	75.19	71.62	15.48	104.98
1	28	72.85	78.15	73.46	14.93	106.38
2	40	74.42	73.12	70.40	15.88	103.86
<u>    Grass    </u>						
County	4	49.21	49.23	48.38	12.56	101.76
1	2	46.61	46.61	45.50	13.22	102.44
2	2	51.84	51.84	55.08	11.96	94.12
<u>    ALL    </u>	91	71.71	73.44	71.41	17.28	102.84

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Burt County is 72%.

# 2016 Agricultural Correlation for Burt County

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## *Assessment Actions*

The county reviewed Quinnebaugh, Decatur, Riverside, and Arizona Townships for adjustments due to the 2011 flood. The county continued to review Craig Township for the 2016 assessment year including land use and improvement changes.

A sales analysis was completed, and as a result the county increased irrigated, dryland and grassland values 6% in area one and 11% in area two.

## *Description of Analysis*

Burt County is currently divided into two market areas. Market Area 1 is the eastern portion of the county. Thurston County borders on the north and Washington County on the south. The Missouri River is the eastern boundary of the market area. The total acres in area one as reported on the abstract is 162,317.37 acres with 56.23% of the acres reported as dryland.

Market Area 2 is the western portion of the county and is bordered on the west by Cuming County and the southern border is a small portion of Dodge and Washington counties. Area two total acres based on the abstract is 124,566.89 with 77.69% reported as dryland. The comparison of the land adjoining Burt County is found to be comparable to the adjoining counties.

Analysis of the sales within the county indicated that the area one and area two sample was disproportionate when stratified by sale date. The samples were expanded with sales from the comparable counties. The county assessor's decision after analysis of the sold sample was to increase the land value of irrigated, dryland and grassland in area one 6% and in area two 11%.

The statistics calculated for market area one and area two supports that values are within the acceptable range for the overall area and for dryland. There is not an adequate number of irrigated or grass land sales to reflect a level of value.

## *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 inconsistencies are noted and discussed with the county Assessor for further action.

The Real Estate Transfer Statements filed by the county were reviewed and have been filed timely and accurately. Assessed values were also found to be reported with minimal errors. Discussion was held with the county assessor to modify the AVU process to assure the values are reported correctly in the future. Proper reporting affects the reliability of the source information used in the Division's measurement process.

## 2016 Agricultural Correlation for Burt County

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For Burt County, the review supported that the county has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Burt County was determined to be systematic and comprehensive. The current process of verification of land use is through aerial imagery. Questionnaires and physical inspections are used to gather information regarding any other questionable characteristics that impact value. Inspection of agricultural improvements is going to be completed within the six year cycle using an onsite inspection process that includes comparison of the current property record card for changes to the physical characteristics of the property. The county's practice considers all available information when determining the primary use of the parcel.

### *Equalization*

The analysis supports that the county has achieved equalization; comparison of Burt County values with 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 Division's review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised 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.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	48	71.69	75.10	72.62	17.03	103.42
2	43	72.14	71.58	70.02	17.44	102.23
____ALL____	91	71.71	73.44	71.41	17.28	102.84

## 2016 Agricultural Correlation for Burt County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	6	75.20	75.64	73.11	18.82	103.46
1	6	75.20	75.64	73.11	18.82	103.46
<u>    Dry    </u>						
County	68	73.95	75.19	71.62	15.48	104.98
1	28	72.85	78.15	73.46	14.93	106.38
2	40	74.42	73.12	70.40	15.88	103.86
<u>    Grass    </u>						
County	4	49.21	49.23	48.38	12.56	101.76
1	2	46.61	46.61	45.50	13.22	102.44
2	2	51.84	51.84	55.08	11.96	94.12
<u>    ALL    </u>	91	71.71	73.44	71.41	17.28	102.84

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Burt County is 72%.

## 2016 Opinions of the Property Tax Administrator for Burt 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>72</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Burt County

### Residential Real Property - Current

Number of Sales	205	Median	96.76
Total Sales Price	\$17,878,845	Mean	101.47
Total Adj. Sales Price	\$17,878,845	Wgt. Mean	93.03
Total Assessed Value	\$16,633,329	Average Assessed Value of the Base	\$62,013
Avg. Adj. Sales Price	\$87,214	Avg. Assessed Value	\$81,138

### Confidence Interval - Current

95% Median C.I	94.95 to 98.74
95% Wgt. Mean C.I	90.39 to 95.68
95% Mean C.I	97.75 to 105.19
% of Value of the Class of all Real Property Value in the	10.59
% of Records Sold in the Study Period	6.34
% of Value Sold in the Study Period	8.30

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	172	98	97.62
2014	135	98	98.36
2013	157	98	98.28
2012	145	97	96.94

## 2016 Commission Summary for Burt County

### Commercial Real Property - Current

Number of Sales	22	Median	93.66
Total Sales Price	\$1,425,875	Mean	91.07
Total Adj. Sales Price	\$1,425,875	Wgt. Mean	92.22
Total Assessed Value	\$1,314,975	Average Assessed Value of the Base	\$125,146
Avg. Adj. Sales Price	\$64,813	Avg. Assessed Value	\$59,772

### Confidence Interval - Current

95% Median C.I	76.32 to 109.00
95% Wgt. Mean C.I	82.86 to 101.59
95% Mean C.I	79.37 to 102.77
% of Value of the Class of all Real Property Value in the County	2.87
% of Records Sold in the Study Period	5.07
% of Value Sold in the Study Period	2.42

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	23	100	94.71
2014	19	100	95.87
2013	20		99.53
2012	27		99.61

**11 Burt**  
**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 : 205  
Total Sales Price : 17,878,845  
Total Adj. Sales Price : 17,878,845  
Total Assessed Value : 16,633,329  
Avg. Adj. Sales Price : 87,214  
Avg. Assessed Value : 81,138

MEDIAN : 97  
WGT. MEAN : 93  
MEAN : 101  
COD : 17.32  
PRD : 109.07

COV : 26.76  
STD : 27.15  
Avg. Abs. Dev : 16.76  
MAX Sales Ratio : 233.67  
MIN Sales Ratio : 53.13

95% Median C.I. : 94.95 to 98.74  
95% Wgt. Mean C.I. : 90.39 to 95.68  
95% Mean C.I. : 97.75 to 105.19

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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>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	18	99.20	101.35	100.35	06.23	101.00	84.97	118.49	96.07 to 105.00	72,689	72,940
01-JAN-14 To 31-MAR-14	23	97.92	101.33	91.58	16.38	110.65	66.04	196.86	91.97 to 105.45	90,652	83,016
01-APR-14 To 30-JUN-14	33	98.17	104.13	95.25	17.49	109.32	56.78	185.68	94.62 to 104.02	88,936	84,711
01-JUL-14 To 30-SEP-14	36	95.03	101.26	94.35	22.16	107.32	53.47	233.67	85.12 to 99.32	81,706	77,090
01-OCT-14 To 31-DEC-14	28	97.76	104.22	89.49	23.24	116.46	68.63	193.61	86.29 to 109.80	86,911	77,776
01-JAN-15 To 31-MAR-15	19	94.36	95.37	89.34	13.90	106.75	53.13	158.98	88.41 to 100.00	100,613	89,884
01-APR-15 To 30-JUN-15	24	95.04	98.81	92.24	14.16	107.12	76.61	184.20	85.55 to 100.80	90,146	83,152
01-JUL-15 To 30-SEP-15	24	94.37	102.60	93.27	17.01	110.00	61.47	179.81	90.18 to 110.14	87,521	81,631
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	110	97.94	102.15	94.86	16.85	107.69	53.47	233.67	96.07 to 99.39	84,270	79,936
01-OCT-14 To 30-SEP-15	95	94.95	100.67	91.07	17.70	110.54	53.13	193.61	91.77 to 99.06	90,623	82,530
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	120	97.34	102.76	92.91	19.99	110.60	53.47	233.67	94.23 to 99.47	86,623	80,482
<u>ALL</u>	205	96.76	101.47	93.03	17.32	109.07	53.13	233.67	94.95 to 98.74	87,214	81,138

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	60	95.67	100.90	94.90	13.53	106.32	53.13	233.67	92.42 to 97.96	97,252	92,289
05	41	99.96	105.26	93.89	16.48	112.11	70.51	218.13	95.84 to 106.29	83,928	78,797
10	31	95.01	102.03	94.57	16.64	107.89	70.95	185.68	88.24 to 98.07	55,881	52,845
15	15	99.26	107.40	94.18	26.94	114.04	66.04	169.88	76.51 to 124.04	69,233	65,204
20	6	107.45	122.93	109.39	26.93	112.38	86.97	179.81	86.97 to 179.81	34,933	38,213
25	52	96.52	94.61	89.28	17.45	105.97	53.47	143.39	87.88 to 101.02	108,121	96,535
<u>ALL</u>	205	96.76	101.47	93.03	17.32	109.07	53.13	233.67	94.95 to 98.74	87,214	81,138

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	205	96.76	101.47	93.03	17.32	109.07	53.13	233.67	94.95 to 98.74	87,214	81,138
06											
07											
<u>ALL</u>	205	96.76	101.47	93.03	17.32	109.07	53.13	233.67	94.95 to 98.74	87,214	81,138

**11 Burt**  
**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 : 205  
 Total Sales Price : 17,878,845  
 Total Adj. Sales Price : 17,878,845  
 Total Assessed Value : 16,633,329  
 Avg. Adj. Sales Price : 87,214  
 Avg. Assessed Value : 81,138

MEDIAN : 97  
 WGT. MEAN : 93  
 MEAN : 101  
 COD : 17.32  
 PRD : 109.07

COV : 26.76  
 STD : 27.15  
 Avg. Abs. Dev : 16.76  
 MAX Sales Ratio : 233.67  
 MIN Sales Ratio : 53.13

95% Median C.I. : 94.95 to 98.74  
 95% Wgt. Mean C.I. : 90.39 to 95.68  
 95% Mean C.I. : 97.75 to 105.19

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	1	169.88	169.88	169.88	00.00	100.00	169.88	169.88	N/A	12,500	21,235	
Less Than 30,000	34	115.60	125.31	122.81	23.25	102.04	66.13	196.86	105.00 to 140.98	20,100	24,685	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	205	96.76	101.47	93.03	17.32	109.07	53.13	233.67	94.95 to 98.74	87,214	81,138	
Greater Than 14,999	204	96.75	101.13	92.98	17.03	108.77	53.13	233.67	94.95 to 98.67	87,580	81,432	
Greater Than 29,999	171	94.95	96.73	91.85	14.17	105.31	53.13	233.67	92.78 to 96.76	100,558	92,363	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	169.88	169.88	169.88	00.00	100.00	169.88	169.88	N/A	12,500	21,235	
15,000 TO 29,999	33	114.84	123.95	121.93	22.66	101.66	66.13	196.86	105.00 to 134.74	20,330	24,789	
30,000 TO 59,999	36	103.07	113.35	112.69	20.19	100.59	56.66	233.67	96.15 to 110.14	41,424	46,679	
60,000 TO 99,999	66	97.00	97.49	96.97	10.74	100.54	66.04	160.03	92.78 to 99.36	77,409	75,062	
100,000 TO 149,999	43	90.52	88.86	88.50	12.09	100.41	53.13	127.14	85.10 to 95.51	125,470	111,042	
150,000 TO 249,999	24	87.96	85.45	85.29	09.78	100.19	61.47	101.94	76.61 to 92.15	191,500	163,326	
250,000 TO 499,999	2	76.91	76.91	76.97	08.32	99.92	70.51	83.31	N/A	302,000	232,455	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	205	96.76	101.47	93.03	17.32	109.07	53.13	233.67	94.95 to 98.74	87,214	81,138	

**11 Burt**  
**COMMERCIAL**

**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 : 22  
Total Sales Price : 1,425,875  
Total Adj. Sales Price : 1,425,875  
Total Assessed Value : 1,314,975  
Avg. Adj. Sales Price : 64,813  
Avg. Assessed Value : 59,772

MEDIAN : 94  
WGT. MEAN : 92  
MEAN : 91  
COD : 21.17  
PRD : 98.75

COV : 28.98  
STD : 26.39  
Avg. Abs. Dev : 19.83  
MAX Sales Ratio : 131.36  
MIN Sales Ratio : 30.85

95% Median C.I. : 76.32 to 109.00  
95% Wgt. Mean C.I. : 82.86 to 101.59  
95% Mean C.I. : 79.37 to 102.77

