



## **2016 REPORTS & OPINIONS**

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### **CASS COUNTY**



**Pete Ricketts**  
Governor

STATE OF NEBRASKA

DEPARTMENT OF REVENUE  
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Cass 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 Cass 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,

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

cc: Lori Huebner, Cass 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.

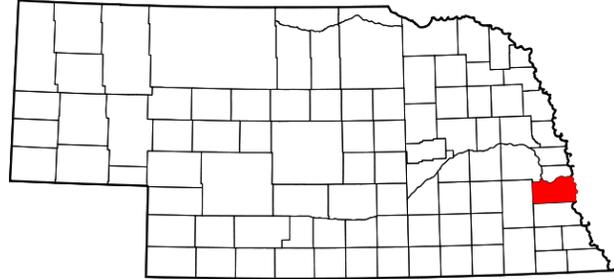
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

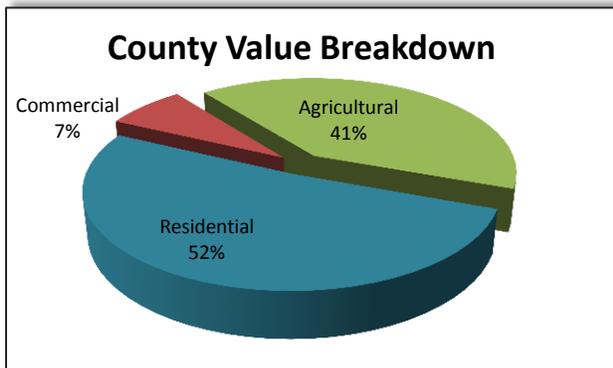
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 557 square miles, Cass had 25,524 residents, per the Census Bureau Quick Facts for 2014, a slight population increase over the 2010 US Census. In a review of the past fifty years, Cass has seen a steady drop in population of 28% (Nebraska Department of Economic Development). Reports indicated that 81% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Cass convene in and around Plattsmouth, the county seat, as well as some rural areas. Per the latest information available from the U.S.



Census Bureau, there were 534 employer establishments in Cass. County-wide employment was at 12,909 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Cass that has fortified the local rural area economies. Cass is included in both the Lower Platte South and Nemaha 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, Cass ranks first in all field and grass seed crops and fifth in soybeans for beans. In top livestock inventory items, Cass ranks fifth in pullets for laying flock replacement (USDA AgCensus).

Cass County Quick Facts	
Founded	1855
Namesake	Former Michigan US Senator Lewis Cass
Region	Southeast
County Seat	Plattsmouth
Other Communities	Alvo                      Manley Avoca                      Murdock Cedar Creek              Murray Eagle                      Nehawka Elmwood                  South Bend Greenwood                Union Louisville                Weeping Water
Most Populated	Plattsmouth (6,467) -1% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Cass County

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### *Assessment Actions*

For the current assessment year, Cass County conducted a statistical analysis of the residential class of properties. For 2016, the towns of Alvo, Eagle, Elmwood, and Murdock were physically inspected and reviewed, as well as the rural townships of 3273, 3275, 3473 and 3475. The review consisted of a physical inspection of the property and interior inspection when requested by the property owner. The property characteristics are verified against the property record card as well as updating the condition of the improvements. New photos were taken and measurements were reviewed and spot checked. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

### *Description of Analysis*

The residential class consists of six valuation groups that mirror the inspection cycle in the county. The valuation groups reported in the statistics consist of groupings of assessor locations from the same general geographic locations in the county along with the rural residential in the immediate area.

Valuation Grouping	Assessor Locations
1	Plattsmouth
2	Murray, Beaver Lake, Waconda, 3265, 3267, 3483
3	Weeping Water, Avoca, Manley, Nehawka, Union, 3269,3271,3477,3479,3481
4	Alvo, Eagle, Elmwood, Murdock, 3273, 3275, 3473, 3475
5	Greenwood, Louisville, NW Lakes, South Bend, 3249,3251,3253
6	Buccaneer Bay, Cedar Creek, 3255,3257,3259

For the residential property class, a review of the Cass County’s statistical analysis profiles 610 qualified residential sales, representing the valuation groupings. The measures of central tendency offer support for each other with all three measures within the acceptable range and within an overall range of two points. The overall calculated median is 94 for the residential class of property. In analyzing the qualitative statistics the COD and the PRD are both within the recommended range.

The indicated trend as indicated below for the residential market demonstrates an increasing market. This upward trend is consistent through all of the valuation groups in the county. This indicates that overall, residential value within the county has followed the general residential market activity as observed in the southeast area of the state.

Study Yrs				
10/01/2013 To 09/30/2014	304	95.40	96.75	94.58
10/01/2014 To 09/30/2015	305	92.82	92.94	90.89

## 2016 Residential Correlation for Cass County

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### *Assessment Practice Review*

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

One of the areas addressed included sales qualification and verification. The Cass County Assessor has developed a consistent procedure for both sales qualification and verification. The county's appraisal staff has demonstrated a strong understanding of the residential market. 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 dialogue with the county assessor and a consideration of verification documentation. The percentage of qualified sales for Cass County is lower than most of the area, a follow up analysis revealed that while the usability was lower there was no noted bias for the verification of the sales as evident by a review of the ratio on sales deemed non-qualified. The verification utilizes a much more stringent review of sold parcels than any review of the non-sold. The non-qualified sales had the required narrative for the reasoning behind the elimination of the sale from the qualified sales file. An adequate sample of 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.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Cass County, the valuation changes were systematic, well documented, and affected sold and unsold properties similarly both when examining the frequency of valuation changes and the amount of valuation change.

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.

# 2016 Residential Correlation for Cass County

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***Equalization and Quality of Assessment***

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

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	115	96.34	96.87	95.91	07.94	101.00
02	178	93.59	93.05	92.01	08.85	101.13
03	42	98.40	103.84	96.74	15.59	107.34
04	61	95.61	94.33	92.06	09.09	102.47
05	85	92.28	91.83	89.82	09.96	102.24
06	128	93.10	94.82	93.21	10.38	101.73
<u>ALL</u>						
10/01/2013 To 09/30/2015	609	93.87	94.84	92.76	09.86	102.24

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

***Level of Value***

Based on the review of all available information, the level of value of residential property in Cass County is 94%.

## 2016 Commercial Correlation for Cass County

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### *Assessment Actions*

For the current assessment year, the county assessor continued the physical review of commercial property for valuation grouping 04. Property record cards were reviewed and updated for condition and other changes to the parcel. The county applied a 2015 cost index for this valuation group. A lot study was also conducted for this valuation group. Additionally, all pickup work was completed by the county, as were on-site inspections of any remodeling and new additions for any permits as well as observed new construction in the county.

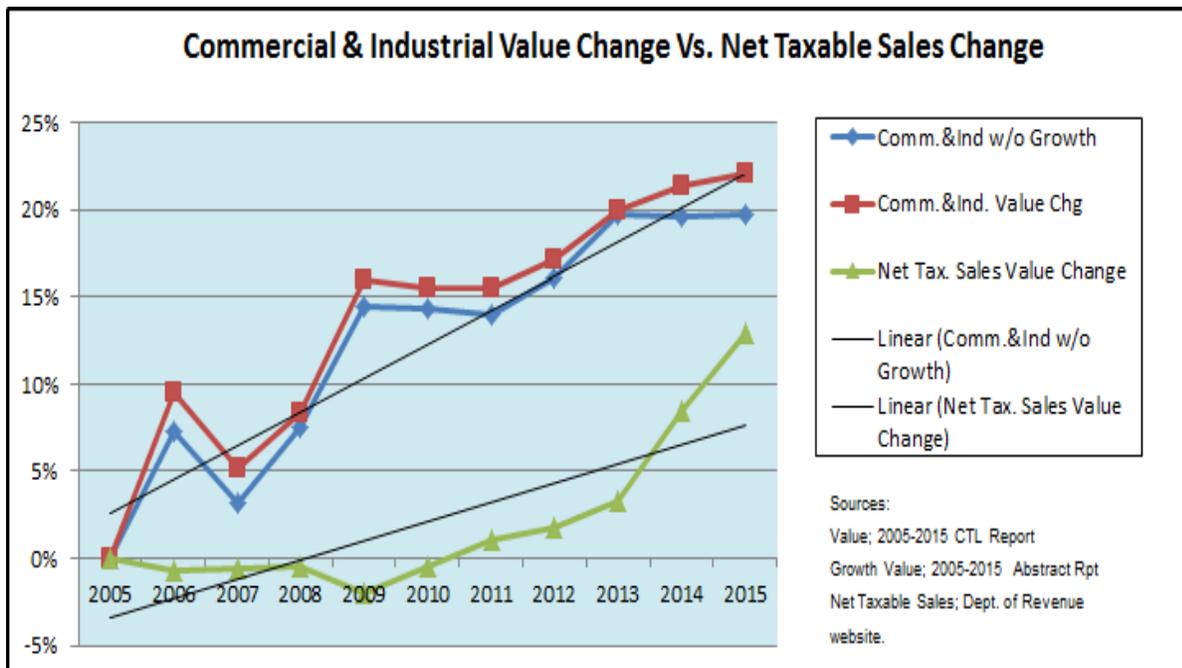
### *Description of Analysis*

<b>Valuation Grouping</b>	<b>Assessor Location</b>
<b>01</b>	<b>Plattsmouth</b>
<b>02</b>	<b>Murray, Beaver Lake, Waconda</b>
<b>03</b>	<b>Weeping Water, Avoca, Manley, Nehawka, Union</b>
<b>04</b>	<b>Alvo, Eagle, Elmwood, Murdock</b>
<b>05</b>	<b>Greenwood, Louisville, South Bend,</b>
<b>06</b>	<b>Buccaneer Bay, Cedar Creek</b>

For the commercial property class, a review of Cass counties statistical analysis displays 33 commercial sales distributed through five of the valuation groupings. Valuation group 01 constitutes about a third of the sample and this accurately reflects the composition of the commercial population. Because of the limited number of sales within the other valuation groupings, any meaningful statistical analysis is limited. All three measures of central tendency for the commercial class as well as the valuation groups are within acceptable range. The qualitative statistics are also within the recommended range.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle ([http://revenue.nebraska.gov/research/salestax\\_data.html](http://revenue.nebraska.gov/research/salestax_data.html)) that would be one modest indicator of commercial market activity, or as noted on the website “general sales and economic activity for selected locations”. The Net Taxable Sales by business classification is comprised of fifteen codes—from Agriculture to Public Administration. The three largest business classifications in Cass County that provide the bulk of Net Taxable Sales are: Retail Trade, Construction, Accommodation and Food Services and Administration and Support.

## 2016 Commercial Correlation for Cass County



(Graph taken from the 2015 R&O historical charts)

Net Taxable Sales for the last eleven years indicates an average of 1.24% net increase over this period of time. Comparing this figure to the Annual Percent Change in Assessed Value shown in Chart 2 of Exhibit 7B (0.75% annual percent change excluding growth for the same time period) indicates less than one point difference.

This would tend to indicate that overall, commercial value within the county has followed a general indicator of commercial market activity. Further, although there were years in the data that indicated a decline from the previous year, the remaining years were positive and the latest two year's comparison of Net Taxable Sales [2015] to the previous year were up 5 and 4%. This would indicate that overall the commercial market has increased for the past two years.

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

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

One of the areas addressed included sales qualification and verification. The Cass County Assessor has developed a consistent procedure for both sales qualification and verification. The county's appraisal staff has demonstrated a strong understanding of the residential market. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying

## 2016 Commercial Correlation for Cass 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 percentage of qualified sales for Cass County is lower than most of the area; a follow-up analysis revealed that, while the usability was lower, there was no noted bias for the verification of the sales as evident by a review of the ratio on sales deemed non-qualified. The non-qualified sales had the required narrative for the reasoning behind the elimination of the sale from the qualified sales file. An adequate sample of 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 commercial 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 commercial class of property.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic and are evenly distributed to sold and unsold property. In Cass County, the valuation changes were systematic, well documented, and affected sold and unsold properties similarly both when examining the frequency of valuation changes and the amount of valuation change.

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 commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

Valuation Grouping 01 will be considered as the best indicator of the level of value and is an indication of the small but steady growth in the commercial activity.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	12	98.75	99.52	97.78	03.97	101.78
02	1	99.53	99.53	99.53	00.00	100.00
03	8	94.52	91.86	93.26	09.08	98.50
04	6	91.74	92.83	90.77	13.87	102.27
05	6	101.17	103.20	102.24	04.18	100.94
<u>    </u> ALL <u>    </u>	33	99.07	97.11	97.80	07.25	99.29

## **2016 Commercial Correlation for Cass County**

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

### ***Level of Value***

Based on analysis of all available information, the level of value of the commercial class of real property in Cass County is 99%.

# 2016 Agricultural Correlation for Cass County

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## *Assessment Actions*

The county analyzed agricultural sales within the county from an area that is not influenced by other uses other than agricultural and also including sales from an adjoining county that does not recognize other than agricultural use for agricultural land. The county assigned values by land capability groups to arrive at values for their special value. The County continually reviews sales and sends out letters requesting information to re-certify proof of agricultural/commercial production on owned parcels. Each record is being noted as to what criteria were used to maintain the parcel as an agricultural parcel or for disqualifying the parcel as being a non-agricultural parcel. The County continually updates land use using the latest aerial imagery as well as conducting physical inspections when necessary.

The county completed, all permit, and pick up work for the agricultural class of property.

## *Description of Analysis*

Cass County is divided into two market areas for measurement purposes, but the county maintains five areas to track market values for parcels that have not applied for special value. Market Area 1 is the area that consists of ten townships in the southern and western portion of the county. This area generally has only an agricultural influence. Market Area 2 is the eastern portion of the County where there is a strong residential and some commercial influence on the agricultural sales. The statistical sampling for the agricultural class of real property is made up of 33 sales. In reviewing the overall data for measurement all measures of central tendency are within the acceptable range.

Analysis of the sales within the county indicated that the sample was disproportionate when stratified by sale date and also contained a limited number of sales. The sample was expanded with sales from an adjoining county with similar market influence. The statistics calculated for market area one supports that values are within the acceptable range for the overall area and for dry land subclasses. The county values the agricultural land in Market Area 2 with the same schedule of values to create the Special Value. The county has determined that the agricultural influences are relatively the same as those in Market Area One. There are not a sufficient number of irrigated or grass sales; however the county assessor consistently increases the other majority land uses proportionately with the value of dry land. The values are generally comparable to the adjoining counties, and are believed to be within the 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

## 2016 Agricultural Correlation for Cass County

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three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. A Division review of the non-qualified sales demonstrated a sufficient explanation in the counties comment section for the reason to exclude any sales.

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

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

The review also supported that the market areas are well constructed in the county; the boundary lines separate distinctly different geographic areas and also reflect areas with varying degrees on non-agricultural influences within the county and sales analysis supports that these differences are recognized in the market place.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. In Cass County, the county assessor uses sales questionnaires to monitor use changes; the physical inspection of agricultural land is also very helpful in monitoring non-ag activity.

### ***Equalization***

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

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.