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	2	66.64	66.64	70.92	12.92	93.97	58.03	75.25	N/A	89,500	63,478
01-JAN-13 To 31-MAR-13	1	92.61	92.61	92.61	00.00	100.00	92.61	92.61	N/A	160,000	148,175
01-APR-13 To 30-JUN-13	3	94.71	94.07	91.45	02.33	102.86	90.44	97.06	N/A	37,333	34,142
01-JUL-13 To 30-SEP-13	2	107.91	107.91	89.24	21.26	120.92	84.97	130.85	N/A	53,750	47,968
01-OCT-13 To 31-DEC-13	3	97.48	96.02	87.88	09.38	109.26	81.57	109.00	N/A	157,333	138,257
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	3	57.71	61.75	66.99	38.04	92.18	30.85	96.69	N/A	12,667	8,485
01-JUL-14 To 30-SEP-14	2	101.38	101.38	111.67	17.97	90.79	83.16	119.59	N/A	57,500	64,209
01-OCT-14 To 31-DEC-14	3	126.44	126.50	126.93	02.55	99.66	121.69	131.36	N/A	56,667	71,929
01-JAN-15 To 31-MAR-15	1	76.32	76.32	76.32	00.00	100.00	76.32	76.32	N/A	17,375	13,260
01-APR-15 To 30-JUN-15	2	73.86	73.86	79.63	28.65	92.75	52.70	95.01	N/A	27,500	21,898
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	8	91.53	90.49	84.78	14.55	106.74	58.03	130.85	58.03 to 130.85	69,813	59,186
01-OCT-13 To 30-SEP-14	8	89.93	84.51	90.98	23.55	92.89	30.85	119.59	30.85 to 119.59	78,125	71,080
01-OCT-14 To 30-SEP-15	6	108.35	100.59	112.57	23.91	89.36	52.70	131.36	52.70 to 131.36	40,396	45,474
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	9	94.71	97.63	89.41	09.95	109.19	81.57	130.85	84.97 to 109.00	94,611	84,589
01-JAN-14 To 31-DEC-14	8	108.14	95.94	114.45	26.66	83.83	30.85	131.36	30.85 to 131.36	40,375	46,208
<u>ALL</u>	22	93.66	91.07	92.22	21.17	98.75	30.85	131.36	76.32 to 109.00	64,813	59,772

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	6	89.09	89.49	88.94	17.11	100.62	58.03	121.69	58.03 to 121.69	105,000	93,386
05	6	80.65	86.64	81.23	20.93	106.66	57.71	130.85	57.71 to 130.85	46,646	37,889
10	6	102.85	101.47	103.66	20.22	97.89	52.70	131.36	52.70 to 131.36	52,500	54,420
15	2	93.75	93.75	90.98	03.53	103.04	90.44	97.06	N/A	49,000	44,583
20	1	30.85	30.85	30.85	00.00	100.00	30.85	30.85	N/A	13,000	4,010
25	1	119.59	119.59	119.59	00.00	100.00	119.59	119.59	N/A	90,000	107,628
<u>ALL</u>	22	93.66	91.07	92.22	21.17	98.75	30.85	131.36	76.32 to 109.00	64,813	59,772

**11 Burt**  
**COMMERCIAL**

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

Qualified

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MEDIAN : 94  
WGT. MEAN : 92  
MEAN : 91  
COD : 21.17  
PRD : 98.75

COV : 28.98  
STD : 26.39  
Avg. Abs. Dev : 19.83  
MAX Sales Ratio : 131.36  
MIN Sales Ratio : 30.85

95% Median C.I. : 76.32 to 109.00  
95% Wgt. Mean C.I. : 82.86 to 101.59  
95% Mean C.I. : 79.37 to 102.77

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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	22	93.66	91.07	92.22	21.17	98.75	30.85	131.36	76.32 to 109.00	64,813	59,772
04											
<u>ALL</u>	22	93.66	91.07	92.22	21.17	98.75	30.85	131.36	76.32 to 109.00	64,813	59,772

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	6	95.89	86.70	84.39	26.71	102.74	30.85	130.85	30.85 to 130.85	9,833	8,298
Less Than 30,000	10	88.94	82.91	80.20	25.59	103.38	30.85	130.85	52.70 to 109.00	13,938	11,179
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	22	93.66	91.07	92.22	21.17	98.75	30.85	131.36	76.32 to 109.00	64,813	59,772
Greater Than 14,999	16	91.53	92.71	92.56	19.01	100.16	52.70	131.36	76.32 to 119.59	85,430	79,074
Greater Than 29,999	12	93.81	97.87	93.52	18.54	104.65	58.03	131.36	81.57 to 121.69	107,208	100,266
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	6	95.89	86.70	84.39	26.71	102.74	30.85	130.85	30.85 to 130.85	9,833	8,298
15,000 TO 29,999	4	79.74	77.22	77.13	15.94	100.12	52.70	96.69	N/A	20,094	15,499
30,000 TO 59,999	3	95.01	93.16	90.11	24.00	103.38	58.03	126.44	N/A	38,333	34,542
60,000 TO 99,999	5	119.59	109.61	107.49	12.99	101.97	84.97	131.36	N/A	82,500	88,682
100,000 TO 149,999	1	75.25	75.25	75.25	00.00	100.00	75.25	75.25	N/A	134,000	100,840
150,000 TO 249,999	2	95.05	95.05	95.15	02.57	99.89	92.61	97.48	N/A	167,500	159,383
250,000 TO 499,999	1	81.57	81.57	81.57	00.00	100.00	81.57	81.57	N/A	290,000	236,550
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	22	93.66	91.07	92.22	21.17	98.75	30.85	131.36	76.32 to 109.00	64,813	59,772

**11 Burt**  
**COMMERCIAL**

**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 : 22  
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Avg. Adj. Sales Price : 64,813  
Avg. Assessed Value : 59,772

MEDIAN : 94  
WGT. MEAN : 92  
MEAN : 91  
COD : 21.17  
PRD : 98.75

COV : 28.98  
STD : 26.39  
Avg. Abs. Dev : 19.83  
MAX Sales Ratio : 131.36  
MIN Sales Ratio : 30.85

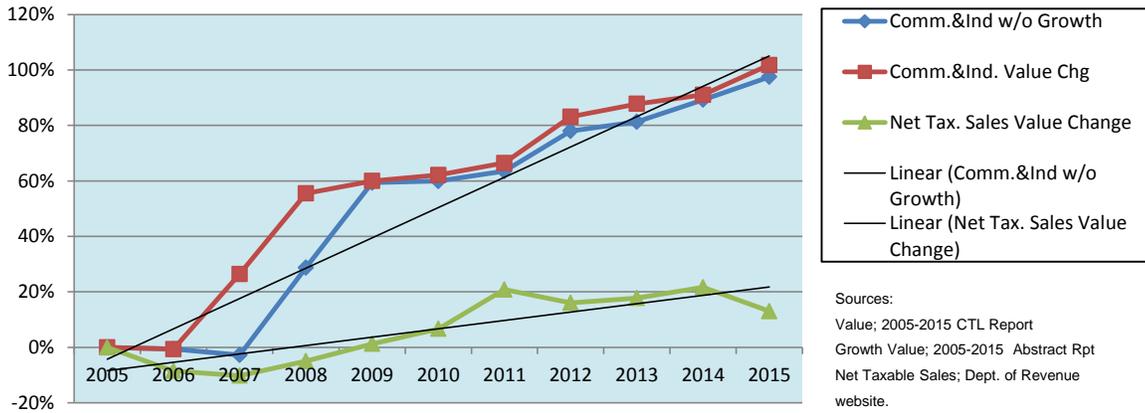
95% Median C.I. : 76.32 to 109.00  
95% Wgt. Mean C.I. : 82.86 to 101.59  
95% Mean C.I. : 79.37 to 102.77

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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	2	78.41	78.41	79.57	04.03	98.54	75.25	81.57	N/A	212,000	168,695
344	3	84.97	80.16	88.05	15.48	91.04	58.03	97.48	N/A	105,833	93,185
350	3	92.61	81.02	98.79	31.94	82.01	30.85	119.59	N/A	87,667	86,604
353	5	97.06	107.38	112.63	11.63	95.34	95.01	126.44	N/A	31,200	35,139
384	1	130.85	130.85	130.85	00.00	100.00	130.85	130.85	N/A	10,000	13,085
386	1	90.44	90.44	90.44	00.00	100.00	90.44	90.44	N/A	90,000	81,400
406	7	83.16	86.42	101.61	25.48	85.05	52.70	131.36	52.70 to 131.36	23,625	24,005
<u>    </u> ALL <u>    </u>	22	93.66	91.07	92.22	21.17	98.75	30.85	131.36	76.32 to 109.00	64,813	59,772

### 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	\$ 27,144,923	\$ 940,085	3.46%	\$ 26,204,838	-	\$ 37,903,082	-
2006	\$ 26,963,540	\$ -	0.00%	\$ 26,963,540	-0.67%	\$ 34,683,244	-8.49%
2007	\$ 34,314,850	\$ 7,921,850	23.09%	\$ 26,393,000	-2.12%	\$ 34,017,313	-1.92%
2008	\$ 42,220,920	\$ 7,280,590	17.24%	\$ 34,940,330	1.82%	\$ 35,994,976	5.81%
2009	\$ 43,432,085	\$ 167,110	0.38%	\$ 43,264,975	2.47%	\$ 38,372,952	6.61%
2010	\$ 44,017,440	\$ 605,386	1.38%	\$ 43,412,054	-0.05%	\$ 40,417,387	5.33%
2011	\$ 45,187,885	\$ 802,270	1.78%	\$ 44,385,615	0.84%	\$ 45,783,065	13.28%
2012	\$ 49,718,216	\$ 1,404,612	2.83%	\$ 48,313,604	6.92%	\$ 43,993,493	-3.91%
2013	\$ 50,976,261	\$ 1,752,059	3.44%	\$ 49,224,202	-0.99%	\$ 44,648,323	1.49%
2014	\$ 51,858,135	\$ 478,583	0.92%	\$ 51,379,552	0.79%	\$ 46,087,513	3.22%
2015	\$ 54,782,525	\$ 1,161,960	2.12%	\$ 53,620,565	3.40%	\$ 42,829,266	-7.07%
<b>Ann %chg</b>	<b>7.27%</b>			<b>Average</b>	<b>1.24%</b>	<b>2.20%</b>	<b>1.43%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.67%	-0.67%	-8.49%
2007	-2.77%	26.41%	-10.25%
2008	28.72%	55.54%	-5.03%
2009	59.39%	60.00%	1.24%
2010	59.93%	62.16%	6.63%
2011	63.51%	66.47%	20.79%
2012	77.98%	83.16%	16.07%
2013	81.34%	87.79%	17.80%
2014	89.28%	91.04%	21.59%
2015	97.53%	101.81%	13.00%

County Number: 11  
 County Name: Burt

**11 Burt**  
**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 : 91  
Total Sales Price : 66,023,937  
Total Adj. Sales Price : 66,023,937  
Total Assessed Value : 47,148,668  
Avg. Adj. Sales Price : 725,538  
Avg. Assessed Value : 518,117

MEDIAN : 72  
WGT. MEAN : 71  
MEAN : 73  
COD : 17.28  
PRD : 102.84

COV : 24.33  
STD : 17.87  
Avg. Abs. Dev : 12.39  
MAX Sales Ratio : 125.63  
MIN Sales Ratio : 00.00

95% Median C.I. : 68.93 to 74.55  
95% Wgt. Mean C.I. : 68.09 to 74.74  
95% Mean C.I. : 69.77 to 77.11

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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>Qtrrs</u>											
01-OCT-12 To 31-DEC-12	13	69.14	71.38	67.68	24.28	105.47	00.00	113.08	60.91 to 93.44	717,356	485,515
01-JAN-13 To 31-MAR-13	10	72.27	74.12	72.00	15.70	102.94	56.43	108.60	58.04 to 82.32	618,526	445,340
01-APR-13 To 30-JUN-13	3	71.67	71.24	71.27	01.03	99.96	69.92	72.14	N/A	652,800	465,255
01-JUL-13 To 30-SEP-13	2	58.46	58.46	57.86	15.75	101.04	49.25	67.67	N/A	295,298	170,861
01-OCT-13 To 31-DEC-13	10	74.39	76.10	78.90	09.14	96.45	64.74	98.51	67.83 to 91.37	838,182	661,347
01-JAN-14 To 31-MAR-14	10	72.85	71.73	64.85	17.86	110.61	45.64	108.10	53.58 to 84.64	914,236	592,858
01-APR-14 To 30-JUN-14	3	62.58	63.85	62.26	03.42	102.55	61.27	67.69	N/A	937,933	583,974
01-JUL-14 To 30-SEP-14	3	70.53	75.34	72.65	07.88	103.70	69.41	86.08	N/A	965,412	701,392
01-OCT-14 To 31-DEC-14	12	76.31	74.21	72.31	19.58	102.63	52.77	112.85	57.40 to 86.09	697,684	504,468
01-JAN-15 To 31-MAR-15	12	67.41	68.50	70.76	10.65	96.81	56.45	84.34	61.66 to 74.46	685,250	484,862
01-APR-15 To 30-JUN-15	8	77.81	80.85	75.44	26.91	107.17	40.45	125.63	40.45 to 125.63	684,392	516,318
01-JUL-15 To 30-SEP-15	5	82.15	85.62	84.43	09.86	101.41	71.71	109.34	N/A	531,899	449,086
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	28	69.53	71.42	69.23	18.47	103.16	00.00	113.08	65.94 to 77.21	644,996	446,521
01-OCT-13 To 30-SEP-14	26	71.28	72.92	70.58	13.23	103.32	45.64	108.10	67.69 to 75.02	893,624	630,698
01-OCT-14 To 30-SEP-15	37	74.38	75.33	73.79	18.37	102.09	40.45	125.63	65.86 to 81.02	668,374	493,188
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	25	71.67	73.31	74.81	12.01	97.99	49.25	108.60	67.83 to 75.02	684,643	512,174
01-JAN-14 To 31-DEC-14	28	71.28	72.33	68.20	17.72	106.06	45.64	112.85	61.27 to 79.92	829,450	565,654
<u>ALL</u>	91	71.71	73.44	71.41	17.28	102.84	00.00	125.63	68.93 to 74.55	725,538	518,117