## 2016 Agricultural Correlation for Cass County

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80%MLU By Market Area				
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN
____ Dry ____				
County	28	74.44	72.36	69.79
1	28	74.44	72.36	69.79
____ ALL ____	33	70.54	70.66	69.02

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Cass County is 71%.

### *Special Valuation*

A review of agricultural land value in Cass County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of market area one where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 71%

## 2016 Opinions of the Property Tax Administrator for Cass 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>94</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>99</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>71</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 Cass County

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### Residential Real Property - Current

Number of Sales	609	Median	93.87
Total Sales Price	\$111,723,478	Mean	94.84
Total Adj. Sales Price	\$112,185,228	Wgt. Mean	92.76
Total Assessed Value	\$104,058,179	Average Assessed Value of the Base	\$119,107
Avg. Adj. Sales Price	\$184,212	Avg. Assessed Value	\$170,867

### Confidence Interval - Current

95% Median C.I	93.19 to 94.97
95% Wgt. Mean C.I	91.77 to 93.74
95% Mean C.I	93.51 to 96.17
% of Value of the Class of all Real Property Value in the	47.32
% of Records Sold in the Study Period	4.73
% of Value Sold in the Study Period	6.78

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	593	96	95.61
2014	519	98	98.40
2013	530	98	98.43
2012	437	98	97.65

## 2016 Commission Summary for Cass County

### Commercial Real Property - Current

Number of Sales	33	Median	99.07
Total Sales Price	\$7,073,110	Mean	97.11
Total Adj. Sales Price	\$6,913,970	Wgt. Mean	97.80
Total Assessed Value	\$6,762,045	Average Assessed Value of the Base	\$207,438
Avg. Adj. Sales Price	\$209,514	Avg. Assessed Value	\$204,910

### Confidence Interval - Current

95% Median C.I	95.60 to 100.15
95% Wgt. Mean C.I	95.95 to 99.66
95% Mean C.I	93.41 to 100.81
% of Value of the Class of all Real Property Value in the County	5.97
% of Records Sold in the Study Period	3.54
% of Value Sold in the Study Period	3.49

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	43	100	99.64
2014	25	100	99.65
2013	24	99	98.70
2012	28	98	98.06

**13 Cass**  
**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 : 609  
Total Sales Price : 111,723,478  
Total Adj. Sales Price : 112,185,228  
Total Assessed Value : 104,058,179  
Avg. Adj. Sales Price : 184,212  
Avg. Assessed Value : 170,867

MEDIAN : 94  
WGT. MEAN : 93  
MEAN : 95  
COD : 09.86  
PRD : 102.24

COV : 17.65  
STD : 16.74  
Avg. Abs. Dev : 09.26  
MAX Sales Ratio : 322.09  
MIN Sales Ratio : 43.70

95% Median C.I. : 93.19 to 94.97  
95% Wgt. Mean C.I. : 91.77 to 93.74  
95% Mean C.I. : 93.51 to 96.17

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	69	94.91	95.21	94.65	07.28	100.59	62.10	134.92	92.85 to 97.41	181,488	171,776
01-JAN-14 To 31-MAR-14	52	96.67	99.79	96.49	11.09	103.42	77.18	185.23	92.74 to 100.00	173,414	167,331
01-APR-14 To 30-JUN-14	93	96.01	97.61	93.67	11.21	104.21	61.86	322.09	93.97 to 98.88	183,490	171,870
01-JUL-14 To 30-SEP-14	90	95.08	95.29	94.45	08.33	100.89	74.08	123.18	91.31 to 97.39	200,629	189,501
01-OCT-14 To 31-DEC-14	54	95.88	94.58	93.27	08.24	101.40	43.70	132.68	93.01 to 97.90	180,715	168,548
01-JAN-15 To 31-MAR-15	52	93.10	96.74	92.11	11.87	105.03	71.57	250.07	91.10 to 96.43	167,876	154,626
01-APR-15 To 30-JUN-15	104	93.58	93.21	92.15	08.86	101.15	64.59	125.88	91.22 to 95.41	179,096	165,030
01-JUL-15 To 30-SEP-15	95	88.92	89.63	87.78	10.65	102.11	64.50	156.51	86.85 to 91.56	193,787	170,107
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	304	95.40	96.75	94.58	09.49	102.29	61.86	322.09	93.84 to 96.79	186,386	176,292
01-OCT-14 To 30-SEP-15	305	92.82	92.94	90.89	10.03	102.26	43.70	250.07	91.44 to 93.96	182,046	165,461
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	289	95.90	96.72	94.33	09.74	102.53	43.70	322.09	93.97 to 97.04	186,496	175,923
<u>ALL</u>	609	93.87	94.84	92.76	09.86	102.24	43.70	322.09	93.19 to 94.97	184,212	170,867

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	115	96.34	96.87	95.91	07.94	101.00	64.50	123.18	94.12 to 99.11	111,793	107,219
02	178	93.59	93.05	92.01	08.85	101.13	61.86	147.14	91.74 to 95.30	214,719	197,564
03	42	98.40	103.84	96.74	15.59	107.34	43.70	250.07	94.15 to 102.07	137,557	133,068
04	61	95.61	94.33	92.06	09.09	102.47	65.07	135.84	91.58 to 97.04	144,155	132,704
05	85	92.28	91.83	89.82	09.96	102.24	64.59	156.51	88.95 to 94.82	174,156	156,426
06	128	93.10	94.82	93.21	10.38	101.73	67.14	322.09	90.96 to 93.87	247,929	231,106
<u>ALL</u>	609	93.87	94.84	92.76	09.86	102.24	43.70	322.09	93.19 to 94.97	184,212	170,867

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	598	93.86	94.82	92.77	09.79	102.21	43.70	322.09	93.19 to 94.97	186,504	173,016
06											
07	11	94.06	96.25	90.69	13.71	106.13	76.54	122.92	79.21 to 119.68	59,632	54,078
<u>ALL</u>	609	93.87	94.84	92.76	09.86	102.24	43.70	322.09	93.19 to 94.97	184,212	170,867

**13 Cass**  
**RESIDENTIAL**

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Qualified

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 WGT. MEAN : 93  
 MEAN : 95  
 COD : 09.86  
 PRD : 102.24

COV : 17.65  
 STD : 16.74  
 Avg. Abs. Dev : 09.26  
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 MIN Sales Ratio : 43.70

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 95% Wgt. Mean C.I. : 91.77 to 93.74  
 95% Mean C.I. : 93.51 to 96.17

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	4	99.35	123.12	121.96	53.35	100.95	43.70	250.07	N/A	3,175	3,872	
Less Than 15,000	6	109.86	132.54	137.23	47.10	96.58	43.70	250.07	43.70 to 250.07	6,198	8,505	
Less Than 30,000	17	98.92	113.32	105.96	29.58	106.95	43.70	250.07	86.85 to 122.92	17,958	19,028	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	605	93.84	94.66	92.75	09.55	102.06	61.86	322.09	93.13 to 94.96	185,409	171,971	
Greater Than 14,999	603	93.84	94.47	92.74	09.38	101.87	61.86	322.09	93.12 to 94.91	185,983	172,483	
Greater Than 29,999	592	93.84	94.31	92.72	09.23	101.71	61.86	322.09	93.13 to 94.91	188,986	175,228	
<u>Incremental Ranges</u>												
0 TO 4,999	4	99.35	123.12	121.96	53.35	100.95	43.70	250.07	N/A	3,175	3,872	
5,000 TO 14,999	2	151.39	151.39	145.15	22.35	104.30	117.55	185.23	N/A	12,243	17,771	
15,000 TO 29,999	11	92.80	102.83	101.62	17.09	101.19	82.93	163.09	86.68 to 122.92	24,373	24,767	
30,000 TO 59,999	24	94.96	95.68	95.54	14.68	100.15	65.07	156.51	86.58 to 100.92	46,199	44,138	
60,000 TO 99,999	96	97.46	100.74	99.97	12.56	100.77	72.60	322.09	95.53 to 100.06	82,746	82,720	
100,000 TO 149,999	126	95.01	94.99	94.87	07.35	100.13	64.50	134.92	92.82 to 97.63	124,485	118,100	
150,000 TO 249,999	207	93.87	93.23	93.04	08.61	100.20	62.10	147.14	92.13 to 95.40	194,311	180,785	
250,000 TO 499,999	133	91.48	90.92	90.93	07.35	99.99	64.59	121.75	89.79 to 93.13	326,902	297,237	
500,000 TO 999,999	6	90.87	84.63	84.22	10.18	100.49	61.86	96.98	61.86 to 96.98	573,667	483,124	
1,000,000 +												
<u>ALL</u>	609	93.87	94.84	92.76	09.86	102.24	43.70	322.09	93.19 to 94.97	184,212	170,867	

**13 Cass**  
**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 : 33  
Total Sales Price : 7,073,110  
Total Adj. Sales Price : 6,913,970  
Total Assessed Value : 6,762,045  
Avg. Adj. Sales Price : 209,514  
Avg. Assessed Value : 204,910

MEDIAN : 99  
WGT. MEAN : 98  
MEAN : 97  
COD : 07.25  
PRD : 99.29

COV : 11.15  
STD : 10.83  
Avg. Abs. Dev : 07.18  
MAX Sales Ratio : 123.40  
MIN Sales Ratio : 71.17

95% Median C.I. : 95.60 to 100.15  
95% Wgt. Mean C.I. : 95.95 to 99.66  
95% Mean C.I. : 93.41 to 100.81

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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
<b>Qrtrs</b>											
01-OCT-12 To 31-DEC-12	1	71.17	71.17	71.17	00.00	100.00	71.17	71.17	N/A	45,000	32,027
01-JAN-13 To 31-MAR-13	1	123.40	123.40	123.40	00.00	100.00	123.40	123.40	N/A	50,000	61,701
01-APR-13 To 30-JUN-13	2	101.08	101.08	100.88	07.91	100.20	93.08	109.07	N/A	63,500	64,061
01-JUL-13 To 30-SEP-13	2	81.30	81.30	81.51	11.19	99.74	72.20	90.40	N/A	43,000	35,050
01-OCT-13 To 31-DEC-13	5	92.76	91.76	96.68	05.93	94.91	77.26	99.64	N/A	415,864	402,061
01-JAN-14 To 31-MAR-14	3	95.67	95.98	95.63	03.13	100.37	91.65	100.63	N/A	263,667	252,135
01-APR-14 To 30-JUN-14	2	97.02	97.02	96.02	01.46	101.04	95.60	98.43	N/A	468,500	449,842
01-JUL-14 To 30-SEP-14	5	99.53	99.06	100.18	08.06	98.88	78.77	115.74	N/A	177,900	178,223
01-OCT-14 To 31-DEC-14	6	101.17	101.19	100.22	04.13	100.97	93.99	110.90	93.99 to 110.90	193,625	194,059
01-JAN-15 To 31-MAR-15	1	99.62	99.62	99.62	00.00	100.00	99.62	99.62	N/A	87,500	87,165
01-APR-15 To 30-JUN-15	2	100.16	100.16	98.60	02.89	101.58	97.27	103.04	N/A	141,500	139,515
01-JUL-15 To 30-SEP-15	3	100.15	100.77	101.36	00.64	99.42	100.12	102.03	N/A	125,633	127,347
<b>Study Yrs</b>											
01-OCT-12 To 30-SEP-13	6	91.74	93.22	94.79	16.68	98.34	71.17	123.40	71.17 to 123.40	51,333	48,658
01-OCT-13 To 30-SEP-14	15	97.12	95.74	97.03	06.28	98.67	77.26	115.74	92.01 to 99.64	313,121	303,834
01-OCT-14 To 30-SEP-15	12	100.14	100.78	100.18	02.77	100.60	93.99	110.90	97.27 to 102.88	159,096	159,382
<b>Calendar Yrs</b>											
01-JAN-13 To 31-DEC-13	10	92.92	94.69	96.92	10.51	97.70	72.20	123.40	77.26 to 109.07	234,232	227,023
01-JAN-14 To 31-DEC-14	16	99.30	99.03	98.21	05.29	100.83	78.77	115.74	95.60 to 102.32	236,203	231,972
<b>ALL</b>	33	99.07	97.11	97.80	07.25	99.29	71.17	123.40	95.60 to 100.15	209,514	204,910

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	12	98.75	99.52	97.78	03.97	101.78	92.76	115.74	95.60 to 102.03	369,977	361,770
02	1	99.53	99.53	99.53	00.00	100.00	99.53	99.53	N/A	387,500	385,671
03	8	94.52	91.86	93.26	09.08	98.50	72.20	102.88	72.20 to 102.88	75,013	69,959
04	6	91.74	92.83	90.77	13.87	102.27	71.17	123.40	71.17 to 123.40	64,650	58,682
05	6	101.17	103.20	102.24	04.18	100.94	97.27	110.90	97.27 to 110.90	183,125	187,229
<b>ALL</b>	33	99.07	97.11	97.80	07.25	99.29	71.17	123.40	95.60 to 100.15	209,514	204,910

**13 Cass**  
**COMMERCIAL**

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Qualified

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Avg. Adj. Sales Price : 209,514  
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MEDIAN : 99  
WGT. MEAN : 98  
MEAN : 97  
COD : 07.25  
PRD : 99.29

COV : 11.15  
STD : 10.83  
Avg. Abs. Dev : 07.18  
MAX Sales Ratio : 123.40  
MIN Sales Ratio : 71.17

95% Median C.I. : 95.60 to 100.15  
95% Wgt. Mean C.I. : 95.95 to 99.66  
95% Mean C.I. : 93.41 to 100.81

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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	31	99.07	97.00	97.79	07.51	99.19	71.17	123.40	93.99 to 100.15	200,612	196,180
04	2	98.85	98.85	97.91	03.22	100.96	95.67	102.03	N/A	347,500	340,236
<u>ALL</u>	33	99.07	97.11	97.80	07.25	99.29	71.17	123.40	95.60 to 100.15	209,514	204,910

**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	2	90.07	90.07	90.79	14.22	99.21	77.26	102.88	N/A	8,050	7,309
Less Than 30,000	2	90.07	90.07	90.79	14.22	99.21	77.26	102.88	N/A	8,050	7,309
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	33	99.07	97.11	97.80	07.25	99.29	71.17	123.40	95.60 to 100.15	209,514	204,910
Greater Than 14,999	31	99.07	97.57	97.82	06.87	99.74	71.17	123.40	95.60 to 100.15	222,512	217,659
Greater Than 29,999	31	99.07	97.57	97.82	06.87	99.74	71.17	123.40	95.60 to 100.15	222,512	217,659
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	90.07	90.07	90.79	14.22	99.21	77.26	102.88	N/A	8,050	7,309
15,000 TO 29,999											
30,000 TO 59,999	5	90.40	91.44	92.53	17.71	98.82	71.17	123.40	N/A	45,950	42,517
60,000 TO 99,999	9	99.64	99.62	99.41	03.56	100.21	92.76	109.07	93.08 to 103.04	71,267	70,844
100,000 TO 149,999	7	99.07	97.13	96.89	06.12	100.25	78.77	110.90	78.77 to 110.90	120,571	116,821
150,000 TO 249,999	4	99.65	101.67	101.44	07.24	100.23	91.65	115.74	N/A	210,000	213,024
250,000 TO 499,999	3	95.67	96.40	96.45	01.93	99.95	93.99	99.53	N/A	393,167	379,208
500,000 TO 999,999	2	98.96	98.96	98.41	03.40	100.56	95.60	102.32	N/A	685,750	674,822
1,000,000 +	1	97.12	97.12	97.12	00.00	100.00	97.12	97.12	N/A	1,791,720	1,740,137
<u>ALL</u>	33	99.07	97.11	97.80	07.25	99.29	71.17	123.40	95.60 to 100.15	209,514	204,910

**13 Cass**  
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MEAN : 97  
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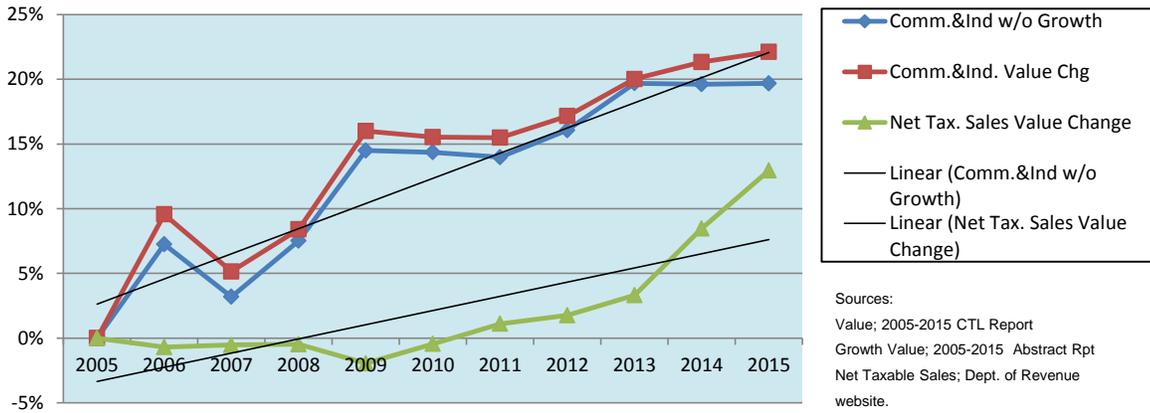
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	98.43	98.43	98.43	00.00	100.00	98.43	98.43	N/A	138,000	135,828
297	1	115.74	115.74	115.74	00.00	100.00	115.74	115.74	N/A	185,000	214,121
304	1	93.99	93.99	93.99	00.00	100.00	93.99	93.99	N/A	342,000	321,449
340	1	123.40	123.40	123.40	00.00	100.00	123.40	123.40	N/A	50,000	61,701
344	1	99.62	99.62	99.62	00.00	100.00	99.62	99.62	N/A	87,500	87,165
347	1	97.03	97.03	97.03	00.00	100.00	97.03	97.03	N/A	80,000	77,620
350	1	72.20	72.20	72.20	00.00	100.00	72.20	72.20	N/A	42,000	30,322
351	2	93.00	93.00	95.33	02.80	97.56	90.40	95.60	N/A	421,500	401,817
352	2	98.10	98.10	97.25	01.00	100.87	97.12	99.07	N/A	960,860	934,466
353	6	100.07	101.83	101.32	02.86	100.50	97.27	110.90	97.27 to 110.90	98,625	99,930
406	6	100.08	94.82	99.72	06.89	95.09	71.17	102.32	71.17 to 102.32	214,000	213,393
442	1	78.77	78.77	78.77	00.00	100.00	78.77	78.77	N/A	122,000	96,098
494	2	97.02	97.02	98.64	05.16	98.36	92.01	102.03	N/A	185,000	182,487
528	7	95.67	95.63	95.71	07.53	99.92	77.26	109.07	77.26 to 109.07	122,429	117,181
<u>ALL</u>	<u>33</u>	99.07	97.11	97.80	07.25	99.29	71.17	123.40	95.60 to 100.15	209,514	204,910

### 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	\$ 156,194,369	\$ 4,952,035	3.17%	\$ 151,242,334	-	\$ 106,891,488	-
2006	\$ 171,128,443	\$ 3,604,380	2.11%	\$ 167,524,063	7.25%	\$ 106,133,225	-0.71%
2007	\$ 164,236,511	\$ 3,062,788	1.86%	\$ 161,173,723	-5.82%	\$ 106,317,245	0.17%
2008	\$ 169,315,579	\$ 1,381,474	0.82%	\$ 167,934,105	2.25%	\$ 106,380,917	0.06%
2009	\$ 181,178,588	\$ 2,347,910	1.30%	\$ 178,830,678	5.62%	\$ 104,804,585	-1.48%
2010	\$ 180,437,442	\$ 1,817,525	1.01%	\$ 178,619,917	-1.41%	\$ 106,412,144	1.53%
2011	\$ 180,370,120	\$ 2,343,368	1.30%	\$ 178,026,752	-1.34%	\$ 108,071,830	1.56%
2012	\$ 182,985,174	\$ 1,702,867	0.93%	\$ 181,282,307	0.51%	\$ 108,762,938	0.64%
2013	\$ 187,462,530	\$ 510,259	0.27%	\$ 186,952,271	2.17%	\$ 110,422,566	1.53%
2014	\$ 189,508,942	\$ 2,679,176	1.41%	\$ 186,829,766	-0.34%	\$ 115,937,490	4.99%
2015	\$ 190,729,803	\$ 3,791,243	1.99%	\$ 186,938,560	-1.36%	\$ 120,732,717	4.14%
<b>Ann %chg</b>	2.02%			<b>Average</b>	<b>0.75%</b>	<b>0.91%</b>	<b>1.24%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	7.25%	9.56%	-0.71%
2007	3.19%	5.15%	-0.54%
2008	7.52%	8.40%	-0.48%
2009	14.49%	16.00%	-1.95%
2010	14.36%	15.52%	-0.45%
2011	13.98%	15.48%	1.10%
2012	16.06%	17.15%	1.75%
2013	19.69%	20.02%	3.30%
2014	19.61%	21.33%	8.46%
2015	19.68%	22.11%	12.95%

County Number   
 County Name

13 Cass

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

AGRICULTURAL LAND

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

Number of Sales : 33  
 Total Sales Price : 22,216,995  
 Total Adj. Sales Price : 23,746,995  
 Total Assessed Value : 16,389,887  
 Avg. Adj. Sales Price : 719,606  
 Avg. Assessed Value : 496,663

MEDIAN : 71  
 WGT. MEAN : 69  
 MEAN : 71  
 COD : 15.41  
 PRD : 102.38

COV : 18.81  
 STD : 13.29  
 Avg. Abs. Dev : 10.87  
 MAX Sales Ratio : 98.79  
 MIN Sales Ratio : 46.75

95% Median C.I. : 59.60 to 77.54  
 95% Wgt. Mean C.I. : 65.10 to 72.94  
 95% Mean C.I. : 66.13 to 75.19

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-12 To 31-DEC-12	8	72.51	73.00	69.73	11.05	104.69	49.03	86.99	49.03 to 86.99	882,367	615,264	
01-JAN-13 To 31-MAR-13	2	53.25	53.25	52.90	01.71	100.66	52.34	54.15	N/A	516,000	272,970	
01-APR-13 To 30-JUN-13												
01-JUL-13 To 30-SEP-13	2	87.55	87.55	87.36	00.73	100.22	86.91	88.18	N/A	612,862	535,381	
01-OCT-13 To 31-DEC-13	4	58.46	62.63	60.34	08.06	103.80	57.92	75.70	N/A	981,473	592,242	
01-JAN-14 To 31-MAR-14	5	74.34	67.49	70.55	15.43	95.66	46.75	81.21	N/A	592,966	418,359	
01-APR-14 To 30-JUN-14	2	66.16	66.16	68.16	06.03	97.07	62.17	70.15	N/A	1,080,000	736,079	
01-JUL-14 To 30-SEP-14	1	59.60	59.60	59.60	00.00	100.00	59.60	59.60	N/A	900,000	536,391	
01-OCT-14 To 31-DEC-14	3	69.64	67.16	70.03	08.13	95.90	57.43	74.41	N/A	741,961	519,587	
01-JAN-15 To 31-MAR-15	2	76.25	76.25	76.19	01.69	100.08	74.96	77.54	N/A	460,000	350,476	
01-APR-15 To 30-JUN-15	1	98.79	98.79	98.79	00.00	100.00	98.79	98.79	N/A	275,356	272,037	
01-JUL-15 To 30-SEP-15	3	81.69	77.85	80.31	14.08	96.94	58.68	93.19	N/A	352,792	283,336	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	12	72.51	72.13	70.18	15.25	102.78	49.03	88.18	54.15 to 86.91	776,388	544,901	
01-OCT-13 To 30-SEP-14	12	60.89	64.99	65.01	14.40	99.97	46.75	81.21	57.92 to 75.70	829,227	539,109	
01-OCT-14 To 30-SEP-15	9	74.96	76.26	75.49	13.50	101.02	57.43	98.79	58.68 to 93.19	497,735	375,751	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	8	58.46	66.51	64.46	18.70	103.18	52.34	88.18	52.34 to 88.18	772,952	498,209	
01-JAN-14 To 31-DEC-14	11	69.64	66.44	68.59	12.67	96.87	46.75	81.21	56.15 to 79.02	750,065	514,464	
<u>ALL</u>	33	70.54	70.66	69.02	15.41	102.38	46.75	98.79	59.60 to 77.54	719,606	496,663	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	33	70.54	70.66	69.02	15.41	102.38	46.75	98.79	59.60 to 77.54	719,606	496,663	
<u>ALL</u>	33	70.54	70.66	69.02	15.41	102.38	46.75	98.79	59.60 to 77.54	719,606	496,663	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Dry</u>												
County	15	74.47	72.77	71.00	12.61	102.49	52.34	88.18	58.98 to 81.69	734,109	521,249	
1	15	74.47	72.77	71.00	12.61	102.49	52.34	88.18	58.98 to 81.69	734,109	521,249	
<u>ALL</u>	33	70.54	70.66	69.02	15.41	102.38	46.75	98.79	59.60 to 77.54	719,606	496,663	

**13 Cass**  
**AGRICULTURAL LAND**

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

Qualified

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 95% Mean C.I. : 66.13 to 75.19

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**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
____Dry____											
County	28	74.44	72.36	69.79	14.21	103.68	49.03	98.79	62.17 to 79.02	706,558	493,101
1	28	74.44	72.36	69.79	14.21	103.68	49.03	98.79	62.17 to 79.02	706,558	493,101
____ALL____	33	70.54	70.66	69.02	15.41	102.38	46.75	98.79	59.60 to 77.54	719,606	496,663

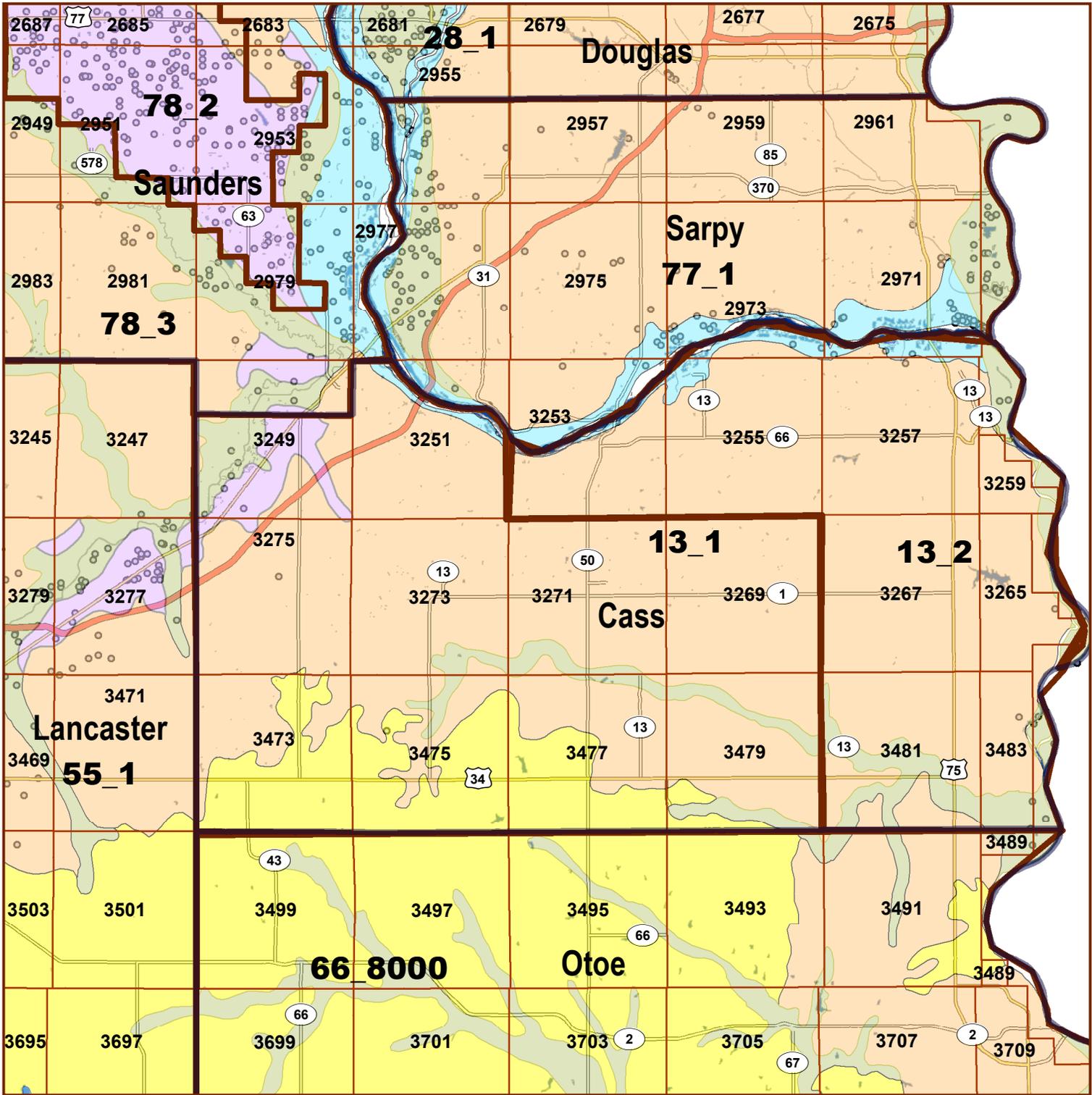
## Cass County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
<b>Cass</b>	1	6,610	6,390	5,125	5,625	3,710	5,105	3,887	4,303	<b>5,316</b>
<b>Sarpy</b>	1	6,640	6,440	6,100	5,950	5,744	5,025	4,700	4,425	<b>5,987</b>
<b>Otoe</b>	8000	5,600	5,600	5,500	5,500	5,000	5,000	4,200	4,200	<b>5,210</b>
<b>Saunders</b>	3	6,510	6,285	6,065	5,551	5,390	5,050	4,222	3,810	<b>5,539</b>
<b>Lancaster</b>	1	7,500	7,124	6,728	6,368	5,623	5,207	4,870	4,497	<b>6,414</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
<b>Cass</b>	1	5,418	5,269	5,144	4,758	4,306	4,649	3,936	3,930	<b>4,872</b>
<b>Sarpy</b>	1	6,565	6,372	5,975	5,800	5,600	4,950	929	4,350	<b>5,761</b>
<b>Otoe</b>	8000	4,600	4,600	4,350	4,300	4,200	4,200	2,012	3,100	<b>4,203</b>
<b>Saunders</b>	3	6,185	5,954	5,721	5,302	5,086	4,670	591	3,570	<b>4,908</b>
<b>Lancaster</b>	1	5,990	5,624	5,241	4,871	4,502	3,747	3,809	3,400	<b>4,766</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Cass</b>	1	2,300	2,248	2,133	2,065	1,995	2,004	1,719	1,464	<b>1,803</b>
<b>Sarpy</b>	1	2,400	2,325	2,250	2,200	2,125	2,050	1,988	1,925	<b>2,118</b>
<b>Otoe</b>	8000	2,290	2,250	2,200	2,190	2,050	2,030	1,800	1,600	<b>2,006</b>
<b>Saunders</b>	3	1,701	2,554	1,867	2,484	2,202	2,164	1,915	1,934	<b>2,090</b>
<b>Lancaster</b>	1	2,682	2,912	2,792	2,521	2,184	1,817	1,433	1,369	<b>2,046</b>