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	48	71.69	75.10	72.62	17.03	103.42	40.45	125.63	68.95 to 77.40	735,482	534,133
2	43	72.14	71.58	70.02	17.44	102.23	00.00	117.78	64.78 to 77.21	714,437	500,239
<u>ALL</u>	91	71.71	73.44	71.41	17.28	102.84	00.00	125.63	68.93 to 74.55	725,538	518,117

**11 Burt**  
**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 : 91  
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COV : 24.33  
STD : 17.87  
Avg. Abs. Dev : 12.39  
MAX Sales Ratio : 125.63  
MIN Sales Ratio : 00.00

95% Median C.I. : 68.93 to 74.55  
95% Wgt. Mean C.I. : 68.09 to 74.74  
95% Mean C.I. : 69.77 to 77.11

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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	6	75.20	75.64	73.11	18.82	103.46	55.17	109.34	55.17 to 109.34	702,633	513,673
1	6	75.20	75.64	73.11	18.82	103.46	55.17	109.34	55.17 to 109.34	702,633	513,673
<b>Dry</b>											
County	58	72.91	74.41	71.23	15.25	104.46	00.00	125.63	69.41 to 75.02	700,993	499,291
1	19	71.71	77.47	73.95	12.93	104.76	56.43	125.63	69.41 to 81.02	586,224	433,484
2	39	74.38	72.92	70.20	16.07	103.87	00.00	117.78	65.94 to 77.80	756,906	531,350
<b>Grass</b>											
County	4	49.21	49.23	48.38	12.56	101.76	40.45	58.04	N/A	279,072	135,022
1	2	46.61	46.61	45.50	13.22	102.44	40.45	52.77	N/A	390,288	177,585
2	2	51.84	51.84	55.08	11.96	94.12	45.64	58.04	N/A	167,857	92,460
<b>ALL</b>	<b>91</b>	<b>71.71</b>	<b>73.44</b>	<b>71.41</b>	<b>17.28</b>	<b>102.84</b>	<b>00.00</b>	<b>125.63</b>	<b>68.93 to 74.55</b>	<b>725,538</b>	<b>518,117</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	6	75.20	75.64	73.11	18.82	103.46	55.17	109.34	55.17 to 109.34	702,633	513,673
1	6	75.20	75.64	73.11	18.82	103.46	55.17	109.34	55.17 to 109.34	702,633	513,673
<b>Dry</b>											
County	68	73.95	75.19	71.62	15.48	104.98	00.00	125.63	69.47 to 76.52	733,442	525,271
1	28	72.85	78.15	73.46	14.93	106.38	53.58	125.63	69.47 to 78.17	707,270	519,572
2	40	74.42	73.12	70.40	15.88	103.86	00.00	117.78	67.05 to 77.80	751,762	529,260
<b>Grass</b>											
County	4	49.21	49.23	48.38	12.56	101.76	40.45	58.04	N/A	279,072	135,022
1	2	46.61	46.61	45.50	13.22	102.44	40.45	52.77	N/A	390,288	177,585
2	2	51.84	51.84	55.08	11.96	94.12	45.64	58.04	N/A	167,857	92,460
<b>ALL</b>	<b>91</b>	<b>71.71</b>	<b>73.44</b>	<b>71.41</b>	<b>17.28</b>	<b>102.84</b>	<b>00.00</b>	<b>125.63</b>	<b>68.93 to 74.55</b>	<b>725,538</b>	<b>518,117</b>

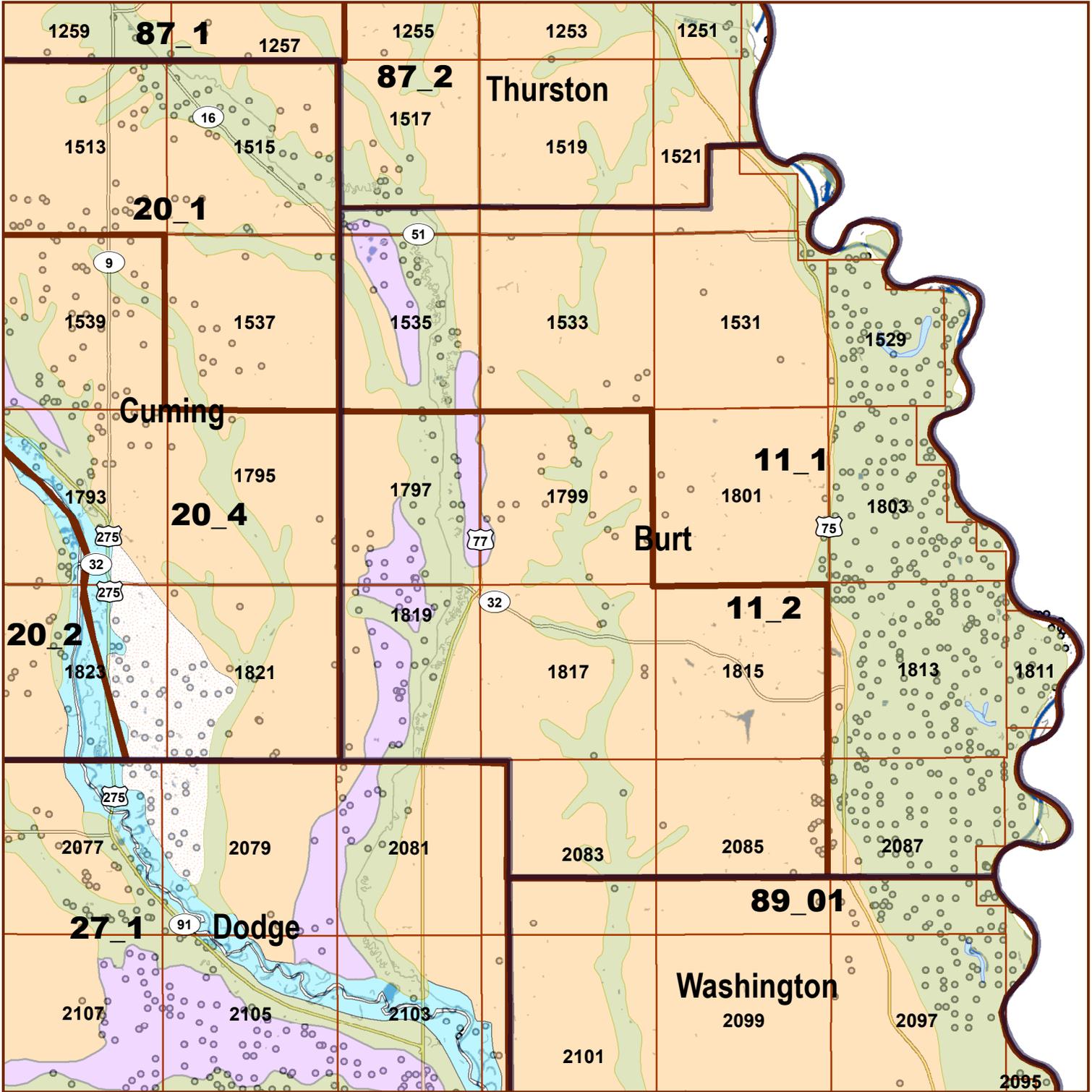
## Burt County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	6,646	6,685	5,899	5,895	4,690	5,030	4,450	3,106	5,412
Thurston	2	6,025	6,000	5,900	5,900	5,800	5,650	4,980	4,290	5,760
Cuming	1	6,932	6,933	6,495	6,507	6,004	6,015	5,061	4,986	6,486
Washington	1	6,720	6,690	6,095	5,905	5,655	5,565	4,470	3,470	5,774
Burt	2	7,460	7,425	n/a	6,555	6,013	6,175	4,960	3,850	6,882
Cuming	4	6,903	6,920	6,520	6,459	6,003	5,999	5,049	5,068	6,424
Dodge	1	6,737	6,521	6,302	6,100	5,695	5,670	5,455	5,240	6,175
Washington	1	6,720	6,690	6,095	5,905	5,655	5,565	4,470	3,470	5,774

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	6,764	6,515	5,545	5,790	4,830	4,875	4,425	3,004	5,304
Thurston	2	5,130	5,130	4,510	4,510	4,360	4,360	4,180	3,960	4,442
Cuming	1	6,606	6,609	6,215	6,178	5,679	5,680	4,720	4,656	6,037
Washington	1	6,690	6,654	6,065	5,845	5,625	5,530	4,435	3,409	5,758
Burt	2	7,425	7,385	6,730	6,490	6,164	6,140	4,925	3,780	6,577
Cuming	4	6,609	6,609	6,215	6,198	5,678	5,512	4,440	4,730	6,078
Dodge	1	6,634	6,411	6,205	5,454	5,593	5,559	5,344	5,132	5,989
Washington	1	6,690	6,654	6,065	5,845	5,625	5,530	4,435	3,409	5,758

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2,470	2,380	1,859	1,965	1,873	1,830	1,765	1,581	1,864
Thurston	2	1,539	1,648	1,470	1,470	1,260	1,260	1,260	1,260	1,349
Cuming	1	2,842	2,820	2,559	2,447	2,176	2,170	2,026	2,016	2,445
Washington	1	2,544	2,575	1,965	2,283	2,385	1,996	2,032	1,775	2,164
Burt	2	2,740	2,525	2,155	2,080	2,015	1,975	1,910	1,770	2,109
Cuming	4	2,836	2,837	2,562	2,438	2,179	2,376	1,962	2,050	2,390
Dodge	1	2,460	2,460	2,355	2,355	2,245	2,245	2,144	2,140	2,273
Washington	1	2,544	2,575	1,965	2,283	2,385	1,996	2,032	1,775	2,164

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



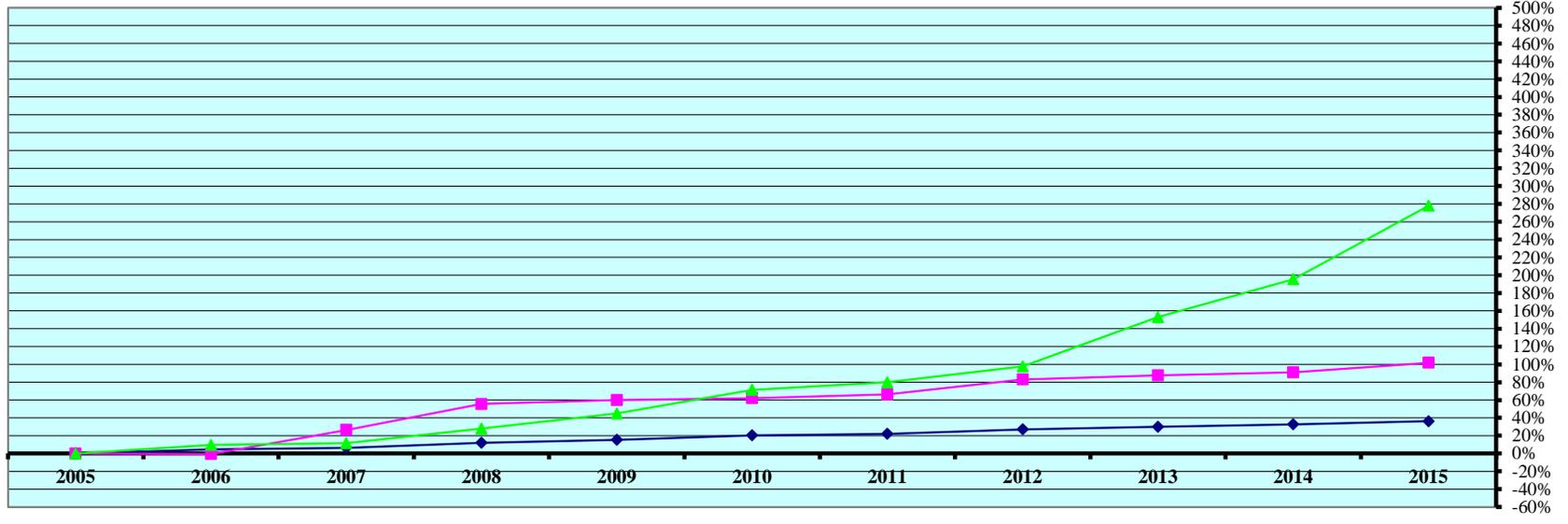
**Legend**

- 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

## Burt 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	141,933,069	--	--	--	27,144,923	--	--	--	376,372,600	--	--	--
2006	148,591,018	6,657,949	4.69%	4.69%	26,963,540	-181,383	-0.67%	-0.67%	412,180,630	35,808,030	9.51%	9.51%
2007	150,958,662	2,367,644	1.59%	6.36%	34,314,850	7,351,310	27.26%	26.41%	419,546,355	7,365,725	1.79%	11.47%
2008	159,012,611	8,053,949	5.34%	12.03%	42,220,920	7,906,070	23.04%	55.54%	482,083,100	62,536,745	14.91%	28.09%
2009	163,592,276	4,579,665	2.88%	15.26%	43,432,085	1,211,165	2.87%	60.00%	545,208,340	63,125,240	13.09%	44.86%
2010	170,701,707	7,109,431	4.35%	20.27%	44,017,440	585,355	1.35%	62.16%	645,063,415	99,855,075	18.32%	71.39%
2011	173,130,430	2,428,723	1.42%	21.98%	45,187,885	1,170,445	2.66%	66.47%	677,057,365	31,993,950	4.96%	79.89%
2012	180,294,741	7,164,311	4.14%	27.03%	49,718,216	4,530,331	10.03%	83.16%	744,199,535	67,142,170	9.92%	97.73%
2013	184,301,626	4,006,885	2.22%	29.85%	50,976,261	1,258,045	2.53%	87.79%	952,534,295	208,334,760	27.99%	153.08%
2014	188,208,966	3,907,340	2.12%	32.60%	51,858,135	881,874	1.73%	91.04%	1,112,660,670	160,126,375	16.81%	195.63%
2015	193,307,745	5,098,779	2.71%	36.20%	54,782,525	2,924,390	5.64%	101.81%	1,422,094,890	309,434,220	27.81%	277.84%

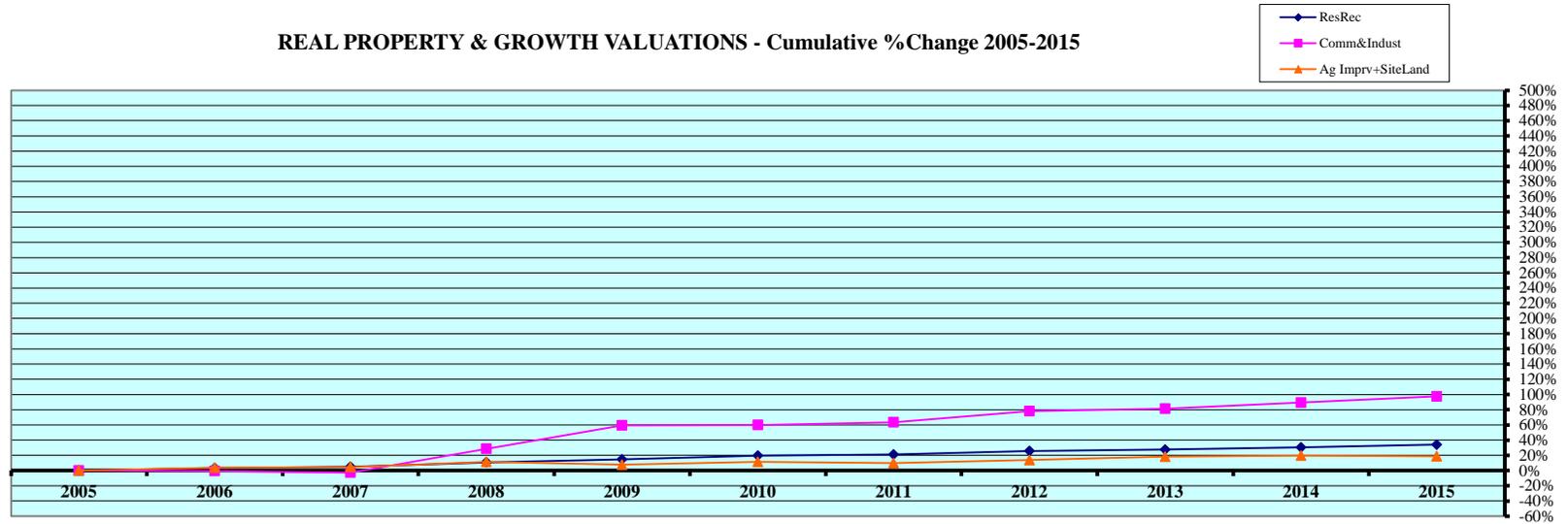
Rate Annual %chg: Residential & Recreational 3.14% Commercial & Industrial 7.27% Agricultural Land 14.22%

Cnty# 11  
 County BURT

CHART 1 EXHIBIT 11B 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	141,933,069	2,139,510	1.51%	139,793,559	--	--	27,144,923	940,085	3.46%	26,204,838	--	--	
2006	148,591,018	1,926,957	1.30%	146,664,061	3.33%	3.33%	26,963,540	0	0.00%	26,963,540	-0.67%	-0.67%	
2007	150,958,662	1,767,751	1.17%	149,190,911	0.40%	5.11%	34,314,850	7,921,850	23.09%	26,393,000	-2.12%	-2.77%	
2008	159,012,611	1,828,330	1.15%	157,184,281	4.12%	10.75%	42,220,920	7,280,590	17.24%	34,940,330	1.82%	28.72%	
2009	163,592,276	993,347	0.61%	162,598,929	2.26%	14.56%	43,432,085	167,110	0.38%	43,264,975	2.47%	59.39%	
2010	170,701,707	876,838	0.51%	169,824,869	3.81%	19.65%	44,017,440	605,386	1.38%	43,412,054	-0.05%	59.93%	
2011	173,130,430	1,261,254	0.73%	171,869,176	0.68%	21.09%	45,187,885	802,270	1.78%	44,385,615	0.84%	63.51%	
2012	180,294,741	1,996,779	1.11%	178,297,962	2.98%	25.62%	49,718,216	1,404,612	2.83%	48,313,604	6.92%	77.98%	
2013	184,301,626	3,248,098	1.76%	181,053,528	0.42%	27.56%	50,976,261	1,752,059	3.44%	49,224,202	-0.99%	81.34%	
2014	188,208,966	2,923,747	1.55%	185,285,219	0.53%	30.54%	51,858,135	478,583	0.92%	51,379,552	0.79%	89.28%	
2015	193,307,745	3,025,530	1.57%	190,282,215	1.10%	34.06%	54,782,525	1,161,960	2.12%	53,620,565	3.40%	97.53%	
Rate Ann%chg	3.14%			Resid & Rec. w/o growth			7.27%			C & I w/o growth			1.24%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2005	50,741,730	23,475,912	74,217,642	579,560	0.78%	73,638,082	--	--
2006	51,090,425	27,071,839	78,162,264	1,197,198	1.53%	76,965,066	3.70%	3.70%
2007	51,087,540	27,022,175	78,109,715	457,660	0.59%	77,652,055	-0.65%	4.63%
2008	53,474,665	29,448,340	82,923,005	177,430	0.21%	82,745,575	5.94%	11.49%
2009	51,557,395	29,087,119	80,644,514	700,580	0.87%	79,943,934	-3.59%	7.72%
2010	50,025,910	32,846,564	82,872,474	151,300	0.18%	82,721,174	2.58%	11.46%
2011	50,110,770	32,940,210	83,050,980	1,637,465	1.97%	81,413,515	-1.76%	9.70%
2012	49,502,160	37,150,020	86,652,180	2,235,070	2.58%	84,417,110	1.64%	13.74%
2013	49,832,335	40,296,075	90,128,410	2,392,995	2.66%	87,735,415	1.25%	18.21%
2014	48,657,715	41,243,728	89,901,443	1,229,474	1.37%	88,671,969	-1.62%	19.48%
2015	48,688,555	41,708,141	90,396,696	2,331,326	2.58%	88,065,370	-2.04%	18.66%
Rate Ann%chg	-0.41%	5.92%	1.99%	Ag Imprv+Site w/o growth			0.54%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes 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.

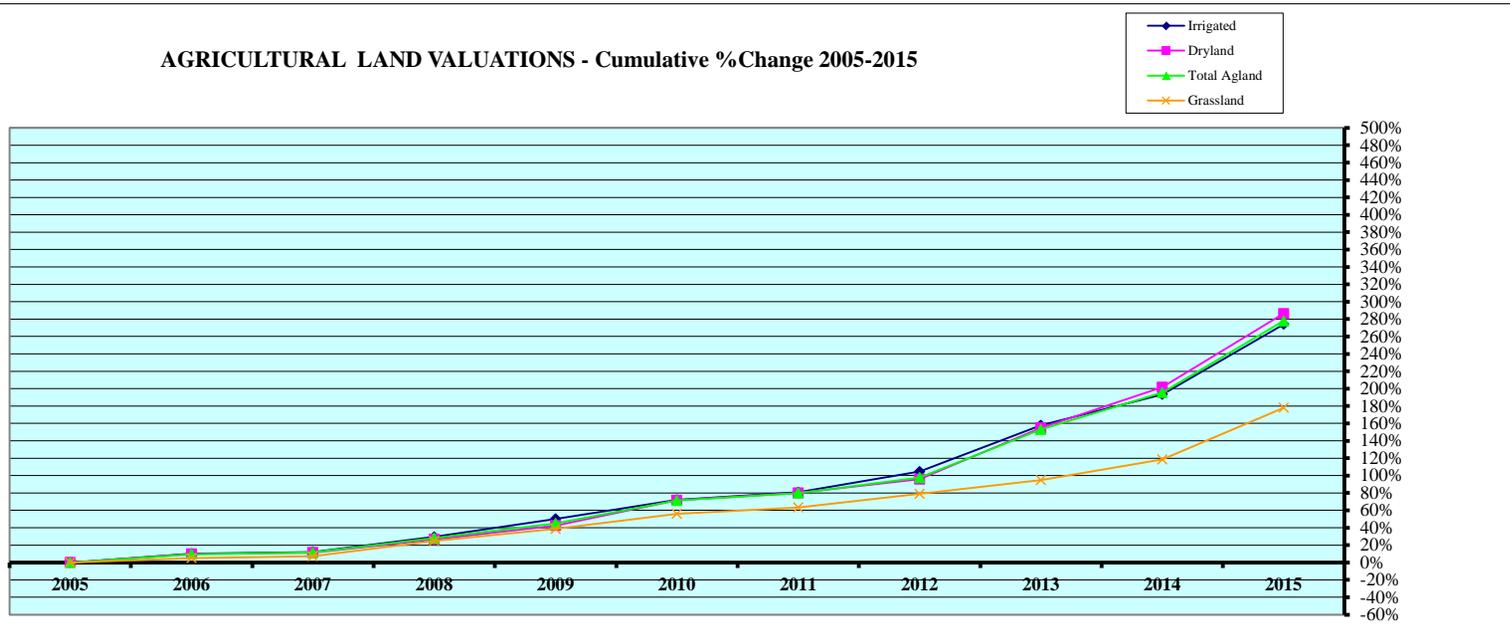
Sources:  
Value; 2005 - 2015 CTL  
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 11  
County BURT

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	79,476,750	--	--	--	269,233,845	--	--	--	23,713,775	--	--	--
2006	87,486,690	8,009,940	10.08%	10.08%	295,465,480	26,231,635	9.74%	9.74%	24,898,930	1,185,155	5.00%	5.00%
2007	89,097,820	1,611,130	1.84%	12.11%	299,930,345	4,464,865	1.51%	11.40%	25,430,745	531,815	2.14%	7.24%
2008	102,848,905	13,751,085	15.43%	29.41%	340,975,475	41,045,130	13.68%	26.65%	29,605,200	4,174,455	16.41%	24.84%
2009	119,323,355	16,474,450	16.02%	50.14%	383,792,450	42,816,975	12.56%	42.55%	32,864,035	3,258,835	11.01%	38.59%
2010	136,804,405	17,481,050	14.65%	72.13%	461,834,970	78,042,520	20.33%	71.54%	37,014,725	4,150,690	12.63%	56.09%
2011	143,745,215	6,940,810	5.07%	80.86%	484,593,485	22,758,515	4.93%	79.99%	38,736,920	1,722,195	4.65%	63.35%
2012	162,638,110	18,892,895	13.14%	104.64%	527,364,590	42,771,105	8.83%	95.88%	42,438,585	3,701,665	9.56%	78.96%
2013	204,846,145	42,208,035	25.95%	157.74%	686,303,500	158,938,910	30.14%	154.91%	46,192,920	3,754,335	8.85%	94.79%
2014	233,108,795	28,262,650	13.80%	193.30%	812,122,900	125,819,400	18.33%	201.64%	51,808,090	5,615,170	12.16%	118.47%
2015	297,301,985	64,193,190	27.54%	274.07%	1,039,941,480	227,818,580	28.05%	286.26%	65,926,305	14,118,215	27.25%	178.01%

Rate Ann.%chg: Irrigated  Dryland  Grassland

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	174,465	--	--	--	3,773,765	--	--	--	376,372,600	--	--	--
2006	180,140	5,675	3.25%	3.25%	4,149,390	375,625	9.95%	9.95%	412,180,630	35,808,030	9.51%	9.51%
2007	177,535	-2,605	-1.45%	1.76%	4,909,910	760,520	18.33%	30.11%	419,546,355	7,365,725	1.79%	11.47%
2008	238,050	60,515	34.09%	36.45%	8,415,470	3,505,560	71.40%	123.00%	482,083,100	62,536,745	14.91%	28.09%
2009	238,940	890	0.37%	36.96%	8,989,560	574,090	6.82%	138.21%	545,208,340	63,125,240	13.09%	44.86%
2010	265,955	27,015	11.31%	52.44%	9,143,360	153,800	1.71%	142.29%	645,063,415	99,855,075	18.32%	71.39%
2011	285,950	19,995	7.52%	63.90%	9,695,795	552,435	6.04%	156.93%	677,057,365	31,993,950	4.86%	79.89%
2012	309,510	23,560	8.24%	77.41%	11,448,740	1,752,945	18.08%	203.38%	744,199,535	67,142,170	9.92%	97.73%
2013	610,055	300,545	97.10%	249.67%	14,581,675	3,132,935	27.36%	286.40%	952,534,295	208,334,760	27.99%	153.08%
2014	593,450	-16,605	-2.72%	240.15%	15,027,435	445,760	3.06%	298.21%	1,112,660,670	160,126,375	16.81%	195.63%
2015	711,290	117,840	19.86%	307.70%	18,213,830	3,186,395	21.20%	382.64%	1,422,094,890	309,434,220	27.81%	277.84%