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



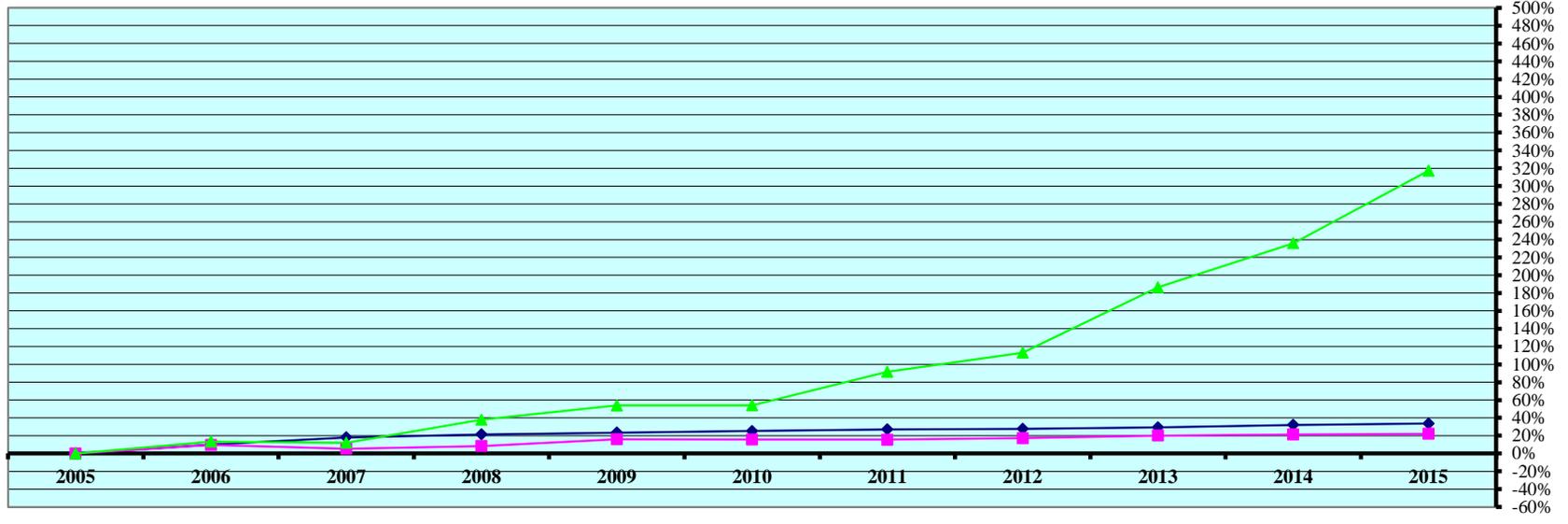
**Legend**

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

## Cass 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	1,121,663,437	--	--	--	156,194,369	--	--	--	312,230,805	--	--	--
2006	1,233,705,665	112,042,228	9.99%	9.99%	171,128,443	14,934,074	9.56%	9.56%	353,782,895	41,552,090	13.31%	13.31%
2007	1,324,087,270	90,381,605	7.33%	18.05%	164,236,511	-6,891,932	-4.03%	5.15%	349,975,058	-3,807,837	-1.08%	12.09%
2008	1,362,344,499	38,257,229	2.89%	21.46%	169,315,579	5,079,068	3.09%	8.40%	430,579,821	80,604,763	23.03%	37.90%
2009	1,384,014,461	21,669,962	1.59%	23.39%	181,178,588	11,863,009	7.01%	16.00%	480,411,956	49,832,135	11.57%	53.86%
2010	1,404,806,915	20,792,454	1.50%	25.24%	180,437,442	-741,146	-0.41%	15.52%	481,287,844	875,888	0.18%	54.14%
2011	1,425,621,221	20,814,306	1.48%	27.10%	180,370,120	-67,322	-0.04%	15.48%	598,561,530	117,273,686	24.37%	91.70%
2012	1,433,221,401	7,600,180	0.53%	27.78%	182,985,174	2,615,054	1.45%	17.15%	665,255,645	66,694,115	11.14%	113.07%
2013	1,451,839,415	18,618,014	1.30%	29.44%	187,462,530	4,477,356	2.45%	20.02%	894,122,545	228,866,900	34.40%	186.37%
2014	1,481,020,790	29,181,375	2.01%	32.04%	189,508,942	2,046,412	1.09%	21.33%	1,048,810,372	154,687,827	17.30%	235.91%
2015	1,498,249,500	17,228,710	1.16%	33.57%	190,729,803	1,220,861	0.64%	22.11%	1,302,406,494	253,596,122	24.18%	317.13%

Rate Annual %chg: Residential & Recreational 2.94%

Commercial & Industrial 2.02%

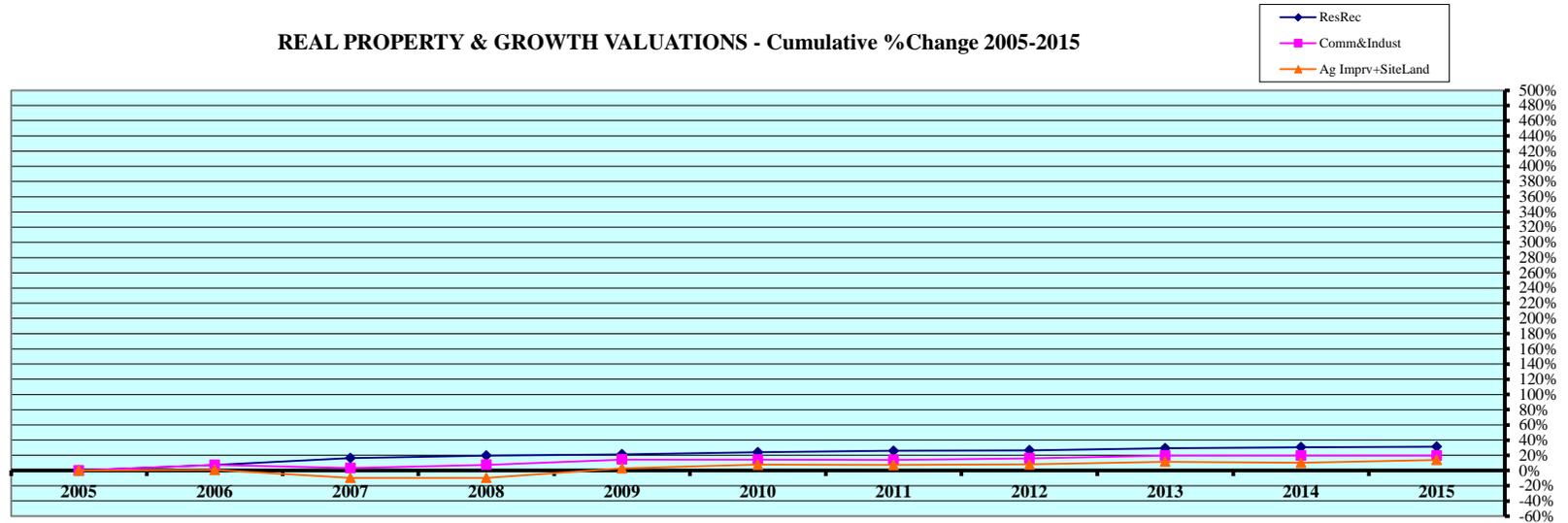
Agricultural Land 15.35%

Cnty# 13  
County CASS

CHART 1 EXHIBIT 13B 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	1,121,663,437	36,242,287	3.23%	1,085,421,150	--	--	156,194,369	4,952,035	3.17%	151,242,334	--	--	
2006	1,233,705,665	28,806,343	2.33%	1,204,899,322	7.42%	7.42%	171,128,443	3,604,380	2.11%	167,524,063	-7.25%	-7.25%	
2007	1,324,087,270	18,136,271	1.37%	1,305,950,999	5.86%	16.43%	164,236,511	3,062,788	1.86%	161,173,723	-5.82%	3.19%	
2008	1,362,344,499	20,514,226	1.51%	1,341,830,273	1.34%	19.63%	169,315,579	1,381,474	0.82%	167,934,105	2.25%	7.52%	
2009	1,384,014,461	22,578,489	1.63%	1,361,435,972	-0.07%	21.38%	181,178,588	2,347,910	1.30%	178,830,678	5.62%	14.49%	
2010	1,404,806,915	14,220,104	1.01%	1,390,586,811	0.47%	23.98%	180,437,442	1,817,525	1.01%	178,619,917	-1.41%	14.36%	
2011	1,425,621,221	13,656,905	0.96%	1,411,964,316	0.51%	25.88%	180,370,120	2,343,368	1.30%	178,026,752	-1.34%	13.98%	
2012	1,433,221,401	13,259,104	0.93%	1,419,962,297	-0.40%	26.59%	182,985,174	1,702,867	0.93%	181,282,307	0.51%	16.06%	
2013	1,451,839,415	2,897,264	0.20%	1,448,942,151	1.10%	29.18%	187,462,530	510,259	0.27%	186,952,271	2.17%	19.69%	
2014	1,481,020,790	16,103,706	1.09%	1,464,917,084	0.90%	30.60%	189,508,942	2,679,176	1.41%	186,829,766	-0.34%	19.61%	
2015	1,498,249,500	24,855,009	1.66%	1,473,394,491	-0.51%	31.36%	190,729,803	3,791,243	1.99%	186,938,560	-1.36%	19.68%	
Rate Ann%chg	<b>2.94%</b>			Resid & Rec. w/o growth			<b>2.02%</b>			C & I w/o growth			<b>0.75%</b>

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				
2005	117,520,200	35,817,248	153,337,448	1,878,237	1.22%	151,459,211	--	--
2006	119,705,776	36,694,362	156,400,138	1,510,897	0.97%	154,889,241	1.01%	1.01%
2007	106,188,779	34,154,036	140,342,815	1,983,209	1.41%	138,359,606	-11.53%	-9.77%
2008	105,777,321	34,297,844	140,075,165	1,562,375	1.12%	138,512,790	-1.30%	-9.67%
2009	121,047,497	39,305,088	160,352,585	2,490,194	1.55%	157,862,391	12.70%	2.95%
2010	123,648,922	43,473,058	167,121,980	2,037,510	1.22%	165,084,470	2.95%	7.66%
2011	122,268,860	44,407,217	166,676,077	1,927,098	1.16%	164,748,979	-1.42%	7.44%
2012	122,969,900	44,830,903	167,800,803	2,159,414	1.29%	165,641,389	-0.62%	8.02%
2013	125,318,798	46,211,850	171,530,648	372,050	0.22%	171,158,598	2.00%	11.62%
2014	125,331,153	46,820,009	172,151,162	3,237,555	1.88%	168,913,607	-1.53%	10.16%
2015	130,568,718	46,869,292	177,438,010	2,677,657	1.51%	174,760,353	1.52%	13.97%
Rate Ann%chg	<b>1.06%</b>	<b>2.73%</b>	<b>1.47%</b>	Ag Imprv+Site w/o growth		<b>0.38%</b>		

(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.

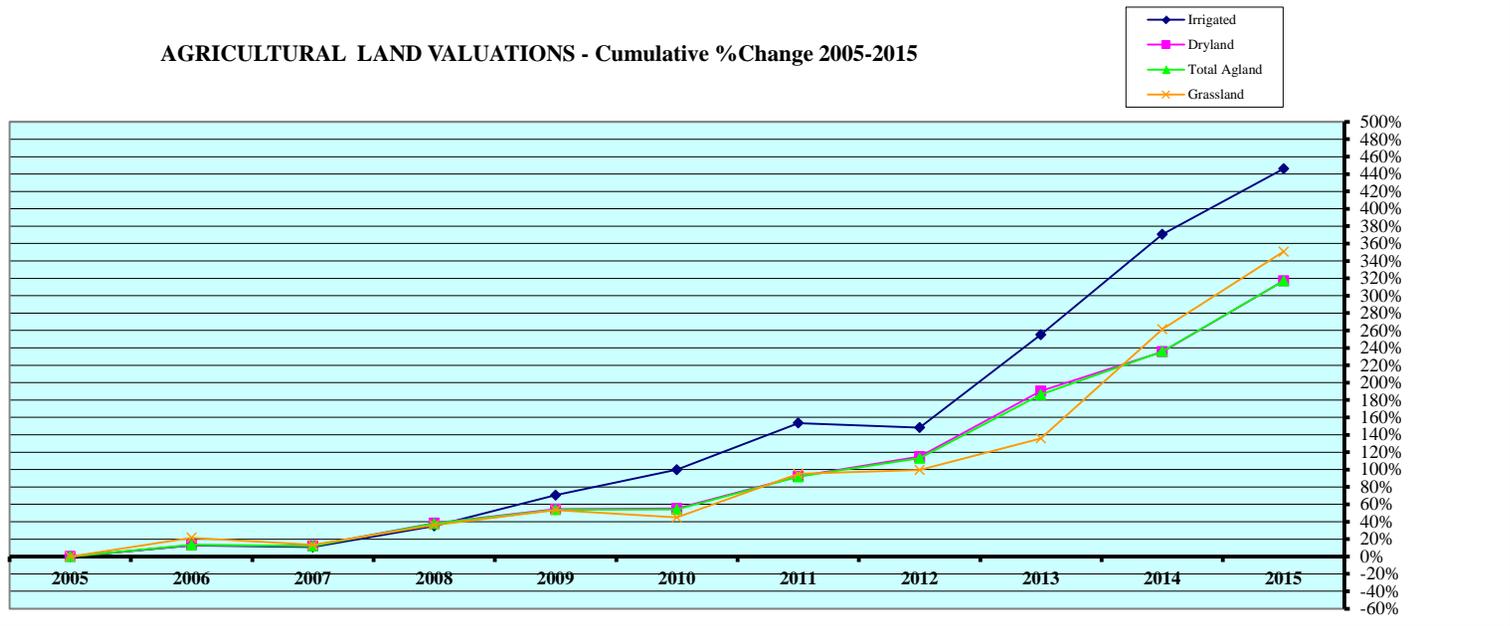
Sources:  
Value; 2005 - 2015 CTL  
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 13  
County CASS

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	2,968,583	--	--	--	291,781,926	--	--	--	15,160,711	--	--	--
2006	3,350,453	381,870	12.86%	12.86%	329,682,860	37,900,934	12.99%	12.99%	18,439,142	3,278,431	21.62%	21.62%
2007	3,287,800	-62,653	-1.87%	10.75%	327,421,795	-2,261,065	-0.69%	12.21%	17,188,838	-1,250,304	-6.78%	13.38%
2008	4,013,210	725,410	22.06%	35.19%	403,629,983	76,208,188	23.28%	38.33%	20,641,427	3,452,589	20.09%	36.15%
2009	5,063,529	1,050,319	26.17%	70.57%	450,681,473	47,051,490	11.66%	54.46%	23,237,064	2,595,637	12.57%	53.27%
2010	5,931,094	867,565	17.13%	99.80%	452,627,321	1,945,848	0.43%	55.13%	21,953,099	-1,283,965	-5.53%	44.80%
2011	7,525,836	1,594,742	26.89%	153.52%	560,798,175	108,170,854	23.90%	92.20%	29,579,757	7,626,658	34.74%	95.11%
2012	7,374,409	-151,427	-2.01%	148.42%	626,975,030	66,176,855	11.80%	114.88%	30,237,469	657,712	2.22%	99.45%
2013	10,543,104	3,168,695	42.97%	255.16%	847,113,083	220,138,053	35.11%	190.32%	35,758,306	5,520,837	18.26%	135.86%
2014	13,969,325	3,426,221	32.50%	370.57%	979,301,095	132,188,012	15.60%	235.63%	54,801,972	19,043,666	53.26%	261.47%
2015	16,213,861	2,244,536	16.07%	446.18%	1,217,062,034	237,760,939	24.28%	317.11%	68,331,028	13,529,056	24.69%	350.71%

Rate Ann.%chg: Irrigated **18.50%** Dryland **15.35%** Grassland **16.25%**

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	383,235	--	--	--	1,936,350	--	--	--	312,230,805	--	--	--
2006	380,122	-3,113	-0.81%	-0.81%	1,930,318	-6,032	-0.31%	-0.31%	353,782,895	41,552,090	13.31%	13.31%
2007	352,900	-27,222	-7.16%	-7.92%	1,723,725	-206,593	-10.70%	-10.98%	349,975,058	-3,807,837	-1.08%	12.09%
2008	691,903	339,003	96.06%	80.54%	1,603,298	-120,427	-6.99%	-17.20%	430,579,821	80,604,763	23.03%	37.90%
2009	320,249	-371,654	-53.71%	-16.44%	1,109,641	-493,657	-30.79%	-42.69%	480,411,956	49,832,135	11.57%	53.86%
2010	592,572	272,323	85.03%	54.62%	183,758	-925,883	-83.44%	-90.51%	481,287,844	875,888	0.18%	54.14%
2011	497,152	-95,420	-16.10%	29.73%	160,610	-23,148	-12.60%	-91.71%	598,561,530	117,273,686	24.37%	91.70%
2012	498,559	1,407	0.28%	30.09%	170,178	9,568	5.96%	-91.21%	665,255,645	66,694,115	11.14%	113.07%
2013	536,232	37,673	7.56%	39.92%	171,820	1,642	0.96%	-91.13%	894,122,545	228,866,900	34.40%	186.37%
2014	557,656	21,424	4.00%	45.51%	180,324	8,504	4.95%	-90.69%	1,048,810,372	154,687,827	17.30%	235.91%
2015	597,289	39,633	7.11%	55.85%	202,282	21,958	12.18%	-89.55%	1,302,406,494	253,596,122	24.18%	317.13%

Cnty# **13**  
County **CASS**

Rate Ann.%chg: Total Agric Land **15.35%**

**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	2,968,583	2,296	1,293			291,685,750	258,048	1,130			15,185,726	40,192	378		
2006	3,350,453	2,177	1,539	19.04%	19.04%	330,056,989	257,387	1,282	13.45%	13.45%	18,450,613	39,931	462	22.29%	22.29%
2007	3,287,800	2,138	1,538	-0.07%	18.96%	327,266,832	255,716	1,280	-0.20%	13.22%	17,280,898	37,437	462	-0.10%	22.17%
2008	4,059,615	2,088	1,945	26.43%	50.39%	403,862,231	255,643	1,580	23.44%	39.76%	20,924,811	37,172	563	21.95%	48.98%
2009	5,132,018	2,429	2,113	8.66%	63.42%	449,731,251	257,889	1,744	10.39%	54.28%	22,803,225	37,060	615	9.31%	62.85%
2010	6,024,386	2,891	2,084	-1.37%	61.18%	453,112,632	257,455	1,760	0.92%	55.70%	21,742,233	39,161	555	-9.77%	46.94%
2011	7,535,232	2,830	2,663	27.76%	105.93%	561,444,459	256,943	2,185	24.15%	93.31%	29,532,744	38,339	770	38.74%	103.87%
2012	7,374,409	2,860	2,578	-3.17%	99.41%	627,488,396	256,887	2,443	11.79%	116.10%	30,105,434	38,370	785	1.86%	107.66%
2013	10,760,471	2,860	3,762	45.93%	191.00%	848,719,405	256,519	3,309	35.45%	192.70%	35,590,852	38,324	929	18.36%	145.79%
2014	13,621,559	3,004	4,535	20.53%	250.76%	980,547,694	256,070	3,829	15.74%	238.76%	54,663,553	38,273	1,428	53.79%	278.01%
2015	16,210,362	3,116	5,202	14.70%	302.30%	1,219,008,111	255,941	4,763	24.38%	321.36%	67,639,755	38,363	1,763	23.45%	366.65%

Rate Annual %chg Average Value/Acre: 14.94%

15.47%

16.65%

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	383,307	7,664	50			1,915,000	3,401	563			312,138,366	311,601	1,002		
2006	380,236	7,603	50	-0.01%	-0.01%	1,894,462	3,361	564	0.10%	0.10%	354,132,753	310,460	1,141	13.87%	13.87%
2007	352,172	6,933	51	1.57%	1.57%	1,709,877	3,089	553	-1.81%	-1.71%	349,897,579	305,313	1,146	0.47%	14.41%
2008	675,378	6,644	102	100.12%	103.25%	1,536,356	2,855	538	-2.77%	-4.43%	431,058,391	304,402	1,416	23.56%	41.36%
2009	396,622	3,632	109	7.43%	118.36%	1,238,653	2,431	510	-5.31%	-9.50%	479,301,769	303,441	1,580	11.54%	57.68%
2010	608,870	991	614	462.37%	1128.00%	216,400	1,719	126	-75.29%	-77.64%	481,704,521	302,216	1,594	0.91%	59.12%
2011	497,152	943	527	-14.19%	953.78%	162,307	1,613	101	-20.10%	-82.13%	599,171,894	300,669	1,993	25.03%	98.94%
2012	495,952	941	527	-0.03%	953.47%	161,368	1,604	101	0.00%	-82.13%	665,625,559	300,663	2,214	11.09%	121.01%
2013	518,250	965	537	1.98%	974.38%	171,068	1,701	101	-0.03%	-82.14%	895,760,046	300,368	2,982	34.71%	197.71%
2014	536,212	981	546	1.68%	992.48%	177,935	1,702	105	3.94%	-81.43%	1,049,546,953	300,030	3,498	17.30%	249.21%
2015	596,071	1,075	554	1.48%	1008.66%	177,913	1,702	105	0.00%	-81.43%	1,303,632,212	300,198	4,343	24.14%	333.51%

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**CASS**

Rate Annual %chg Average Value/Acre: 15.80%

(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
25,241	CASS	124,449,852	38,772,498	61,203,648	1,481,518,289	142,288,385	48,441,418	16,731,211	1,302,406,494	130,568,718	46,869,292	0	3,393,249,805
cnty sectorvalue % of total value:		3.67%	1.14%	1.80%	43.66%	4.19%	1.43%	0.49%	38.38%	3.85%	1.38%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
132	ALVO	460,189	10,452	2,632	4,444,072	595,741	0	0	0	0	0	0	5,513,086
0.52%	%sector of county sector	0.37%	0.03%	0.00%	0.30%	0.42%							0.16%
	%sector of municipality	8.35%	0.19%	0.05%	80.61%	10.81%							100.00%
242	AVOCA	90,209	102,926	16,652	5,853,124	598,554	0	0	0	0	0	0	6,661,465
0.96%	%sector of county sector	0.07%	0.27%	0.03%	0.40%	0.42%							0.20%
	%sector of municipality	1.35%	1.55%	0.25%	87.87%	8.99%							100.00%
390	CEDAR CREEK	82,114	227,755	366,371	58,255,262	964,943	0	86,657	0	0	0	0	59,983,102
1.55%	%sector of county sector	0.07%	0.59%	0.60%	3.93%	0.68%		0.52%					1.77%
	%sector of municipality	0.14%	0.38%	0.61%	97.12%	1.61%		0.14%					100.00%
1,024	EAGLE	568,895	265,532	40,702	39,194,794	6,527,800	0	0	0	0	0	0	46,597,723
4.06%	%sector of county sector	0.46%	0.68%	0.07%	2.65%	4.59%							1.37%
	%sector of municipality	1.22%	0.57%	0.09%	84.11%	14.01%							100.00%
634	ELMWOOD	1,412,108	219,370	31,094	24,956,052	5,279,973	0	0	0	0	0	0	31,898,997
2.51%	%sector of county sector	1.13%	0.57%	0.05%	1.68%	3.71%							0.94%
	%sector of municipality	4.43%	0.69%	0.10%	78.24%	16.55%							100.00%
568	GREENWOOD	1,048,332	361,252	609,963	21,176,575	4,447,441	0	0	0	0	0	0	27,643,563
2.25%	%sector of county sector	0.84%	0.93%	1.00%	1.43%	3.13%							0.81%
	%sector of municipality	3.79%	1.31%	2.21%	76.61%	16.09%							100.00%
1,106	LOUISVILLE	478,829	545,552	1,021,188	46,358,736	7,647,609	0	0	123,509	0	7,250	0	56,182,673
4.38%	%sector of county sector	0.38%	1.41%	1.67%	3.13%	5.37%			0.01%		0.02%		1.66%
	%sector of municipality	0.85%	0.97%	1.82%	82.51%	13.61%			0.22%		0.01%		100.00%
178	MANLEY	94,132	61,206	119,702	6,149,533	548,924	0	0	0	0	0	0	6,973,497
0.71%	%sector of county sector	0.08%	0.16%	0.20%	0.42%	0.39%							0.21%
	%sector of municipality	1.35%	0.88%	1.72%	88.18%	7.87%							100.00%
236	MURDOCK	69,797	99,232	17,212	12,055,690	639,983	0	0	0	0	0	0	12,881,914
0.93%	%sector of county sector	0.06%	0.26%	0.03%	0.81%	0.45%							0.38%
	%sector of municipality	0.54%	0.77%	0.13%	93.59%	4.97%							100.00%
463	MURRAY	102,560	227,179	241,024	18,882,018	1,730,105	0	0	5,415	0	0	0	21,188,301
1.83%	%sector of county sector	0.08%	0.59%	0.39%	1.27%	1.22%			0.00%				0.62%
	%sector of municipality	0.48%	1.07%	1.14%	89.12%	8.17%			0.03%				100.00%
204	NEHAWKA	11,594	127,251	351,786	6,653,866	549,310	0	0	0	0	0	0	7,693,807
0.81%	%sector of county sector	0.01%	0.33%	0.57%	0.45%	0.39%							0.23%
	%sector of municipality	0.15%	1.65%	4.57%	86.48%	7.14%							100.00%
6505	PLATTSMOUTH	7,707,297	2,652,217	2,408,675	201,439,671	57,917,985	3,575,047	0	0	0	0	0	275,700,892
25.77%	%sector of county sector	6.19%	6.84%	3.94%	13.60%	40.70%	7.38%						8.12%
	%sector of municipality	2.80%	0.96%	0.87%	73.06%	21.01%	1.30%						100.00%
99	SOUTH BEND	5,560	214,667	741,895	2,999,532	772,809	0	0	0	0	0	0	4,734,463
0.39%	%sector of county sector	0.00%	0.55%	1.21%	0.20%	0.54%							0.14%
	%sector of municipality	0.12%	4.53%	15.67%	63.36%	16.32%							100.00%
233	UNION	11,535	214,182	386,187	6,867,256	743,895	0	0	0	0	0	0	8,223,055
0.92%	%sector of county sector	0.01%	0.55%	0.63%	0.46%	0.52%							0.24%
	%sector of municipality	0.14%	2.60%	4.70%	83.51%	9.05%							100.00%
1050	WEEPING WATER	471,530	554,446	356,253	48,826,535	4,595,654	425,490	0	0	0	0	0	55,229,908
4.16%	%sector of county sector	0.38%	1.43%	0.58%	3.30%	3.23%	0.88%						1.63%
	%sector of municipality	0.85%	1.00%	0.65%	88.41%	8.32%	0.77%						100.00%
13,064	Total Municipalities	12,614,681	5,883,219	6,711,336	504,112,716	93,560,726	4,000,537	86,657	128,924	0	7,250	0	627,106,046
51.76%	%all municip.sect of cnty	10.14%	15.17%	10.97%	34.03%	65.75%	8.26%	0.52%	0.01%		0.02%		18.48%

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
13	CASS

CHART 5

EXHIBIT

13B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 18,924</b>	<b>Value : 3,241,767,642</b>	<b>Growth 31,571,871</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>	876	10,089,510	459	12,900,776	1,186	17,457,117	2,521	40,447,403	
<b>02. Res Improve Land</b>	4,965	89,707,675	1,321	55,838,062	3,414	154,371,636	9,700	299,917,373	
<b>03. Res Improvements</b>	5,301	406,956,252	1,358	236,819,583	3,454	532,883,095	10,113	1,176,658,930	
<b>04. Res Total</b>	6,177	506,753,437	1,817	305,558,421	4,640	704,711,848	12,634	1,517,023,706	25,390,531
<b>% of Res Total</b>	48.89	33.40	14.38	20.14	36.73	46.45	66.76	46.80	80.42
<b>05. Com UnImp Land</b>	104	2,039,742	21	1,211,033	39	2,514,572	164	5,765,347	
<b>06. Com Improve Land</b>	545	18,332,114	30	1,710,713	100	12,132,097	675	32,174,924	
<b>07. Com Improvements</b>	556	74,217,012	34	4,686,688	112	28,253,986	702	107,157,686	
<b>08. Com Total</b>	660	94,588,868	55	7,608,434	151	42,900,655	866	145,097,957	5,686,749
<b>% of Com Total</b>	76.21	65.19	6.35	5.24	17.44	29.57	4.58	4.48	18.01
<b>09. Ind UnImp Land</b>	6	693,550	14	838,404	22	2,378,803	42	3,910,757	
<b>10. Ind Improve Land</b>	7	503,416	10	1,884,919	7	2,001,848	24	4,390,183	
<b>11. Ind Improvements</b>	7	1,633,203	10	33,835,795	8	4,671,480	25	40,140,478	
<b>12. Ind Total</b>	13	2,830,169	24	36,559,118	30	9,052,131	67	48,441,418	0
<b>% of Ind Total</b>	19.40	5.84	35.82	75.47	44.78	18.69	0.35	1.49	0.00
<b>13. Rec UnImp Land</b>	9	74,822	50	4,498,509	135	5,119,327	194	9,692,658	
<b>14. Rec Improve Land</b>	2	10,000	4	199,463	35	3,708,700	41	3,918,163	
<b>15. Rec Improvements</b>	2	1,835	5	65,843	43	3,163,398	50	3,231,076	
<b>16. Rec Total</b>	11	86,657	55	4,763,815	178	11,991,425	244	16,841,897	110,578
<b>% of Rec Total</b>	4.51	0.51	22.54	28.29	72.95	71.20	1.29	0.52	0.35
<b>Res &amp; Rec Total</b>	6,188	506,840,094	1,872	310,322,236	4,818	716,703,273	12,878	1,533,865,603	25,501,109
<b>% of Res &amp; Rec Total</b>	48.05	33.04	14.54	20.23	37.41	46.73	68.05	47.32	80.77
<b>Com &amp; Ind Total</b>	673	97,419,037	79	44,167,552	181	51,952,786	933	193,539,375	5,686,749
<b>% of Com &amp; Ind Total</b>	72.13	50.34	8.47	22.82	19.40	26.84	4.93	5.97	18.01
<b>17. Taxable Total</b>	6,861	604,259,131	1,951	354,489,788	4,999	768,656,059	13,811	1,727,404,978	31,187,858
<b>% of Taxable Total</b>	49.68	34.98	14.13	20.52	36.20	44.50	72.98	53.29	98.78