Cnty#   
County

Rate Ann.%chg: Total Agric Land

**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	79,420,580	56,738	1,400			269,423,340	188,886	1,426			23,725,455	34,626	685		
2006	87,364,205	56,968	1,534	9.56%	9.56%	295,759,210	188,300	1,571	10.12%	10.12%	24,859,580	34,857	713	4.08%	4.08%
2007	89,652,705	57,244	1,566	2.13%	11.89%	301,373,845	187,704	1,606	2.22%	12.56%	25,238,150	34,845	724	1.56%	5.71%
2008	103,111,060	56,673	1,819	16.17%	29.98%	341,390,195	185,619	1,839	14.55%	28.94%	29,642,015	34,967	848	17.04%	23.72%
2009	119,324,990	56,496	2,112	16.09%	50.89%	383,885,550	185,405	2,071	12.58%	45.16%	32,818,475	34,847	942	11.10%	37.45%
2010	136,631,230	56,743	2,408	14.00%	72.02%	462,370,640	185,149	2,497	20.61%	75.08%	37,035,950	34,730	1,066	13.23%	55.64%
2011	144,283,020	56,705	2,544	5.67%	81.78%	484,182,735	184,863	2,619	4.88%	83.62%	38,960,420	34,745	1,121	5.15%	63.65%
2012	165,217,495	56,044	2,948	15.86%	110.60%	529,550,960	184,573	2,869	9.54%	101.14%	42,865,310	34,183	1,254	11.83%	83.01%
2013	205,853,635	55,734	3,693	25.29%	163.86%	686,704,615	188,565	3,642	26.93%	155.31%	45,586,130	29,634	1,538	22.67%	124.51%
2014	232,255,085	55,365	4,195	13.58%	199.69%	812,869,900	188,893	4,303	18.17%	201.70%	51,909,765	29,588	1,754	14.05%	156.05%
2015	296,865,880	54,708	5,426	29.35%	287.66%	1,042,398,800	190,380	5,475	27.24%	283.86%	65,909,610	29,458	2,237	27.53%	226.54%

Rate Annual %chg Average Value/Acre: 14.51%

14.40%

12.56%

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	174,465	3,309	53			3,774,205	9,176	411			376,518,045	292,735	1,286		
2006	182,250	3,309	55	4.47%	4.47%	4,126,090	9,189	449	9.16%	9.16%	412,291,335	292,623	1,409	9.54%	9.54%
2007	179,145	3,252	55	0.00%	4.47%	4,380,405	9,722	451	0.35%	9.54%	420,824,250	292,767	1,437	2.02%	11.75%
2008	240,735	3,206	75	36.34%	42.44%	8,145,210	12,141	671	48.90%	63.11%	482,529,215	292,606	1,649	14.73%	28.21%
2009	238,050	3,170	75	0.00%	42.44%	8,994,810	12,804	702	4.71%	70.79%	545,261,875	292,722	1,863	12.96%	44.82%
2010	269,970	3,173	85	13.28%	61.36%	9,003,525	12,828	702	-0.09%	70.64%	645,311,315	292,623	2,205	18.39%	71.45%
2011	281,385	3,126	90	5.80%	70.72%	9,581,420	13,165	728	3.69%	76.94%	677,288,980	292,604	2,315	4.96%	79.96%
2012	404,010	4,147	97	8.22%	84.76%	11,528,040	13,664	844	15.93%	105.11%	749,565,815	292,612	2,562	10.67%	99.16%
2013	614,880	4,959	124	27.28%	135.17%	13,691,730	13,620	1,005	19.16%	144.41%	952,450,990	292,512	3,256	27.11%	153.16%
2014	600,220	4,842	124	-0.02%	135.12%	14,872,830	14,922	997	-0.85%	142.33%	1,112,507,800	293,610	3,789	16.37%	194.59%
2015	683,865	4,239	161	30.13%	205.95%	18,113,980	14,996	1,208	21.19%	193.67%	1,423,972,135	293,781	4,847	27.92%	276.85%

11  
**BURT**

Rate Annual %chg Average Value/Acre: 14.19%

(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
6,858	BURT	68,939,435	9,674,466	12,762,613	189,421,355	34,593,555	20,188,970	3,886,390	1,422,094,890	48,688,555	41,708,141	0	1,851,958,370
cnty.sector.value % of total value:		3.72%	0.52%	0.69%	10.23%	1.87%	1.09%	0.21%	76.79%	2.63%	2.25%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
199	CRAIG	476,127	61,388	7,366	3,315,105	88,790	0	0	182,905	0	0	0	4,131,681
2.90%	%sector of county sector	0.69%	0.63%	0.06%	1.75%	0.26%			0.01%				0.22%
	%sector of municipality	11.52%	1.49%	0.18%	80.24%	2.15%			4.43%				100.00%
481	DECATUR	198,786	706,814	143,776	12,428,560	1,834,165	0	332,765	1,246,925	0	0	0	16,891,791
7.01%	%sector of county sector	0.29%	7.31%	1.13%	6.56%	5.30%		8.56%	0.09%				0.91%
	%sector of municipality	1.18%	4.18%	0.85%	73.58%	10.86%		1.97%	7.38%				100.00%
851	LYONS	1,284,343	298,679	610,910	20,368,355	4,211,125	1,507,325	0	252,695	2,000	0	0	28,535,432
12.41%	%sector of county sector	1.86%	3.09%	4.79%	10.75%	12.17%	7.47%		0.02%	0.00%			1.54%
	%sector of municipality	4.50%	1.05%	2.14%	71.38%	14.76%	5.28%		0.89%	0.01%			100.00%
1,244	OAKLAND	3,700,136	550,321	670,162	36,198,130	8,057,170	174,935	0	271,555	0	0	0	49,622,409
18.14%	%sector of county sector	5.37%	5.69%	5.25%	19.11%	23.29%	0.87%		0.02%				2.88%
	%sector of municipality	7.46%	1.11%	1.35%	72.95%	16.24%	0.35%		0.55%				100.00%
1,823	TEKAMAH	2,852,391	922,892	190,771	57,454,000	11,205,005	257,760	0	628,270	0	0	0	73,511,089
26.58%	%sector of county sector	4.14%	9.54%	1.49%	30.33%	32.39%	1.28%		0.04%				3.97%
	%sector of municipality	3.88%	1.26%	0.26%	78.16%	15.24%	0.35%		0.85%				100.00%
4,598	Total Municipalities	8,511,783	2,540,094	1,622,985	129,764,150	25,396,255	1,940,020	332,765	2,582,350	2,000	0	0	172,692,402
67.05%	%all municip.sect of cnty	12.35%	26.26%	12.72%	68.51%	73.41%	9.61%	8.56%	0.18%	0.00%			9.32%

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
11	BURT

CHART 5

EXHIBIT

11B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,901</b>	<b>Value : 1,891,274,410</b>	<b>Growth 8,161,926</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>	371	2,728,786	11	189,875	45	765,235	427	3,683,896	
<b>02. Res Improve Land</b>	2,064	11,529,631	64	1,772,490	449	13,937,516	2,577	27,239,637	
<b>03. Res Improvements</b>	2,100	118,461,892	64	6,273,816	515	42,481,937	2,679	167,217,645	
<b>04. Res Total</b>	2,471	132,720,309	75	8,236,181	560	57,184,688	3,106	198,141,178	819,422
<b>% of Res Total</b>	79.56	66.98	2.41	4.16	18.03	28.86	45.01	10.48	10.04
<b>05. Com UnImp Land</b>	44	217,555	5	49,885	5	209,660	54	477,100	
<b>06. Com Improve Land</b>	321	2,211,510	21	620,330	18	158,385	360	2,990,225	
<b>07. Com Improvements</b>	329	21,136,017	21	3,077,053	24	6,443,920	374	30,656,990	
<b>08. Com Total</b>	373	23,565,082	26	3,747,268	29	6,811,965	428	34,124,315	230,345
<b>% of Com Total</b>	87.15	69.06	6.07	10.98	6.78	19.96	6.20	1.80	2.82
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	4	87,685	0	0	2	497,505	6	585,190	
<b>11. Ind Improvements</b>	4	1,852,335	0	0	2	17,751,445	6	19,603,780	
<b>12. Ind Total</b>	4	1,940,020	0	0	2	18,248,950	6	20,188,970	0
<b>% of Ind Total</b>	66.67	9.61	0.00	0.00	33.33	90.39	0.09	1.07	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	4	50,500	4	50,500	
<b>14. Rec Improve Land</b>	0	0	0	0	6	92,500	6	92,500	
<b>15. Rec Improvements</b>	23	332,510	10	68,950	88	1,677,895	121	2,079,355	
<b>16. Rec Total</b>	23	332,510	10	68,950	92	1,820,895	125	2,222,355	0
<b>% of Rec Total</b>	18.40	14.96	8.00	3.10	73.60	81.94	1.81	0.12	0.00
<b>Res &amp; Rec Total</b>	2,494	133,052,819	85	8,305,131	652	59,005,583	3,231	200,363,533	819,422
<b>% of Res &amp; Rec Total</b>	77.19	66.41	2.63	4.15	20.18	29.45	46.82	10.59	10.04
<b>Com &amp; Ind Total</b>	377	25,505,102	26	3,747,268	31	25,060,915	434	54,313,285	230,345
<b>% of Com &amp; Ind Total</b>	86.87	46.96	5.99	6.90	7.14	46.14	6.29	2.87	2.82
<b>17. Taxable Total</b>	2,871	158,557,921	111	12,052,399	683	84,066,498	3,665	254,676,818	1,049,767
<b>% of Taxable Total</b>	78.34	62.26	3.03	4.73	18.64	33.01	53.11	13.47	12.86

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	1	13,415	571,825	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	1	13,415	571,825
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	13,415	571,825

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	0	0	1	1

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	826,032	156	54,398,337	2,127	981,119,156	2,292	1,036,343,525
28. Ag-Improved Land	1	3,320	56	27,209,231	860	494,899,299	917	522,111,850
29. Ag Improvements	2	7,225	56	5,503,245	886	72,631,747	944	78,142,217
30. Ag Total							3,236	1,636,597,592

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	36	39.88	558,320	
33. HomeSite Improvements	1	0.00	2,000	36	0.00	3,635,090	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	0.83	3,320	55	189.48	757,920	
37. FarmSite Improvements	1	0.00	5,225	54	0.00	1,868,155	
38. FarmSite Total							
39. Road & Ditches	0	1.00	0	0	228.43	0	
40. Other- Non Ag Use	0	0.00	0	0	230.03	167,922	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	4	5.00	70,000	4	5.00	70,000	
32. HomeSite Improv Land	476	499.00	6,986,000	512	538.88	7,544,320	
33. HomeSite Improvements	477	0.00	38,987,464	514	0.00	42,624,554	906,244
34. HomeSite Total				<b>518</b>	<b>543.88</b>	<b>50,238,874</b>	
35. FarmSite UnImp Land	54	67.74	270,960	54	67.74	270,960	
36. FarmSite Improv Land	840	3,330.73	13,322,920	896	3,521.04	14,084,160	
37. FarmSite Improvements	842	0.00	33,644,283	897	0.00	35,517,663	6,205,915
38. FarmSite Total				<b>951</b>	<b>3,588.78</b>	<b>49,872,783</b>	
39. Road & Ditches	0	5,876.50	0	0	6,105.93	0	
40. Other- Non Ag Use	0	5,614.82	4,098,821	0	5,844.85	4,266,743	
41. Total Section VI				<b>1,469</b>	<b>16,083.44</b>	<b>104,378,400</b>	<b>7,112,159</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,608.80	23.16%	70,507,423	28.45%	6,646.13
46. 1A	825.42	1.80%	5,517,955	2.23%	6,685.03
47. 2A1	4,779.24	10.44%	28,191,992	11.37%	5,898.84
48. 2A	5,138.55	11.22%	30,291,791	12.22%	5,895.01
49. 3A1	23,139.81	50.53%	108,523,545	43.78%	4,689.91
50. 3A	310.72	0.68%	1,562,922	0.63%	5,030.00
51. 4A1	132.40	0.29%	589,180	0.24%	4,450.00
52. 4A	862.37	1.88%	2,678,640	1.08%	3,106.14
53. Total	45,797.31	100.00%	247,863,448	100.00%	5,412.18
<b>Dry</b>					
54. 1D1	12,032.39	13.18%	81,388,986	16.81%	6,764.16
55. 1D	14,506.55	15.90%	94,510,484	19.52%	6,515.02
56. 2D1	3,200.50	3.51%	17,745,692	3.67%	5,544.66
57. 2D	8,039.43	8.81%	46,548,311	9.62%	5,790.00
58. 3D1	22,498.28	24.65%	108,669,319	22.45%	4,830.12
59. 3D	7,017.22	7.69%	34,209,083	7.07%	4,875.02
60. 4D1	20,422.91	22.38%	90,371,784	18.67%	4,425.02
61. 4D	3,547.17	3.89%	10,654,705	2.20%	3,003.72
62. Total	91,264.45	100.00%	484,098,364	100.00%	5,304.35
<b>Grass</b>					
63. 1G1	568.21	3.48%	1,561,257	4.12%	2,747.68
64. 1G	2,039.19	12.47%	5,745,579	15.16%	2,817.58
65. 2G1	314.52	1.92%	812,496	2.14%	2,583.29
66. 2G	1,183.09	7.24%	2,756,448	7.27%	2,329.87
67. 3G1	1,378.45	8.43%	3,256,797	8.60%	2,362.65
68. 3G	847.75	5.18%	2,053,688	5.42%	2,422.52
69. 4G1	6,476.11	39.61%	15,162,532	40.02%	2,341.30
70. 4G	3,543.82	21.67%	6,540,596	17.26%	1,845.63
71. Total	16,351.14	100.00%	37,889,393	100.00%	2,317.23
<b>Irrigated Total</b>					
	45,797.31	28.21%	247,863,448	31.72%	5,412.18
<b>Dry Total</b>					
	91,264.45	56.23%	484,098,364	61.95%	5,304.35
<b>Grass Total</b>					
	16,351.14	10.07%	37,889,393	4.85%	2,317.23
72. Waste	1,959.71	1.21%	321,741	0.04%	164.18
73. Other	6,944.76	4.28%	11,205,638	1.43%	1,613.54
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	162,317.37	100.00%	781,378,584	100.00%	4,813.89