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	301	21,145,193	2,939,895	0	0	0
19. Commercial	36	4,964,487	13,712,844	1	135,000	1,244,253
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	301	21,145,193	2,939,895
19. Commercial	0	0	0	37	5,099,487	14,957,097
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				338	26,244,680	17,896,992

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	4	0	4	0	0
25. Total	0	0	0	0	4	0	4	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	538	169	1,055	1,762

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	192,233	524	102,775,560	3,236	867,435,865	3,766	970,403,658
28. Ag-Improved Land	1	42,188	161	37,701,320	1,147	361,424,300	1,309	399,167,808
29. Ag Improvements	1	36,763	162	21,302,268	1,180	123,452,167	1,343	144,791,198
30. Ag Total							5,109	1,514,362,664

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	17,500	
32. HomeSite Improv Land	0	0.00	0	106	109.77	2,010,000	
33. HomeSite Improvements	0	0.00	0	113	107.77	18,077,526	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	23	89.56	337,753	
36. FarmSite Improv Land	1	1.00	7,250	144	360.55	2,520,676	
37. FarmSite Improvements	1	0.00	36,763	152	0.00	3,224,742	
38. FarmSite Total							
39. Road & Ditches	0	1.12	0	0	534.21	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	7	7.00	125,000	8	8.00	142,500	
32. HomeSite Improv Land	744	765.94	14,012,038	850	875.71	16,022,038	
33. HomeSite Improvements	776	752.94	100,309,970	889	860.71	118,387,496	384,013
34. HomeSite Total				<b>897</b>	<b>883.71</b>	<b>134,552,034</b>	
35. FarmSite UnImp Land	164	582.62	2,073,262	187	672.18	2,411,015	
36. FarmSite Improv Land	1,052	2,546.00	16,482,917	1,197	2,907.55	19,010,843	
37. FarmSite Improvements	1,094	0.00	23,142,197	1,247	0.00	26,403,702	0
38. FarmSite Total				<b>1,434</b>	<b>3,579.73</b>	<b>47,825,560</b>	
39. Road & Ditches	0	5,212.26	0	0	5,747.59	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>2,331</b>	<b>10,211.03</b>	<b>182,377,594</b>	<b>384,013</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	4	0.00	328,071
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	7	0.00	266,011	11	0.00	594,082

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	5	55.44	215,114	673	31,490.73	134,871,089
44. Recapture Value N/A	5	55.44	215,114	673	31,490.73	135,036,707
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	4,350	273,604.13	1,193,979,987	5,028	305,150.30	1,329,066,190
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	339.44	10.89%	2,243,699	13.54%	6,610.00
46. 1A	348.97	11.20%	2,229,919	13.46%	6,390.00
47. 2A1	774.16	24.84%	3,967,672	23.95%	5,125.13
48. 2A	523.39	16.79%	2,944,073	17.77%	5,625.01
49. 3A1	295.37	9.48%	1,095,866	6.61%	3,710.15
50. 3A	679.60	21.80%	3,469,363	20.94%	5,105.01
51. 4A1	128.53	4.12%	499,629	3.02%	3,887.26
52. 4A	27.72	0.89%	119,289	0.72%	4,303.35
<b>53. Total</b>	<b>3,117.18</b>	<b>100.00%</b>	<b>16,569,510</b>	<b>100.00%</b>	<b>5,315.54</b>
<b>Dry</b>					
54. 1D1	12,679.37	4.96%	68,690,907	5.52%	5,417.53
55. 1D	35,463.70	13.88%	186,840,964	15.01%	5,268.51
56. 2D1	59,671.29	23.35%	306,973,599	24.66%	5,144.41
57. 2D	25,426.58	9.95%	120,968,026	9.72%	4,757.54
58. 3D1	2,879.96	1.13%	12,401,421	1.00%	4,306.11
59. 3D	92,016.83	36.01%	427,820,470	34.37%	4,649.37
60. 4D1	23,425.63	9.17%	105,735,349	8.49%	4,513.66
61. 4D	3,936.28	1.54%	15,470,907	1.24%	3,930.34
<b>62. Total</b>	<b>255,499.64</b>	<b>100.00%</b>	<b>1,244,901,643</b>	<b>100.00%</b>	<b>4,872.42</b>
<b>Grass</b>					
63. 1G1	573.95	1.48%	1,320,085	1.89%	2,300.00
64. 1G	2,296.86	5.94%	5,163,861	7.40%	2,248.23
65. 2G1	2,468.39	6.38%	5,265,944	7.55%	2,133.35
66. 2G	5,877.83	15.19%	12,137,188	17.40%	2,064.91
67. 3G1	992.86	2.57%	1,980,533	2.84%	1,994.78
68. 3G	6,499.52	16.80%	13,024,948	18.67%	2,003.99
69. 4G1	6,270.44	16.21%	10,781,950	15.46%	1,719.49
70. 4G	13,711.00	35.44%	20,073,054	28.78%	1,464.01
<b>71. Total</b>	<b>38,690.85</b>	<b>100.00%</b>	<b>69,747,563</b>	<b>100.00%</b>	<b>1,802.69</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>3,117.18</b>	<b>1.04%</b>	<b>16,569,510</b>	<b>1.24%</b>	<b>5,315.54</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>255,499.64</b>	<b>85.12%</b>	<b>1,244,901,643</b>	<b>93.46%</b>	<b>4,872.42</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>38,690.85</b>	<b>12.89%</b>	<b>69,747,563</b>	<b>5.24%</b>	<b>1,802.69</b>
72. Waste	1,070.27	0.36%	580,319	0.04%	542.22
73. Other	1,783.00	0.59%	186,035	0.01%	104.34
74. Exempt	334.89	0.11%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>300,160.94</b>	<b>100.00%</b>	<b>1,331,985,070</b>	<b>100.00%</b>	<b>4,437.57</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	260.86	1,471,170	2,856.32	15,098,340	3,117.18	16,569,510
<b>77. Dry Land</b>	43.64	202,734	25,672.18	125,304,344	229,783.82	1,119,394,565	255,499.64	1,244,901,643
<b>78. Grass</b>	13.79	24,437	4,987.18	8,797,035	33,689.88	60,926,091	38,690.85	69,747,563
<b>79. Waste</b>	0.00	0	10.06	1,006	1,060.21	579,313	1,070.27	580,319
<b>80. Other</b>	0.00	0	173.96	17,396	1,609.04	168,639	1,783.00	186,035
<b>81. Exempt</b>	3.67	0	6.60	0	324.62	0	334.89	0
<b>82. Total</b>	<b>57.43</b>	<b>227,171</b>	<b>31,104.24</b>	<b>135,590,951</b>	<b>268,999.27</b>	<b>1,196,166,948</b>	<b>300,160.94</b>	<b>1,331,985,070</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	3,117.18	1.04%	16,569,510	1.24%	5,315.54
<b>Dry Land</b>	255,499.64	85.12%	1,244,901,643	93.46%	4,872.42
<b>Grass</b>	38,690.85	12.89%	69,747,563	5.24%	1,802.69
<b>Waste</b>	1,070.27	0.36%	580,319	0.04%	542.22
<b>Other</b>	1,783.00	0.59%	186,035	0.01%	104.34
<b>Exempt</b>	334.89	0.11%	0	0.00%	0.00
<b>Total</b>	<b>300,160.94</b>	<b>100.00%</b>	<b>1,331,985,070</b>	<b>100.00%</b>	<b>4,437.57</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 Ashland Exch	0	0	0	0	1	19,099	1	19,099	0
83.2 Beaver Lake	541	3,693,372	1,056	58,771,872	1,056	160,767,484	1,597	223,232,728	2,731,721
83.3 Buccaneer Bay	313	4,146,517	457	11,464,120	457	76,518,660	770	92,129,297	3,806,405
83.4 Cent Agland	8	607,576	9	603,259	9	1,158,296	17	2,369,131	0
83.5 Com-nehawka	2	4,000	0	0	0	0	2	4,000	0
83.6 Com-plattsmouth	1	5,280	0	0	0	0	1	5,280	0
83.7 Com-weeping Water	0	0	3	14,834	3	194,157	3	208,991	0
83.8 Exempt	0	0	2	19,160	2	145,728	2	164,888	0
83.9 Iron Horse	73	3,205,131	97	7,125,704	97	26,947,844	170	37,278,679	1,374,949
83.10 Lake Waconda	4	114,000	216	14,558,147	217	24,592,833	221	39,264,980	435,807
83.11 Mhp Eagle	4	0	0	0	42	295,233	46	295,233	0
83.12 Mhp Greenwood	0	0	0	0	10	54,185	10	54,185	5,733
83.13 Mhp Louisville	0	0	0	0	11	141,315	11	141,315	0
83.14 Mhp Murray	0	0	0	0	5	8,748	5	8,748	0
83.15 Mhp Nehawka	0	0	0	0	1	5,751	1	5,751	0
83.16 Mhp Plattsmouth	5	0	0	0	258	2,873,840	263	2,873,840	92,435
83.17 Mhp Rural	0	0	0	0	6	24,322	6	24,322	0
83.18 Mhp Wpg Wtr	0	0	0	0	2	4,967	2	4,967	0
83.19 Ne Agland	19	1,136,403	3	115,009	3	285,043	22	1,536,455	0
83.20 Ne Comm	69	1,203,164	12	1,294,883	12	1,321,902	81	3,819,949	0
83.21 Ne Subds	0	0	1	21,175	1	138,680	1	159,855	0
83.22 Nw Rec Lakes	8	108,000	230	4,570,500	230	24,026,395	238	28,704,895	85,373
83.23 Res-alvo	12	128,461	63	911,248	63	3,007,557	75	4,047,266	55,402
83.24 Res-avoca	14	55,563	102	717,888	103	5,030,945	117	5,804,396	0
83.25 Res-cedar Creek	56	1,931,735	335	17,414,475	335	39,497,790	391	58,844,000	606,696
83.26 Res-eagle	13	320,172	385	7,694,915	385	32,293,975	398	40,309,062	326,793
83.27 Res-elmwood	32	392,558	254	4,942,077	254	19,833,472	286	25,168,107	111,073
83.28 Res-greenwood	54	815,572	227	5,183,467	227	15,130,191	281	21,129,230	96,090
83.29 Res-louisville	131	1,326,815	450	7,671,550	451	38,415,825	582	47,414,190	975,504
83.30 Res-manley	5	30,999	71	650,763	71	5,483,574	76	6,165,336	14,008
83.31 Res-murdock	14	172,594	120	1,696,256	120	10,437,563	134	12,306,413	211,350
83.32 Res-murray	46	526,248	202	3,447,275	204	15,040,149	250	19,013,672	46,584
83.33 Res-nehawka	26	120,802	105	680,460	106	5,731,172	132	6,532,434	2,780
83.34 Res-plattsmouth	313	2,700,309	2,075	31,348,124	2,075	165,419,556	2,388	199,467,989	1,127,117
83.35 Res-south Bend	11	118,087	51	713,192	51	2,200,531	62	3,031,810	32,936
83.36 Res-union	18	104,983	97	759,060	98	5,908,415	116	6,772,458	1,430
83.37 Res-weeping Water	124	1,463,306	434	6,126,506	434	41,644,130	558	49,233,942	381,881
83.38 Rurres 3249	27	460,734	86	3,465,156	87	13,158,803	114	17,084,693	119,483
83.39 Rurres 3251	113	5,606,584	119	7,457,889	120	22,301,937	233	35,366,410	73,889

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83.40	Rurres 3253	74	2,294,531	241	10,265,906	253	42,724,016	327	55,284,453	3,590,325
83.41	Rurres 3255/2973	45	2,162,458	162	8,550,959	184	30,994,128	229	41,707,545	540,061
83.42	Rurres 3257/2971	167	4,720,611	562	23,192,740	581	104,298,283	748	132,211,634	2,671,893
83.43	Rurres 3259	61	1,472,231	208	7,912,016	210	34,184,828	271	43,569,075	614,032
83.44	Rurres 3265	109	2,034,328	146	6,212,122	148	22,555,426	257	30,801,876	2,242,647
83.45	Rurres 3267	20	512,114	155	6,389,393	157	26,508,640	177	33,410,147	445,737
83.46	Rurres 3269	2	131,380	50	2,200,510	52	8,572,825	54	10,904,715	87,780
83.47	Rurres 3271	12	465,864	96	3,270,378	98	15,917,582	110	19,653,824	60,965
83.48	Rurres 3273	23	375,794	103	3,284,369	106	14,377,510	129	18,037,673	47,681
83.49	Rurres 3275	6	174,186	97	4,119,876	98	14,167,253	104	18,461,315	83,643
83.50	Rurres 3473	32	1,109,644	338	15,173,828	340	61,910,081	372	78,193,553	1,941,222
83.51	Rurres 3475	6	140,045	63	2,458,390	65	9,460,116	71	12,058,551	80,071
83.52	Rurres 3477	14	314,405	61	2,319,800	62	8,338,242	76	10,972,447	81,741
83.53	Rurres 3479	16	375,589	67	2,652,445	70	7,730,596	86	10,758,630	136,358
83.54	Rurres 3481	17	282,183	80	3,210,778	82	10,411,872	99	13,904,833	161,514
83.55	Rurres 3483	28	2,041,222	35	2,300,446	35	4,852,355	63	9,194,023	0
83.56	Se Agland	23	960,577	9	558,892	9	1,500,969	32	3,020,438	0
83.57	Se Comm	1	15,360	1	59,500	1	14,084	2	88,944	0
83.58	Sw Agland	2	44,259	5	264,224	5	1,311,133	7	1,619,616	0
83.59	Sw Comm	1	14,315	0	0	0	0	1	14,315	0
84	Residential Total	2,715	50,140,061	9,741	303,835,536	10,163	1,179,890,006	12,878	1,533,865,603	25,501,109