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,436.92	30.61%	25,639,423	33.18%	7,460.00
46. 1A	2,228.77	19.85%	16,548,650	21.42%	7,425.01
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	2,866.49	25.53%	18,789,862	24.32%	6,555.01
49. 3A1	1,062.60	9.46%	6,389,843	8.27%	6,013.40
50. 3A	1,497.44	13.34%	9,246,719	11.97%	6,175.02
51. 4A1	116.77	1.04%	579,179	0.75%	4,960.00
52. 4A	18.00	0.16%	69,300	0.09%	3,850.00
<b>53. Total</b>	<b>11,226.99</b>	<b>100.00%</b>	<b>77,262,976</b>	<b>100.00%</b>	<b>6,881.90</b>
<b>Dry</b>					
54. 1D1	11,838.32	12.23%	87,899,675	13.81%	7,425.01
55. 1D	29,067.80	30.04%	214,666,317	33.73%	7,385.02
56. 2D1	181.20	0.19%	1,219,476	0.19%	6,730.00
57. 2D	12,217.66	12.63%	79,292,618	12.46%	6,490.00
58. 3D1	11,107.55	11.48%	68,467,976	10.76%	6,164.09
59. 3D	22,043.53	22.78%	135,347,281	21.26%	6,140.00
60. 4D1	9,270.89	9.58%	45,659,315	7.17%	4,925.02
61. 4D	1,046.54	1.08%	3,955,923	0.62%	3,780.00
<b>62. Total</b>	<b>96,773.49</b>	<b>100.00%</b>	<b>636,508,581</b>	<b>100.00%</b>	<b>6,577.30</b>
<b>Grass</b>					
63. 1G1	341.85	2.63%	1,031,754	3.13%	3,018.15
64. 1G	2,674.68	20.58%	7,883,106	23.89%	2,947.31
65. 2G1	56.83	0.44%	190,835	0.58%	3,358.00
66. 2G	1,846.25	14.20%	4,127,421	12.51%	2,235.57
67. 3G1	858.01	6.60%	2,260,396	6.85%	2,634.46
68. 3G	1,118.08	8.60%	2,706,447	8.20%	2,420.62
69. 4G1	4,763.95	36.65%	11,984,240	36.31%	2,515.61
70. 4G	1,338.98	10.30%	2,816,901	8.54%	2,103.77
<b>71. Total</b>	<b>12,998.63</b>	<b>100.00%</b>	<b>33,001,100</b>	<b>100.00%</b>	<b>2,538.81</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>11,226.99</b>	<b>9.01%</b>	<b>77,262,976</b>	<b>10.29%</b>	<b>6,881.90</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>96,773.49</b>	<b>77.69%</b>	<b>636,508,581</b>	<b>84.77%</b>	<b>6,577.30</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>12,998.63</b>	<b>10.44%</b>	<b>33,001,100</b>	<b>4.40%</b>	<b>2,538.81</b>
72. Waste	1,062.27	0.85%	159,354	0.02%	150.01
73. Other	2,505.51	2.01%	3,908,597	0.52%	1,560.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>124,566.89</b>	<b>100.00%</b>	<b>750,840,608</b>	<b>100.00%</b>	<b>6,027.61</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	2,131.46	12,544,845	54,892.84	312,581,579	57,024.30	325,126,424
<b>77. Dry Land</b>	138.60	816,896	10,160.43	62,060,229	177,738.91	1,057,729,820	188,037.94	1,120,606,945
<b>78. Grass</b>	0.00	0	1,840.03	4,809,457	27,509.74	66,081,036	29,349.77	70,890,493
<b>79. Waste</b>	2.17	358	333.67	53,447	2,686.14	427,290	3,021.98	481,095
<b>80. Other</b>	5.32	8,778	403.11	655,428	9,041.84	14,450,029	9,450.27	15,114,235
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>146.09</b>	<b>826,032</b>	<b>14,868.70</b>	<b>80,123,406</b>	<b>271,869.47</b>	<b>1,451,269,754</b>	<b>286,884.26</b>	<b>1,532,219,192</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	57,024.30	19.88%	325,126,424	21.22%	5,701.54
<b>Dry Land</b>	188,037.94	65.54%	1,120,606,945	73.14%	5,959.47
<b>Grass</b>	29,349.77	10.23%	70,890,493	4.63%	2,415.37
<b>Waste</b>	3,021.98	1.05%	481,095	0.03%	159.20
<b>Other</b>	9,450.27	3.29%	15,114,235	0.99%	1,599.34
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>286,884.26</b>	<b>100.00%</b>	<b>1,532,219,192</b>	<b>100.00%</b>	<b>5,340.90</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 Craig	33	201,680	109	271,535	110	3,048,065	143	3,521,280	16,395
83.2 Decatur	87	820,500	273	1,509,646	319	11,596,312	406	13,926,458	127,235
83.3 Lyons	65	365,250	415	1,370,420	415	19,022,720	480	20,758,390	6,545
83.4 Oakland	51	235,026	516	2,977,720	516	33,235,360	567	36,448,106	180,650
83.5 R-arizona	21	305,820	138	2,898,660	231	10,871,020	252	14,075,500	0
83.6 R-bell Creek	2	25,290	45	1,532,945	49	5,625,590	51	7,183,825	0
83.7 R-craig Rural	3	52,470	42	1,984,181	45	3,911,303	48	5,947,954	7,967
83.8 R-decatur Rural	5	66,310	30	897,840	41	2,570,485	46	3,534,635	162,535
83.9 R-everett	3	145,750	27	839,445	31	3,209,825	34	4,195,020	126,240
83.10 R-logan	0	0	58	1,810,015	63	5,001,390	63	6,811,405	0
83.11 R-oakland Rural	2	2,920	22	752,140	25	2,403,395	27	3,158,455	0
83.12 R-pershing	5	146,535	24	799,380	26	2,270,145	31	3,216,060	0
83.13 R-quinnebaugh	5	31,480	16	256,645	18	1,322,150	23	1,610,275	60,010
83.14 R-riverside	9	81,645	21	399,830	40	2,682,565	49	3,164,040	0
83.15 R-silver Creek	1	4,640	27	1,153,415	35	3,449,515	36	4,607,570	0
83.16 R-summit	4	142,750	70	2,479,505	74	7,309,965	78	9,932,220	6,525
83.17 Tekamah	135	1,106,330	750	5,398,815	762	51,767,195	897	58,272,340	125,320
84 Residential Total	431	3,734,396	2,583	27,332,137	2,800	169,297,000	3,231	200,363,533	819,422

Schedule XII : Commercial 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>	
85.1	Craig	7	17,820	13	17,180	13	53,790	20	88,790	0
85.2	Decatur	6	20,475	29	127,005	30	1,686,685	36	1,834,165	0
85.3	Lyons	11	33,160	73	286,370	75	4,689,229	86	5,008,759	7,022
85.4	Oakland	10	31,725	96	470,155	99	7,210,097	109	7,711,977	37,977
85.5	R-arizona	1	152,090	12	321,525	14	2,183,965	15	2,657,580	30,850
85.6	R-bell Creek	0	0	2	28,115	2	2,840,465	2	2,868,580	0
85.7	R-craig Rural	1	3,920	1	5,660	1	7,330	2	16,910	0
85.8	R-decatur Rural	1	2,610	4	20,330	5	2,936,107	6	2,959,047	0
85.9	R-everett	2	14,245	1	9,560	1	226,910	3	250,715	0
85.10	R-logan	2	46,155	5	33,100	5	115,866	7	195,121	0
85.11	R-oakland Rural	1	32,300	5	745,510	5	18,142,635	6	18,920,445	0
85.12	R-pershing	1	5,100	3	18,730	4	568,297	5	592,127	81,452
85.13	R-quinnebaugh	1	3,125	1	610	1	2,590	2	6,325	0
85.14	R-riverside	0	0	5	38,850	5	107,140	5	145,990	0
85.15	R-silver Creek	0	0	0	0	1	1,000	1	1,000	0
85.16	R-summit	0	0	2	54,230	3	140,113	3	194,343	42,128
85.17	Tekamah	10	114,375	114	1,398,485	116	9,348,551	126	10,861,411	30,916
86	Commercial Total	54	477,100	366	3,575,415	380	50,260,770	434	54,313,285	230,345

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	461.81	4.37%	1,140,491	5.79%	2,469.61
88. 1G	1,436.28	13.60%	3,418,347	17.36%	2,380.00
89. 2G1	190.22	1.80%	353,588	1.80%	1,858.84
90. 2G	916.64	8.68%	1,801,217	9.15%	1,965.02
91. 3G1	900.19	8.52%	1,685,704	8.56%	1,872.61
92. 3G	470.08	4.45%	860,250	4.37%	1,830.01
93. 4G1	3,525.81	33.38%	6,223,125	31.61%	1,765.02
94. 4G	2,660.79	25.19%	4,207,394	21.37%	1,581.26
95. Total	10,561.82	100.00%	19,690,116	100.00%	1,864.27
<b>CRP</b>					
96. 1C1	106.40	1.84%	420,766	2.31%	3,954.57
97. 1C	602.91	10.41%	2,327,232	12.79%	3,860.00
98. 2C1	124.30	2.15%	458,908	2.52%	3,691.94
99. 2C	266.45	4.60%	955,231	5.25%	3,585.03
100. 3C1	478.26	8.26%	1,571,093	8.63%	3,285.02
101. 3C	377.67	6.52%	1,193,438	6.56%	3,160.00
102. 4C1	2,950.30	50.96%	8,939,407	49.12%	3,030.00
103. 4C	883.03	15.25%	2,333,202	12.82%	2,642.27
104. Total	5,789.32	100.00%	18,199,277	100.00%	3,143.59
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	10,561.82	64.59%	19,690,116	51.97%	1,864.27
CRP Total	5,789.32	35.41%	18,199,277	48.03%	3,143.59
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	16,351.14	100.00%	37,889,393	100.00%	2,317.23

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	244.33	3.31%	669,464	4.30%	2,740.00
88. 1G	1,662.08	22.49%	4,197,243	26.94%	2,525.30
89. 2G1	6.00	0.08%	12,930	0.08%	2,155.00
90. 2G	1,622.74	21.96%	3,375,301	21.66%	2,080.00
91. 3G1	393.82	5.33%	793,555	5.09%	2,015.02
92. 3G	641.31	8.68%	1,266,601	8.13%	1,975.02
93. 4G1	1,976.47	26.75%	3,775,065	24.23%	1,910.00
94. 4G	842.42	11.40%	1,491,086	9.57%	1,770.00
95. Total	7,389.17	100.00%	15,581,245	100.00%	2,108.66
<b>CRP</b>					
96. 1C1	97.52	1.74%	362,290	2.08%	3,715.03
97. 1C	1,012.60	18.05%	3,685,863	21.16%	3,640.00
98. 2C1	50.83	0.91%	177,905	1.02%	3,500.00
99. 2C	223.51	3.98%	752,120	4.32%	3,365.04
100. 3C1	464.19	8.28%	1,466,841	8.42%	3,160.00
101. 3C	476.77	8.50%	1,439,846	8.27%	3,020.00
102. 4C1	2,787.48	49.69%	8,209,175	47.13%	2,945.02
103. 4C	496.56	8.85%	1,325,815	7.61%	2,670.00
104. Total	5,609.46	100.00%	17,419,855	100.00%	3,105.44
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	7,389.17	56.85%	15,581,245	47.21%	2,108.66
CRP Total	5,609.46	43.15%	17,419,855	52.79%	3,105.44
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	12,998.63	100.00%	33,001,100	100.00%	2,538.81