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	Ashland Exch	9	2,224,114	22	5,733,683	22	7,508,017	31	15,465,814	33,234
85.2	Com-alvo	1	11,381	7	44,885	7	166,126	8	222,392	10,000
85.3	Com-cedar Creek	0	0	9	164,858	9	755,805	9	920,663	0
85.4	Com-eagle	2	19,880	27	1,190,107	27	2,730,157	29	3,940,144	2,429
85.5	Com-elmwood	5	20,150	37	403,744	37	2,413,062	42	2,836,956	3,627
85.6	Com-greenwood	10	121,399	13	383,531	13	1,575,088	23	2,080,018	0
85.7	Com-louisville	11	205,927	50	1,609,968	51	5,972,930	62	7,788,825	656,182
85.8	Com-manley	0	0	3	16,830	3	69,368	3	86,198	0
85.9	Com-murdock	0	0	16	82,279	16	563,167	16	645,446	0
85.10	Com-murray	5	88,170	19	423,867	19	911,487	24	1,423,524	0
85.11	Com-nehawka	4	2,656	9	44,390	9	356,731	13	403,777	0
85.12	Com-plattsmouth	43	2,141,640	228	12,808,112	233	45,910,652	276	60,860,404	808,634
85.13	Com-south Bend	2	26,461	5	55,129	5	677,649	7	759,239	0
85.14	Com-union	3	7,955	23	54,677	23	552,915	26	615,547	0
85.15	Com-weeping Water	10	57,273	70	705,801	71	4,328,892	81	5,091,966	0
85.16	Exempt	2	2,354	2	9,466	2	57,526	4	69,346	0
85.17	Golf Courses	8	730,229	14	3,013,386	14	4,097,287	22	7,840,902	0
85.18	Gr Elevators	6	113,889	15	627,812	22	7,056,540	28	7,798,241	0
85.19	Ind	2	1,610	0	0	0	0	2	1,610	0
85.20	Ne Agland	1	0	1	264,154	1	1,904,201	2	2,168,355	397,903
85.21	Ne Comm	32	1,601,432	59	3,191,415	62	11,366,237	94	16,159,084	2,893,472
85.22	Ne Subds	2	100,826	3	209,839	4	326,217	6	636,882	0
85.23	Nw Comm	11	330,304	10	1,555,941	15	33,664,149	26	35,550,394	0
85.24	Post Offices	0	0	13	186,999	13	1,209,019	13	1,396,018	0
85.25	Res-avoca	1	3,058	1	8,294	1	32,246	2	43,598	0
85.26	Res-greenwood	2	31,674	0	0	0	0	2	31,674	235,995
85.27	Res-louisville	1	3,013	1	47,921	1	428,124	2	479,058	434,421
85.28	Res-murdock	1	4,497	1	5,110	1	83,031	2	92,638	83,031
85.29	Res-nehawka	1	4,838	0	0	0	0	1	4,838	0
85.30	Res-plattsmouth	0	0	2	46,560	2	307,594	2	354,154	0
85.31	Rurres 3251	0	0	1	24,510	1	1	1	24,511	0
85.32	Rurres 3265	0	0	1	19,438	1	95,990	1	115,428	13,478
85.33	Rurres 3483	0	0	1	73,833	1	78,927	1	152,760	0
85.34	Se Comm	3	182,932	10	365,355	12	718,953	15	1,267,240	0
85.35	Sw Agland	1	16,120	0	0	0	0	1	16,120	0
85.36	Sw Comm	27	1,622,322	26	3,193,213	29	11,380,076	56	16,195,611	114,343
86	Commercial Total	206	9,676,104	699	36,565,107	727	147,298,164	933	193,539,375	5,686,749

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	226.88	1.47%	521,824	1.77%	2,300.00
88. 1G	1,348.93	8.73%	3,032,274	10.28%	2,247.91
89. 2G1	1,315.73	8.51%	2,808,020	9.52%	2,134.19
90. 2G	2,904.44	18.79%	5,997,709	20.34%	2,065.01
91. 3G1	217.98	1.41%	412,177	1.40%	1,890.89
92. 3G	3,768.07	24.38%	7,550,956	25.61%	2,003.93
93. 4G1	3,345.08	21.64%	5,752,160	19.51%	1,719.59
94. 4G	2,328.19	15.06%	3,410,721	11.57%	1,464.97
95. Total	15,455.30	100.00%	29,485,841	100.00%	1,907.81
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	347.07	1.49%	798,261	1.98%	2,300.00
106. 1T	947.93	4.08%	2,131,587	5.29%	2,248.68
107. 2T1	1,152.66	4.96%	2,457,924	6.10%	2,132.39
108. 2T	2,973.39	12.80%	6,139,479	15.25%	2,064.81
109. 3T1	774.88	3.33%	1,568,356	3.90%	2,024.00
110. 3T	2,731.45	11.76%	5,473,992	13.60%	2,004.06
111. 4T1	2,925.36	12.59%	5,029,790	12.49%	1,719.37
112. 4T	11,382.81	48.99%	16,662,333	41.39%	1,463.82
113. Total	23,235.55	100.00%	40,261,722	100.00%	1,732.76
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Grass Total	15,455.30	39.95%	29,485,841	42.28%	1,907.81
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	23,235.55	60.05%	40,261,722	57.72%	1,732.76
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114. Market Area Total	38,690.85	100.00%	69,747,563	100.00%	1,802.69

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

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	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	1,481,518,289	1,517,023,706	35,505,417	2.40%	25,390,531	0.68%
02. Recreational	16,731,211	16,841,897	110,686	0.66%	110,578	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	130,568,718	134,552,034	3,983,316	3.05%	384,013	2.76%
<b>04. Total Residential (sum lines 1-3)</b>	<b>1,628,818,218</b>	<b>1,668,417,637</b>	<b>39,599,419</b>	<b>2.43%</b>	<b>25,885,122</b>	<b>0.84%</b>
05. Commercial	142,288,385	145,097,957	2,809,572	1.97%	5,686,749	-2.02%
06. Industrial	48,441,418	48,441,418	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	46,869,292	47,825,560	956,268	2.04%	0	2.04%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>237,599,095</b>	<b>241,364,935</b>	<b>3,765,840</b>	<b>1.58%</b>	<b>5,686,749</b>	<b>-0.81%</b>
<b>10. Total Non-Agland Real Property</b>	<b>1,866,417,313</b>	<b>1,909,782,572</b>	<b>43,365,259</b>	<b>2.32%</b>	<b>31,571,871</b>	<b>0.63%</b>
11. Irrigated	16,213,861	16,569,510	355,649	2.19%		
12. Dryland	1,217,062,034	1,244,901,643	27,839,609	2.29%		
13. Grassland	68,331,028	69,747,563	1,416,535	2.07%		
14. Wasteland	597,289	580,319	-16,970	-2.84%		
15. Other Agland	202,282	186,035	-16,247	-8.03%		
<b>16. Total Agricultural Land</b>	<b>1,302,406,494</b>	<b>1,331,985,070</b>	<b>29,578,576</b>	<b>2.27%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>3,168,823,807</b>	<b>3,241,767,642</b>	<b>72,943,835</b>	<b>2.30%</b>	<b>31,571,871</b>	<b>1.31%</b>

## 2016 Assessment Survey for Cass 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>
	3
<b>3.</b>	<b>Other full-time employees:</b>
	4
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	307,425
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	303,425
<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>
	237,282
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	This is budgeted all out of County General budget. 1,500 for data processing and 53,000 for software.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	7,500 from the assessor's budget and 6,710 from the appraisal budget.
<b>12.</b>	<b>Other miscellaneous funds:</b>
	0
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	3,000 from the administration budget and 30,000 from the appraisal. The county was anticipating updating software and that did not occur during the budget year.

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Terra Scan, The county is currently switching over to the MIPS program.
2.	<b>CAMA software:</b>
	Terra Scan
3.	<b>Are cadastral maps currently being used?</b>
	No
4.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
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://cass.gisworkshop.com/CassIMSPublic/map.jsp">http://cass.gisworkshop.com/CassIMSPublic/map.jsp</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop maintains the software and the GIS office maintains the maps. The GIS maps are available on the counties web site. But the GIS system is not integrated with any of the county software so must be upgraded separately with the GIS only serving the website. But there is a clerk in the assessor's office working to have a land use layer in the GIS.
8.	<b>Personal Property software:</b>
	Terra Scan

## 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>
	Cedar Creek, Eagle, Elmwood, Greenwood, Louisville, Murray, Plattsmouth, South Bend, Union, Weeping Water
4.	<b>When was zoning implemented?</b>

	The county was zoned in 1999 with the other communities comprehensive zoning being implemented at various times. The comprehensive zoning is updated as needed.
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**D. Contracted Services**

1.	<b>Appraisal Services:</b>
	Fritz Appraisal Company Inc.
2.	<b>GIS Services:</b>
	GIS Workshop
3.	

**E. Appraisal /Listing Services**

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	None
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes the current contract was implemented in 2003
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2016 Residential Assessment Survey for Cass County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Appraisal staff in addition the land analysis and sales analysis is completed by the contract appraiser.														
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Plattsmouth- Plattsmouth is the County seat. Major trade center</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Weeping Water, Avoca, Manley, Nehawka, Union, rural geo codes of 3269, 3271, 3477, 3479, 3481.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Plattsmouth- Plattsmouth is the County seat. Major trade center	02	Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483	03	Weeping Water, Avoca, Manley, Nehawka, Union, rural geo codes of 3269, 3271, 3477, 3479, 3481.	04	Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475.	05	Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253.	06	Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259.
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06	Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259.														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The cost approach with market based depreciation(RCNLD)														
<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>														
	Yes, The assessor's office develops depreciation tables that align with the dates of the costing for the different areas as they were appraised.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	The county uses vacant lot sale and also allocates the land portion of the improved sales to see if the vacant sales are a reliable indicator of the market.														
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>														
	The county utilizes a discounted cash flow analysis to arrive at market value for these parcels.														

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2010	2010	2014	2011
	02	2010	2010	2014	2013
	03	2008	2008	2014	2014
	04	2015	2015	2014	2015
	05	2010	2010	2014	2010
	06	2012	2012	2014	2011

The groupings represent the appraisal cycle the county uses for their review. Each grouping consists of assessor locations that are in the same geographic area. The county has adjusted the review of the residential class to better utilize appraisal resources, the current groups displayed have not always been grouped together. During the transition there are multiple years for costing and depreciation tables as well as inspection dates. The years displayed are for the majority of parcels within the valuation grouping. The county has met the six year inspection requirement for all parcels in the residential class. Ag improvements are updated along with the residential improvements in the rural area.

## 2016 Commercial Assessment Survey for Cass County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Contract appraiser														
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>														
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06	Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>														
	The county uses a mix of income and cost, the preferred method is the income but it is only used when market rents can be established.														
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>														
	The county uses a market approach based on similar sales from across the state if comparable properties have not sold within the County. The County considers sales in the state sales as provided by the Property Assessment Division. The county analyzes comparable properties and then makes adjustments for the local market.														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	The County develops their own depreciation schedules based on market information and builds those into the tables in the CAMA program.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>														
	The county uses vacant lot sales if available and also abstracts the lot values from improved sales.														

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2010	2010	2010	2012
	02	2010	2010	2014	2009
	03	2010	2010	2010	2011
	04	2015	2015	2014	2015
	05	2010	2010	2010	2011
	06	2010	2010	2010	2011

The valuation groups are as much appraisal grouping tied to the sequence of reviewing and updating the various locations throughout the counties. Each valuation group consists of assessor locations that are in the same general geographic area of the county.

## 2016 Agricultural Assessment Survey for Cass 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>Comprised of the south and west portions of the county. This area is considered to be an area where the market is not generally influenced by factors other than agricultural. Comprised of neighborhoods 1, 2, 3. Neighborhood 1 consists of Geo Codes 3249, 3251, 3275, and 3473. Neighborhood 2 consists of Geo Codes 3269, 3271, 3273. Neighborhood 3 consists of 3475, 3477,3479. The market is similar to that of the northern tier of Otoe county.</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Comprised of the northeast and easterly portion of the county. This area is influenced by other than agricultural uses, namely Highway 75 corridor and residential areas surrounding the lakes in the county create a strong commercial and residential influence not seen in the other portion of the county. Comprised of neighborhoods 4, 5. Neighborhood 4 consists of Geo codes 3253, 3255, 3257 3259. Neighborhood 5 is a combination of Geo codes 3265, 3267,3481, 3483.</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Comprised of the south and west portions of the county. This area is considered to be an area where the market is not generally influenced by factors other than agricultural. Comprised of neighborhoods 1, 2, 3. Neighborhood 1 consists of Geo Codes 3249, 3251, 3275, and 3473. Neighborhood 2 consists of Geo Codes 3269, 3271, 3273. Neighborhood 3 consists of 3475, 3477,3479. The market is similar to that of the northern tier of Otoe county.	2015	2	Comprised of the northeast and easterly portion of the county. This area is influenced by other than agricultural uses, namely Highway 75 corridor and residential areas surrounding the lakes in the county create a strong commercial and residential influence not seen in the other portion of the county. Comprised of neighborhoods 4, 5. Neighborhood 4 consists of Geo codes 3253, 3255, 3257 3259. Neighborhood 5 is a combination of Geo codes 3265, 3267,3481, 3483.	2015
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	The county continually updates land use in the county by reviewing new GIS imagery on a systematic basis. Land use is updated through physical inspections and sales verification as well as updated information received from property owners generally through FSA maps.										
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Sale prices and land use are used to aid in determining market areas. Topography and location are also analyzed. The county analyzes whether location is a factor when comparing sales assessment ratios. By using values established in non-influenced areas and applying those throughout the county on the agricultural sales and analyzing the sales/assessment ratio the county does a comparison of the various areas in the county. The county also compares sales with Otoe County primarily as well as other counties in the same general market area to further determine if sale prices in the county reflect the general agricultural market.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	It is determined by the present use of the parcel. The county reviews this by utilizing their GIS system in conjunction with physical inspections and updates submitted by property owners. The county also reviews zoning permits for changes and anticipated changes.										
<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>										
	They are treated the same for assessment purposes.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	For parcels enrolled in the program the county uses recreational sales for the basis of the valuation and adjusts for the restrictions imposed on the parcel.										

	<b><u>If your county has special value applications, please answer the following</u></b>
<b>7a.</b>	<b>How many special valuation applications are on file?</b>
	The has approximately 5,750 agricultural parcels with about 5,040 special value applications.
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	The county utilizes a comprehensive sales verification along with monitoring permits and or zoning changes. The questionnaire asks for present use as well as intended use for the parcel.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	Mining, as well as recreational use as well as residential development. The residential development is influenced by the proximity to both Omaha, and Lincoln. Plus the recreational lakes and subdivisions.
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	Generally the influenced area of the county is market area 2. As described above in the market area description. Highway 75 and Intestate 80 as well as recreational areas along the Platte and Missouri rivers. There are numerous lakes with residential developments.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	The county analyzes sales from comparable counties in the same general location within the state and with generally the same agricultural attributes. These sales are determined as to not being influenced by other than agricultural uses for the properties. Sales are gathered from the PAD sales file and analyzed to arrive at a level of value that is consistent with values for agricultural land. The counties compare these results with the agricultural sales from within the county and the values derived from their own income analysis and any difference is attributed to the enhanced values attributed to the other available uses for the land.