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

### 11 Burt

	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	189,421,355	198,141,178	8,719,823	4.60%	819,422	4.17%
02. Recreational	3,886,390	2,222,355	-1,664,035	-42.82%	0	-42.82%
03. Ag-Homesite Land, Ag-Res Dwelling	48,688,555	50,238,874	1,550,319	3.18%	906,244	1.32%
<b>04. Total Residential (sum lines 1-3)</b>	<b>241,996,300</b>	<b>250,602,407</b>	<b>8,606,107</b>	<b>3.56%</b>	<b>1,725,666</b>	<b>2.84%</b>
05. Commercial	34,593,555	34,124,315	-469,240	-1.36%	230,345	-2.02%
06. Industrial	20,188,970	20,188,970	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	41,708,141	49,872,783	8,164,642	19.58%	6,205,915	4.70%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>96,490,666</b>	<b>104,186,068</b>	<b>7,695,402</b>	<b>7.98%</b>	<b>6,436,260</b>	<b>1.30%</b>
<b>10. Total Non-Agland Real Property</b>	<b>338,486,966</b>	<b>359,055,218</b>	<b>20,568,252</b>	<b>6.08%</b>	<b>8,161,926</b>	<b>3.67%</b>
11. Irrigated	297,301,985	325,126,424	27,824,439	9.36%		
12. Dryland	1,039,941,480	1,120,606,945	80,665,465	7.76%		
13. Grassland	65,926,305	70,890,493	4,964,188	7.53%		
14. Wasteland	711,290	481,095	-230,195	-32.36%		
15. Other Agland	18,213,830	15,114,235	-3,099,595	-17.02%		
<b>16. Total Agricultural Land</b>	<b>1,422,094,890</b>	<b>1,532,219,192</b>	<b>110,124,302</b>	<b>7.74%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>1,760,581,856</b>	<b>1,891,274,410</b>	<b>130,692,554</b>	<b>7.42%</b>	<b>8,161,926</b>	<b>6.96%</b>

## 2016 Assessment Survey for Burt County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	Part-time for commercial
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	2
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$136,923.00
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$136,923.00
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$0
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$129,202.00
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$17,500.00
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,500.00
<b>12.</b>	<b>Other miscellaneous funds:</b>
	0
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$9,000.00

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Decatur, Lyons, Oakland, Tekamah
4.	<b>When was zoning implemented?</b>
	2000

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	None
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	

**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 Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor and staff																
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah- County seat, full retail, grade school and high school (includes Herman)</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland- full retail, grade school and high school (includes Craig)</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons- retail, restaurants, grocery, high School (includes Decatur)</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur- retail, restaurants, grocery (no school - joined Lyons)</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig- limited retail, bar, no grocery, no school (with Oakland)</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural</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	Tekamah- County seat, full retail, grade school and high school (includes Herman)	5	Oakland- full retail, grade school and high school (includes Craig)	10	Lyons- retail, restaurants, grocery, high School (includes Decatur)	15	Decatur- retail, restaurants, grocery (no school - joined Lyons)	20	Craig- limited retail, bar, no grocery, no school (with Oakland)	25	Rural	AG	Agricultural Homes and Outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
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20	Craig- limited retail, bar, no grocery, no school (with Oakland)																
25	Rural																
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 approach and sales study to determine market and depreciation analysis.																
<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>																
	Costing tables, multipliers, etc. are from the vendor but depreciation is based on local market information and applied as an economic adjustment.																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																
	Yes, they have different economic depreciations.																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	Sales study from the market with adjustments for accessibility, etc.																
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																
	N/A																

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	2011	2003	2011	2010
	5	2011	2003	2011	2011
	10	2009	2003	2009	2009
	15	2013	2003	2013	2013
	20	2012	2003	2012	2012
	25	2009	2003	2009	Varied
	AG	2009	2003	2009	Varied

The valuation groupings reflect the appraisal cycle of the county as much as unique markets. The county reviews these in separate cycles and applies depreciation based on the local market. The rural residential is an ongoing review by townships. Riverside and Oakland townships were completed in 2014.

## 2016 Commercial Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor, Staff, and Jeff Quist														
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah-115 improved parcels. County seat and the commercial hub of Burt County.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland-95 improved commercial parcels. Main street business active.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons-71 commercial improved parcels. Main street business is declining, several vacant storefronts.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur-32 improved commercial parcels. Active commercial</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig-17 improved commercial parcels.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural-37 improved commercial parcels.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Tekamah-115 improved parcels. County seat and the commercial hub of Burt County.	5	Oakland-95 improved commercial parcels. Main street business active.	10	Lyons-71 commercial improved parcels. Main street business is declining, several vacant storefronts.	15	Decatur-32 improved commercial parcels. Active commercial	20	Craig-17 improved commercial parcels.	25	Rural-37 improved commercial parcels.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
1	Tekamah-115 improved parcels. County seat and the commercial hub of Burt County.														
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15	Decatur-32 improved commercial parcels. Active commercial														
20	Craig-17 improved commercial parcels.														
25	Rural-37 improved commercial parcels.														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>														
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.														
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>														
	The County relies on sales of similar property across the state and then adjust those to the local market. The County will search the state sales file and rely on their contract appraiser to make any necessary adjustments.														
<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>														
	Costing tables, multipliers, etc. are from vendor. The depreciation based on our own local market information (economic)														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														
	Yes, several have different economic depreciations.														
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>														
	Sales study of the market														

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	2014	2012	2012	2013
	5	2014	2009	2009	2009
	10	2014	2009	2009	2009
	15	2014	2009	2009	2014
	20	2014	2009	2009	2009
	25	2014	2009	2009	2009

The valuation groups are based on current assessor locations in the county. Each town has its own unique economic depreciation that is based on reviewing th sales and the knowledge we have about that town. Tekamah and Oakland are fairly similar but Tekamah has lost more businessess because it is so easy for people to travel t o Blair, Fremont, or Omaha. Decatur seems to benefit from travel across the bridge to Iowa.

## 2016 Agricultural Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and staff										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Mainly flat river bottom land (North and Eastern GEO codes)</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">2</td> <td>More hills and valleys (South and Western GEO codes)</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Mainly flat river bottom land (North and Eastern GEO codes)	2014	2	More hills and valleys (South and Western GEO codes)	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Mainly flat river bottom land (North and Eastern GEO codes)	2014									
2	More hills and valleys (South and Western GEO codes)	2014									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Market areas are determined through market analysis and are delineated by both topography and market activity. Boundaries currently follow township lines.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Parcels less than 20 acres are checked for current use. It is classified accordingly. Some parcels are mixed use with several acres of residential and additional acres being farmed or grazed. Currently do not have a recreational class.										
<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>										
	We originally checked with Cuming County's sales on Wetland Reserve to have a starting value. Since that time, we have moved them to 100% of market after the Tax Equalization and Review Commission made their ruling. We currently track the sales every year that occur on WRP to see if any adjustments are necessary. All Wetland Reserve Program acres are given their own separate classification (WRP).										
	<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>										
	Each sale is reviewed and questionnaires are mailed if any question as to the future use or other influences.										
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>										
	Currently we have not experienced any non-agricultural influences. Our commercial and residential are both rather static and do not create any influence on the agricultural. We are predominantly an agricultural county.										
	<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>										
	We have 13 applications and they are coded as such, but there is not a difference in value as there are no outside influences at this time.										

<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	There is not an influenced area at this time.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	We are not seeing anything but uninfluenced agland sales in Burt County. We study our sales of agland over three years to determine the value of the LCG's

# **Burt County's 3 Year Plan of Assessment June 15, 2015**

## **PLAN OF ASSESSMENT REQUIREMENTS**

This plan of assessment is required by law, as amended by Neb. Laws 2005, LB 263, Section 9. The former provisions relating to the assessors' 5-year plan of assessment in Neb. Rev. Stat 77-1311(8) were repealed. On or before June 15<sup>th</sup> each year the county assessor shall prepare a plan of assessment and present it to the county board of equalization on or before July 31<sup>st</sup>. The county assessor may amend the plan of assessment, if necessary, after the budget is approved by the county board. The plan shall be updated annually before its adoption. The updates shall examine the level, quality, and uniformity of assessment in the County and shall describe the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete these actions. A copy of the plan and any amendments shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31<sup>st</sup> each year.

## **REAL PROPERTY ASSESSMENT REQUIREMENTS**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade", Neb. Rev. Stat. 77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

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

Reference: Neb. Rev. Stat. 77-201 (R.S. Supp 2007)

## GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,878 parcels as reported on the 2015 County Abstract. Per the 2015 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2,977	43.28%	10.71%
Commercial	433	6.30%	1.92%
Industrial	6	.09%	1.14%
Recreational	155	2.25%	.22%
Agricultural	3,307	48.08%	86.01%

Agricultural land – 293,781.39 taxable acres

New Property: For assessment year 2015, an estimated 172 building permits and/or information statements were filed for new property construction/additions to the county.

The county handled 1,100 personal property schedules for 2015. The office also processed 363 homestead applications. Approximately 60 permissive exemptions are applied for each year through the County Assessor's Office.

The Burt County Assessor has the required assessor certification, several IAAO educational course certifications and numerous assessor workshops of assessment education. She has a continuing education requirement pursuant to Section 77-414 of 40 hours prior to December 31, 2002 and thereafter, 60 hours of continued education as required within the following 4-year period. She has completed the required IAAO Course 101 – Fundamentals of Real Property Appraisal and IAAO Course 300 – Fundamentals of Mass Appraisal.

The County Assessor's Office has a deputy and two full-time clerks to carry out the responsibilities and duties of the office with the assessor. The deputy has the necessary certification to hold the position and will fulfill the continuing education requirement of 60 hours required within the next 4-year period. The county does have a part-time appraiser and two part-time lister/reviewers for "pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations.

The current 2015-2016 budget for the office is being reviewed by the County Board. The general fund request is \$139,570.00 which includes the Assessor, Deputy, and one clerk's salaries. The appraisal budget request is \$129,201.64 which includes the payroll for one regular clerk and three part-time employees.

This also funds all cadastral map work, appraisal schooling, GIS system, and data service contracts and fees. The GIS yearly maintenance contract amount had now been added to the appraisal budget for 2015-2016. A new WebGIS is being developed for Burt County by GIS Workshop. The maintenance and support costs on this web hosting will cost \$3,800.00 annually. The aerial photos were flown in the late winter of 2013/2014 by GIS Workshop and will be automatically attached to the GIS maps by parcel number. Work will be done during the summer of 2014 through 2015 to identify any additional buildings that have been added to the county's valuation base. Physical review will be performed once it is determine where these changes have occurred.

### **PROCEDURES**

A procedures manual is in place with continual updating that describes the procedures and operations of the office. The manual adheres to the statutes, regulations and directives that apply to the Assessor's Office. A copy of this is entered into the record at the County Board of Equalization meetings each year as part of the process of hearing protests.

### **CADASTRAL MAPS**

The cadastral maps are updated on a daily basis as sales and other changes arise. The city maps were completed with all information having been proofed by the Assessor's Office staff over the last 3-4 years. The maps are currently in the process of being revised and updated by a local surveyor to improve the readability. We hope to be able to continue on with the rural maps if we are allowed to budget for them.

### **PROPERTY RECORD CARDS**

Regulation 10-004 requires the assessor to prepare and maintain a property record file for each parcel of real property including improvements on leased land in the county. New property record cards have been made for all residential, commercial, agricultural, exempt, and leased improvements. The new cards will contain all the required information including ownership, legal description, classification codes, and tax districts.

## REPORT GENERATION

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the County Real Estate Abstract due March 19<sup>th</sup>, 3 Year Plan of Assessment to be presented to the county board of equalization by July 31<sup>st</sup>, and due with the Department of Revenue, Property Assessment Division, by October 31<sup>st</sup>, Certification of Values to School Districts and Political Subdivisions due August 20<sup>th</sup>, School District Taxable Value Report due August 25<sup>th</sup>, Average Residential Value for Homestead Exemption by September 1<sup>st</sup>, generate Tax Roll to be given to the County Treasurer by November 22<sup>nd</sup>, and Certificate of Taxes Levied Report due December 1<sup>st</sup>. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25<sup>th</sup>. Clerical error may be corrected as needed.

The assessor must do an annual review of all government owned property and if not used for public purpose, send notices of intent to tax, and place on the tax roll. All centrally assessed property valuations must be reviewed after being certified by PAD for railroads and public service entities along with establishing assessment records and tax billing for the tax list. The assessor also manages school district and other entity boundary changes necessary for correct assessment and tax information. This process includes the input and review of all tax rates for the billing process. We prepare and certify the tax lists/books to the county treasurer for real, personal property, and centrally assessed. The assessor prepares all tax list correction documents for county board approval. The assessor must attend all County Board of Equalization meetings for valuation protests where information is assembled and provided. The assessor must prepare information and attend taxpayer appeal hearings before the Tax Equalization and Review Commission where we also defend the valuation. During TERC Statewide Equalization, we attend hearings if applicable to county, defend values and/or implement orders of the TERC.

There are many numerous other deadlines that the assessor must meet throughout the year. All administrative reports are prepared by the County Assessor by their due dates and will continue to be done in a timely fashion as part of Burt County's assessment plan.

## **HOMESTEAD EXEMPTIONS**

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications are furnished and accepted along with an income statement between the dates of February 1<sup>st</sup> and June 30<sup>th</sup> of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31<sup>st</sup> of each year except in the case of change of ownership or occupancy from January 1<sup>st</sup> through August 15<sup>th</sup>. Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1<sup>st</sup> of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

Per section 77-3506.02, the county assessor is required to certify to the Department of Revenue the average assessed value of single-family residential property in the county and to report the computed exempt amounts pursuant to section 77-3501.01 on or before September 1<sup>st</sup> each year.

## **PERSONAL PROPERTY**

The Burt County Assessor's office will require that all taxable personal property be lawfully assessed throughout the county according to the requirements of the statutes and regulations. All schedules are to be filed by May 1<sup>st</sup> to be considered timely. From May 1 to June 30, all schedules received by the office have a 10% penalty applied. After June 30, a 25% penalty is assessed. Postcards are mailed around February 1 to remind taxpayers that it is the beginning of personal property season. Advertisements are placed in the three county newspapers to remind taxpayers of the deadlines and to alert new personal property owners of the requirements for filing a timely schedule with the appropriate information. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with their clients' forms when requested, which they compute and return to our office. Legislation has eliminated the 13AG's and the taxpayer's federal income tax depreciation schedule will be our only source of information in the future. We have been requiring them and have close to 95% compliance. The assessor and staff process Personal Property schedules.

## REAL PROPERTY

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set between 92-100% of actual market value. The agricultural land will be assessed at 69-75% of actual market value. Valuation notices will be sent out on or before June 1<sup>st</sup> of each year to every owner of record in which the assessed valuation changed from the previous year.

Real property is updated annually through maintenance and "pickup work". We plan to finish by the end of February, to allow time for data entry and completion of value generation. We do sales analysis with assistance of our liaison to determine what assessment actions need to be implemented. This is an ongoing study with all data available on spread-sheets in our computers. Information is updated and areas for adjustment are determined along with the information provided from the current rosters.

The mass appraisal process for valuing properties in the county mainly is performed with the cost approach and market approach. We use the Marshall and Swift costing data supplied through MIPS/County Solutions. We do a depreciation study on an annual basis to determine any actions that may need to be taken. The income approach was applied on the contracted commercial reappraisal. Our part-time appraiser will use the income approach on commercial properties as each area is reviewed. The county plans to accomplish a portion of the required six year inspection process annually and previously was using a system of review that was similar.

Burt County has changed from Northeast Data to MIPS/County Solutions for real estate pricing programs. They will also do our administrative and report programs. The conversion process was very time consuming but has been completed and reviewed for correctness. The conversion to MIPS 2 with the new pricing program was started in July 2013 and is currently being reviewed for correctness. The original MIPS/County Solutions program may no longer be available after 12/31/13 and they will no longer support the system. Moving forward, Burt County has signed a contract with Vanguard Appraisals, Inc. to handle our CAMA real estate pricing program and all administrative and report programs. The conversion will again be time consuming and all records will need to be checked and verified.

Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements. We also let the administrator know about improvements that need to have an accompanying permit application where they have failed to file one.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property are noted as well as any other outstanding facts. A new digital photo was taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise.

REG-50-003 requires the county assessor to determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years. This plan is given in more detail below.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2015

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98.00	17.39	109.31
Commercial	100.00	17.28	102.95
Agricultural Land	70.00	25.66	108.08

\*COD means coefficient of dispersion and PRD means price related differential. The Property Assessment Division no longer includes this information or statistical measures as part of their Reports & Opinions.

ASSESSMENT ACTIONS PLANNED

RESIDENTIAL

2016 - Craig and Everett Townships will be reviewed for both residential and farm buildings to determine current condition and valuation. We continue to check for buildings added to parcels without benefit of building permits and report such to the zoning administrator. Decatur Village has been completed and will go on the record for 2016. We are following up on the storms/tornado damages that occurred in June 2014 and affected several townships and part of the Village of Craig. We will continue on with the review of the city residential in Lyons City. We will continue working on depreciation analysis and effective age studies. The COD and PRD will be examined on an annual basis to see if

the quality of assessment is appropriate, and what might be done to improve these numbers. Continue to analyze for uniformity and that levels are within the acceptable ranges. We have seen an increase in the market on small rural residential tracts and may have to increase the homesite land value and associated acres to keep up with the current market.

2017 – Summit and Logan Townships will be reviewed for both residential and farm buildings. We will check the current condition, and as always, watch for any new structures or removal of existing ones. We will also review the city of Tekamah probably continuing the work into 2018.

2018 - Silver Creek and Decatur Townships will be the next areas that we review with attention to both residential and farm buildings. Craig Village will be completely reviewed even though some updates were done for 2016 following the storms/tornado damage of June 2014.

## COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class. In 2010, all commercial data was moved to the windows version of CAMA 2000 along with the implementation of newer pricing. Jeff Quist has been assisting the office with an updated sales analysis and depreciation study. The Tekamah commercial was revalued using the new MIPS 2 CAMA system for 2014. The other four towns and rural commercial will follow. The COD and PRD will be examined to address the quality of the assessments and their uniformity. The office staff will be entering and reviewing all data in the commercial program.

2016 – The review of the commercial properties will continue with completion of Lyons and continue on with Oakland. We will continue to monitor the COD and PRD to see if we are improving our quality of assessments. Our smaller communities have such a wide variance in commercial sales; we may never be able to achieve really tight numbers. Our liaison, along with the Department of Revenue – Property Assessment Division, is working to compile more commercial data that may help the smaller counties have more information to determine our levels of value and be able to compare our sales with other counties. We will be working with the new Vanguard Appraisal pricing system.

2017 – We will finish the review of the commercial properties in Oakland if necessary. We will do the small village of Craig and possibly start on the rural commercial if time will allow it. We will also conduct another study on vacant lots if any sales are available.

2018 - We will continue the review of the rural commercial and start on Tekamah if time and deadlines will allow. We sometime do not have enough sales information to even establish a level of value on the commercial but continue to study the limited number that we have.

## AGRICULTURAL

Burt County will study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values will be set for land valuation groups to keep the level of assessment at an acceptable level by statute. The new level has been implemented as changed by the Legislature in 2006. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Market areas were adjusted in 2006 with Logan and Everett Townships being moved from Area 2 to Area 1 as their sales showed it was needed. We will continue to review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east. We have adjusted both dry and irrigated acres within these soil types. It is classified as 3A1 and 3D1 which falls in with some of the Monona and Moody that are bringing higher prices on the market. We have separated our Solomon and Luton and call them "gumbo" in our current computer pricing program. The problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales. We will also be looking at Forney and Albaton as they are a type of "gumbo" as well although not as heavy. The value on these soils is no longer comparable with the Monona and Moody when it comes to sales.

We are implementing wetland reserve pricing on the acres that have been converted and verified as such with the Farm Service Agency. We were originally told that there could be as many as 3,000 acres with the wetland reserve easement. With additional acres still being added, over 3,776 acres have already been converted. This land is actually no longer considered agland once it is implemented and goes on at 100% of market as determined by the Tax Equalization and Review Commission.

In 2010, we implemented the new numeric identifiers from the Natural Resource Conservation Service on our soil surveys. The new numeric system combined several mapping symbols for similar soils, reducing the total number of soils and creating more uniformity across the state. We will be reviewing all of our soil maps for any changes, especially along the county's boundaries where changes were made to blend soil types. The Natural Resource Conservation Service will not be publishing a book this time. We are implementing a new GIS

system to be able to obtain the 2008 soil maps and to assist in determining acres of each soil type on individual parcels. We started with the areas that had experienced changes in classification first as those changes had to be completed for the 2010 tax year. Completion of the total GIS project will probably extend into 2014. Lower Elkhorn Natural Resource District has offered some assistance in the completion of the land use phase as they will need it in determining the number of irrigated acres currently in Burt County. We will have our land maps and administrative information on a WebGIS in the latter part of 2014 that is being hosted and maintained by GIS Workshop. No decision has been made as to the availability to the public or what information will be online.

2016 – Besides continuing the study of all agricultural sales on the required 3-year sale period, we will continue to monitor flood damaged land. We had over 4,300 acres of agland that was adjusted in 2012 due to the damages incurred during the flood of 2011. Some was lowered to 4A, 4D, 4G, or even down to waste. We will need to keep in contact with the individual landowners or ag producers to see how the land is responding to their efforts to return it to its former productivity. We have requested their most current FSA Farm Summary Report (Form 578) to see how it compares with the previous years. They will have to let us know of continuing issues with problem areas so we can address them. We have many parcels covered with deep enough sand that they may never be farmed again. We will also monitor these parcels. We will track any sales that occur on these damaged parcels to see if we can better determine the current market value. We will also physically inspect and review the agland for changes as we do our annual one-sixth of the county this year.

2017 – Review data from the GIS program now that the land use is almost complete along with the current aerial maps from 2012-2013. We may still request new farm summary reports from agland owners if we have any questions that cannot be determined from our GIS system. All those individuals will be contacted about providing us with that information. We need to be watching for land to be removed from CRP with contracts coming up for renewal. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. We have even considered moving all of the county back into one map area if sales would indicate it was possible. We will be collecting and studying all sales data we can find on wetland reserve acres to establish its current value. We will continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

2018 – Review all information that we have been able to obtain on land in the CRP program. Implement a study on the available sales data to determine how CRP land compares to both dryland and grassland sales. We hope to be

able to use our new GIS system maps to assist in updating areas that were affected by the flooding and seeing if they are being renovated and put back into full farming capabilities. Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

All school land was valued according to soil and use for 2015. Current soil survey is dated 2008 and is required by the Nebraska Department of Revenue, Property Assessment Division. All school land was updated with the new soil survey and numeric designations.

New aerial photos were taken of the rural properties for use in 2015. They will be used to assist in the review of the rural properties as well as a physical inspection of the parcel. Plans have been completed to review two to three townships a year for the next six years. All outbuildings have been measured again, and their condition verified. Each home has been physically inspected or a detailed questionnaire was left for completion. We will be implementing the Vanguard CAMA software during this review and are monitoring the market activity to ensure that the quality and level of assessment are uniform. We are continuing on with our 6 year review cycle of rural land, residences, and outbuildings.

Small tracts continue to be a concern in our sales study. Buyers purchase as much as 20-40 acres to build a home in the country. A home may be located on 1-2 acres but the remainder acres are used as farmland. Some are grazing cattle or allowing the nearest neighbor to farm along with his operation. New legislative statute LB 777 clarified the definition of agricultural and horticultural land versus land associated with a building or enclosed structure. This legislation was needed to support our procedure for valuing these properties. We did raise our homesite value to 14,000 and our building site value to 2,500 for 2008. As we have reviewed and studied our rural sales, we found we needed to adjust the building site value from the 3,500 established for 2010 to 4,000 in 2013. We left our home and building sites at their current value for 2015 but will continue to monitor this as sales occur. Recent sales on small tracts may indicate that those homesites and associated acres need to be valued differently than farm homesites.

## **SALES REVIEW**

Effective January 1, 2009, the prescribed Real Estate Transfer Statement (Form 521) will be a single part form, rather than a multi-part form. The register of deeds shall forward the completed statement to the county assessor. The assessor shall process the statement and submit the original single part Real Estate Transfer

Statement to the Department of Revenue according to the instructions of the Property Tax Administrator. See *Neb. Rev. Stat. §76-214*.

The County Assessor shall forward the completed "original" single part Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded. This data is to be provided to the Property Assessment Division electronically in 2011 and the county is currently doing so. The office makes every effort to file them as timely as possible. Two full-time employees help with the completion of the 521's and filling out of the supplemental sheets after the review of all transfer statements by the assessor. Verification of all sales is done primarily with a questionnaire that is mailed first to the seller. If additional information is needed, we may call whoever might be able to provide that information. All sales are reviewed with the property card out in the field to see if any major improvements or changes have occurred. A new photo is taken at that time. The office maintains sales books for residential, commercial, small tracts, and farms. All agricultural sales are maintained on a spreadsheet to allow for setting value according to market. The sales review process will continue to be a part of the assessment plan with sales being disallowed as non-qualified based on statutes.

### **CONCLUSION**

The office will continue to do studies annually to determine if values are within range and determine what type of revaluations are needed. We hope to be able to complete the above-mentioned projects for better assessment and data control in the office. The end result should create better efficiency and improved assessment and appraisal practices. It is important that we follow these requirements set forth by law and the Department of Revenue, Property Assessment Division, to prove to the State and our taxpayers that the assessment in our county is being done well.

This process will be accomplished with the current amount of \$139,570.00 for our general budget and the requested \$129,201.64 for the appraisal budget in 2015-2016.

I attest this to be true and accurate to the best of my knowledge and ability.

Joni L. Renshaw  
Burt County Assessor

6/20/15



## Burt County Assessor's Office

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Joni L. Renshaw    Jeanice Bowers    Lori Sadler    Dan Magill    Jay Johnson    Jan Rasmussen  
County Assessor    Deputy Assessor    Clerk    Sales /Review    Reviewer    Clerk/Reviewer

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February 26, 2015

Dear Ms. Sorensen:

This correspondence is concerning Burt County being a county needing special valuation procedures. Please see below for our current methodology concerning the few parcels where application has been made for special value.

### ***Burt County Special Valuation Methodology:***

- *Due to the application by several taxpayers, Burt County has implemented a special valuation process.*
- *This is reported on lines 43 and 44 of Form 45 of the 2014 County Abstract of Assessment for Real Property.*
- *The market analysis that has been performed over the past years has not demonstrated that there are consistently measureable non-agricultural influences in the Burt County market.*
- *In my opinion, the valuations that have been prepared for the agricultural land in Burt County do not reflect any non-agricultural influence. As a result, the special valuation process that is in place in Burt County has identical values for special value and regular assessment value.*
- *This is demonstrated in the county's Abstract on lines 43 and 44 of Form 45.*

I hope this explanation of the situation in Burt County and our methodology will suffice. If you need anything further, please contact me.

Sincerely,

Joni L. Renshaw  
Burt County Assessor