**2015 3-YEAR PLAN OF ASSESSMENT**  
**CASS COUNTY, NEBRASKA**

**Purpose:** In accordance with Nebraska State Statutes Section 77-1311.02, “The county assessor shall...prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter.”

The plan will indicate the classes or subclasses of real property, which will be examined during the years of the assessment plan. The plan will describe all assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions.

Statutes currently require the level of assessment for residential, commercial and industrial real property be 92-100% of market value, with agricultural land values at 69-75% of market value. The quality of assessment is measured by the coefficient of dispersion and the price related differential. The COD should be 15% or less for residential property and 20% or less for commercial, industrial and agricultural property. The PRD should be 98-103%.

**Cass County statistics for 2015:**

**RESIDENTIAL COMMERCIAL & INDUSTRIAL AG SPECIAL VALUES**

**96**

**100**

**70**

**Cass County Real and Personal Property**

Cass County has approximately 21,800 parcels of real estate of which 19,900 are taxable real estate consisting of some 10,450 residential parcels, 865 commercial parcels, 140 industrial parcels, 245 recreational parcels, 1,825 acreages, and 5,075 agricultural parcels. Agricultural land in the county is assessed using special valuation which requires a separate valuation process to determine an income approach and sales approach value. To calculate values the assessor’s office processes approximately 1,640 sales, 1,025 permits and up to 85 new parcels each year.

In addition to real property, the office processes approximately 1,700 personal property schedules, 695 homestead exemption applications, 150 permissive exemption applications and numerous requests for help from appraisers, real estate agents, title companies, other county offices, state and local agencies, and the general public. The office processes information packages for protests to the County Board of Equalization and appraisal referee who reviews all protests. The Assessor also supports the County Board of Equalization for both informal Single-Commissioner and the full Tax Equalization and Review Commission (TERC) hearings.

## ***Current Resources***

### **Administrative & Assessment Staff**

Personnel include the Assessor, the Deputy Assessor, two (2) full time Administrative Assistant positions, and a third full time Administrative Assistant that assists both Administrative and Appraisal sides. One Administrative Assistant also has GIS (Geographical Interface System) Specialist duties. The Deputy Assessor stands in for the Assessor when necessary and is responsible for the direct supervision of the administrative staff on a daily basis. The Deputy Assessor has 8 years in the office and 8 yea's experience in the Sarpy County Assessor's office. Restructuring is included in reasons for Administrative Assistant positions to be new hires. Processing applications for homestead exemptions, permissive exemptions, personal property, real estate transfers, and other administrative duties as needed are included in the responsibility of the Administrative Assistants on the Assessment staff.

The Administrative Assistant/GIS Specialist has recently completed Introduction to GIS, and Advanced Topics in GIS offered by IAAO (International Association of Assessing Officers). She is also working closely with the Cass County's GIS Department. Additional training is also being obtained through a neighboring county's assessor's offices. She will be responsible for special value functions, land splits, and subdivision plats, assist and maintain maps and aerals. She will also be responsible for processing the real estate transfer statements.

The Assessor manages the overall administrative and supervisory duties, including statutorily mandated reports, budget, payroll and claims, public relations, planning and final review of the appraisal process. The assessor maintains agricultural special values and market values in the counties five market areas. Educational classes, meetings, workshops, county board of equalization hearings, and Tax Equalization and Review Commission (TERC) hearings fill much of the remaining time.

### **Appraisal Staff**

The Appraisal section consists of an Appraisal Officer who is responsible for the direct supervision of the appraisal staff on a daily basis. She has an Assessor's certificate through the State of Nebraska. She has over 10 years of experience with Cass County, and 13 years of previous experience with Saline County. Sales verification review, appraisal review plans and organization, review work of staff appraisers, entering computer appraisal table, and reports are some of the Appraisal Officer's duties.

Three full-time staff Appraisers perform appraisal duties which include: field work, data entry, sales review inspections, and pickup work. They all have extensive customer interaction, both in the office and in the field. All three Appraisers have completed the basic appraisal principles and the procedures class, however additional training is needed, so emphasis is being put on additional education as budget allows. One current Appraiser has a Bachelor's degree. Another has a Nebraska Real Estate Sales License. A new hire to fulfill an open position has taken all classes and hours required, and is in process of obtaining credentials from the Nebraska Appraisal Board, and has a bachelor's degree. She also has background in the commercial field. The appraisers work and data input is given a final review by the contracted Appraiser, the Appraisal Officer, and final approval by the Assessor.

For the latter part of 2015 one of our part-time contract appraisers will be responsible for training staff in the commercial, residential, and farm appraisals, along with training in putting in proper appraisal tables including

depreciation /land/ neighborhood tables, and analysis of statistics. He will hopefully be available for 1-2 days per week, as he works for other counties, until he retires at the end of the year. Commercial appraisal duties normally include sales verification, field inspections for re-appraisal and pickup work, collection and entry of information, analysis of statistics, income and expense studies, and completion and review of final values. As a certified general appraiser he will also continue to develop and maintain the appraisal tables in the CAMA program, perform sales studies and analysis, assist with other appraisal issues as requested by the Assessor and Appraiser Officer. Agricultural sales and appraisal may also start to be taught and delegated to an appraiser position. A vacancy still exists for a 2<sup>nd</sup> contracted appraiser. There is also the Administrative Assistant Position that was mentioned under the Administrative side, being cross-trained to work on both Administrative and Appraisal sides. This position assists with administrative duties as needed to fulfill duties during vacancies or extremely busy times for both sides. This position will also help in the ease of transitioning for Appraisers and the Appraisal Officer to take over the duties that has been held by the contracted appraiser. Included in appraisal side duties are adding permit information, researching MLS sales information for sales books, data entering, adding photos, and maintaining mobile home files, assisting appraisers, and clerical duties as needed.

### **Budget**

This office has operated within a controlled budget and staffing which, along with increased statutory requirements, is always a challenge but we have been able to reach goals and maintain requirements.

The assessor's office is operating on a budget (2014/2015) of approximately \$215,020 for reappraisal and \$248,708 for administrative functions which are mostly salary driven. The computer software funding is covered under the county general budget and includes the assessor and treasurer functions. All computer hardware, print cartridges, and cost of maintenance of other office equipment come from the assessor budget. From 2013-2015, the County Board had included lines for assessment software replacement and will need to do so again for 2015-2016. Any new software decision will be critical and will be made only after reasonable study and review. The current assessment program is outdated, along with the current server being utilized. Any funding for mineral interest appraisal is also not included as the County Board had previously decided not to pursue this. This may need to be relooked at in a future time, with approval and funding from the County Board.

### **Cadastral Maps**

Hardcopy cadastral maps have been replaced with a county GIS system parcel layer which is currently maintained outside the assessor's office. We are working with the GIS department to send monthly reports so they may keep up on ownership and plat changes to be maintained in a timely manner for their GIS layers. We have also closely worked with, and provided the GIS department with lists of previous ownership and plat changes so that department may make necessary changes as their budget and time allows to get up to date information.

### **Property Record Cards**

Beginning in 2003 the assessor's office implemented an electronic property record system. Property records are printed from the CAMA and filed in a protective jacket. The electronic system is backed up every night. GIS also backs up the property record cards nightly. The property records comply with statutory regulations and requirements.

## **Computers**

The county had one full-time information technology person who assists with computer hardware and software needs, and recently hired a second. Work is in process to speed operations of the computers and printers. When the new program is purchased, it is hoped that the process will also run smoother and faster. Printers should be replaced at the same time as a new Assessment/CAMA program is installed.

## **Assessment Procedures:**

The Nebraska Constitution requires real property, as defined, to be assessed at market value unless otherwise provided. The only class of real property "otherwise provided by statute" is agricultural, which shall be assessed at 75% of market value and may be valued by special valuation at 75% of actual value if market value exceeds actual value.

Market studies are ongoing in Cass County. Sales are verified and documented. A review of all market areas established by these studies is done as needed. The appraisal process includes a market study, a depreciation study, an on-site review of each improved property, changes to the property record and a market analysis to determine the valuation on a mass appraisal basis for all property in the area. Market, cost and income approaches can be considered for re-appraisals. When any approach to value is used, the goal is the market value. Costs as provided in statute are from the Marshall and Swift manual. All building permits, any changes reported by property owners, and any deletions or changes to the record are valued using the last reappraisal date for the area.

## **Procedures and Policies:**

The Cass County Assessor follows the rules, regulations and orders set forth by law. Nebraska Constitution, Nebraska Legislative Statutes, Nebraska Assessor Manual, Nebraska Agricultural Land Manual, Department of Assessment and Taxation Directives and Rules and Regulations, Tax Equalization and Review Commission Rules and Regulations, Cass County Board Resolutions, and Cass County Zoning Regulations and other required processes are followed by the assessor and staff. The assessor maintains an appraisal plan insure uniform and equal treatment for all property in Cass County.

## **Assessment Actions Planned for Assessment Year 2016**

- Residential:**     Alvo (Appraisal Update for land and improvements)  
                      Eagle (land and improvements)  
                      Elmwood (land and improvements)  
                      Murdock (land and improvements)  
                      Rural Tipton, Elmwood, Stove Creek & Greenwood Townships (farm, acreage & subdivisions)
- Commercial:**    Overall review and update throughout county with emphasis on smaller villages
- Agricultural:**    Land market value analysis (countywide)  
                      Land special value analysis (countywide)

Approximately 2000 parcels will be scheduled for re-appraisal. Additional locations may be added as statistics indicate and time and resources allow. It will be necessary to run statistics and market analysis on the remainder of the county and make any necessary adjustments to comply with state requirements for level of value and quality of assessment

**Assessment Actions Planned for Assessment Year 2017**

- Residential:**     South Bend (land and improvements)  
                      Greenwood (land and improvements)  
                      Louisville (land and improvements)  
                      NW Recreational Lakes (land and improvements)  
                      Salt Creek, South Bend, Louisville Townships (farm, acreage and subdivisions)
- Commercial:**    Overall review and update throughout county with emphasis on smaller villages
- Agricultural:**   Land market value analysis (countywide)  
                      Land special value analysis (countywide)

Approximately 2100 parcels will be scheduled for re-appraisal. Additional locations may be added as statistics indicate and time and resources allow. It will be necessary to run statistics and market analysis on the remainder of the county and make any necessary adjustments to comply with state requirements for level of value and quality of assessment.

**Assessment Actions Planned for Assessment Year 2018**

- Residential:**     Cedar Creek (land and improvements)  
                      Buccaneer Bay (land and improvements)  
                      Plattsmouth West, Plattsmouth East, Eight Mile Grove Townships (farm, acreage and subdivisions)
- Commercial:**    Overall review and update throughout county with emphasis on smaller villages
- Agricultural:**   Land market value analysis (countywide)  
                      Land special value analysis (countywide)

Approximately 2150 parcels will be scheduled for re-appraisal. Additional locations may be added as statistics indicate and time and resources allow. It will be necessary to run statistics and market analysis on the remainder of the county and make any necessary adjustments to comply with state requirements for level of value and quality of assessment.

**Conclusion:**

We continue to discover issues left from previous management, and will continue to work on these issues. We are striving to work and build relationships with other departments and outside organizations, from previous damaging effects. Changes to the composition and organization of the office have resulted in improved appraisal

statistics will continue to prove very efficient. Moral has greatly increased and will remain a priority to be integrated in the future.

Continued support to train existing staff, and to hire highly qualified staff in all areas is of high importance as the knowledge is key to better data for improved statistical analysis.

The practice of a contracted licensed appraiser for appraisal work will likely remain for the remainder of the year, however, due to the expected retirement of the current contracted licensed appraiser at the end of 2015 and another open part time contracted position, we will concentrate on training current staff until we determine if this is the most efficient and cost effective way to complete the specialized and challenging work of appraising all types of properties, including commercial. This will be especially true as commercial development expands past the recent construction of the \$4 million Hy-Vee store at Plattsmouth. Inquiries may be made to other counties on salary and contract costs for commercial properties which can then be used in future decisions. Exempt staff have been working longer hours to get caught up with workload. Looking into hiring a permanent person may be an option instead of hiring a one of the part time contracted persons to assist with the workload.

The CAMA system needs continued emphasis on efficient use and improved capability to enhance both customer support and office performance. We will work with the County Board to secure new assessment software that best fits the needs of the department and the county

Training of the new employee on the GIS system will be of high priority. So far in the few months she has been here, she is exceeding expectations. She will be responsible for special value functions, land splits, and subdivision plats, assists and maintain maps and aerials. The goal for the assessor GIS system to perform the duties of the Assessor land layer, and assist others when needed for their layers. Some long terms goals for GIS functions may be to develop land use and soil count to provide sales analysis to assist appraisal staff in verifying sales patterns and determining neighborhood and location areas.

On June 4, 2013, the Board passed a resolution removing valuations from all mineral interests' parcels from 2008 through 2012. Mineral interest valuations will continue to be an issue in Cass County and the rest of Nebraska for the foreseeable future. Future work will be done to educate ourselves in the mineral field, and to collaborate with other counties to eventually resolve the issues pertaining to mineral interests.

It has been my privilege and honor to serve the public of Cass County,

Respectfully submitted,

Lori L. Huebner  
Cass County Assessor



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3-1-16

Subject: 2016 County Agricultural Special and Actual Valuation Report

This report is submitted in accordance with REG-11-005.04 and 17-003.03.

Cass County focused on using generally accepted appraisal practices in establishing its special valuations on agricultural land. The county analyzed the sales using statistical studies and market analysis of the sales with predominately the same general classification to determine a value for the four productivity levels of each of the three major majority land uses. The income approach was also considered. For the 2016 assessment, a review and comparison utilizing sales supplied by the Property Assessment Division of the Nebraska Department of Revenue of comparable counties was done with the primary county being Otoe County. I believe overall this analysis demonstrates there are other than agricultural influences impacting values in Cass County.

The study shows a small increase for all agricultural land.

The current process and method for agricultural land valuation, both special value and market value is outlined below:

- a. Highest and best use is determined by applying standard appraisal techniques and utilizing the county GIS, available FSA reports, and field inspections when practical. Recent information and changes in agricultural land definitions has led to adding the classification of recreational land in the past. Previously, little if any parcels were identified as having a recreational purpose. For parcels failing to meet the standards of agricultural use but found to best fit the characteristics of recreational use, a value somewhat higher than grass/tree is used. Most of the remaining parcels have associated FSA reports to support the agricultural use classification.
- b. Two separate valuation methods were used, as both income and sales comparison approaches can be applied. The sales comparison approach for market value is a simple spreadsheet application which guides appropriate adjustments to the assessed values. The income approach uses a somewhat more complicated spreadsheet application however, data is limited. While the actual purchase and use of the parcel was not likely broken down based on Land Classification Groupings, it is a direct by regulation as the basis for assigning value.
- c. Market areas were originally defined using like sales. Market area borders were made to reflect market values as discussed above to include 5 areas.

Thank you,

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