



**2016 REPORTS & OPINIONS**

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**DAWSON 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 Dawson 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 Dawson County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: John Moore, Dawson 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.

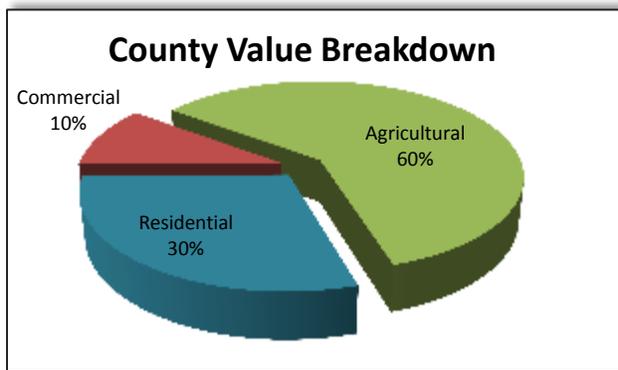
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 1,013 square miles, Dawson had 24,096 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty years, Dawson has seen a steady rise in population of 24% (Nebraska Department of Economic Development). Reports indicated that 68% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Dawson are evenly distributed among Lexington, Cozad, and Gothenburg. Per the latest information available from the U.S. Census Bureau, there



were 693 employer establishments in Dawson. County-wide employment was at 12,905 people, a 3% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Dawson that has fortified the local rural area economies. Dawson is included in the Central Platte Natural Resources District (NRD). A mix of irrigated and grass land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Dawson ranks eighth in corn for grain. In value of sales by commodity group, Dawson ranks second in cattle and calves. (USDA AgCensus).

Dawson County Quick Facts	
Founded	1871
Namesake	Former Lincoln postmaster Jacob Dawson
Region	Central
County Seat	Lexington
Other Communities	Cozad Eddyville Farnam Gothenburg Overton Sumner
Most Populated	Lexington (10,204) Steady since 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Dawson County

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### *Assessment Actions*

Within the residential class of property, a two-year reappraisal of rural residential homes was completed. All rural properties were inspected during 2014-2015; an analysis of rural home sites was completed and implemented for 2015; new valuation models were implemented for the rural improvements this year.

A sales analysis was completed for the remainder of the class and suggested that Valuation Groups one, five, and six were below the acceptable range. Valuation group one is scheduled for reappraisal next year, so a 3.5% increase was applied to bring the values into the acceptable range pending the reappraisal. In valuation groups five and six, which represent properties at Johnson and Midway Lake, the leasehold values were increased, as were the improvement values at Midway Lake.

Within the remainder of the class, only routine maintenance was completed, the pickup work was completed timely.

### *Description of Analysis*

Residential properties in Dawson County have been stratified into nine valuation groupings based on the economic influences within the county.

Valuation Grouping	Assessor Location
1	Lexington
2	Cozad
3	Gothenburg
4	Overton, Sumner and surrounding rural areas
5	Johnson Lake & Plum Creek Canyon
6	Lakeview Acres (non-lake front properties at Johnson Lake) and Midway Lake
7	Farnam, Eddyville and surrounding rural areas
8	Cozad and Lexington Rural
9	Gothenburg Rural and Wild Horse Golf Course

Review of the sales profile reflects significant changes to value only in the valuation groupings where systematic assessment actions were reported. The sold properties increased four percent; this corresponds closely to a five percent increase in residential value. The increase to the class also corresponds with the trend of residential property across the state. The date of sales substrata shows that a general trend of declining assessment/sale ratios as time progresses, supporting that the residential market within the county is increasing.

## 2016 Residential Correlation for Dawson County

DATE OF SALE * RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Qtrs ____						
01-OCT-13 To 31-DEC-13	68	99.35	110.91	100.87	17.48	109.95
01-JAN-14 To 31-MAR-14	24	98.32	100.16	99.51	09.26	100.65
01-APR-14 To 30-JUN-14	55	99.03	106.78	103.68	15.57	102.99
01-JUL-14 To 30-SEP-14	59	94.87	97.72	96.64	14.21	101.12
01-OCT-14 To 31-DEC-14	47	97.03	99.38	95.86	14.10	103.67
01-JAN-15 To 31-MAR-15	41	96.33	95.49	94.28	14.61	101.28
01-APR-15 To 30-JUN-15	84	92.04	94.79	90.59	14.12	104.64
01-JUL-15 To 30-SEP-15	83	92.55	98.28	89.92	18.01	109.30

All three measures of central tendency correlate closely and support a level of value within the range; the 95% confidence interval is also quite narrow around all the measures, lending confidence to the use of the statistical measures in establishing a point estimate for the class.

### *Assessment Practice Review*

Annually, a 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 whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. In Dawson County, a formal sales verification process is only conducted on the portion of the class that is being reappraised; the contract appraisal service will attempt to verify sales terms onsite when the property is inspected. For the remainder of the sales, the Real Property Transfer Statement is screened to determine sales qualification, if necessary phone calls are placed to gather additional data. The county's usability rates are somewhat low, however, they are consistently increasing over a five year period and the usability rate is somewhat deflated because the county routinely experiences a high volume of foreclosure transactions. While more thorough verification processes could only improve the qualification of sales, the Division's review of sales rosters supported that determinations were made without a bias.

The sales review process also included procedures to ensure that sales and value information is accurately and timely reported to the Division. While assessed values have been accurately reported, sales data has not been submitted timely and frequently submissions of sales data are not complete. The reasons for this are multifarious, and likely involve technical issues as well as the county's work process. After subsequent audits and attempts to resubmit transactions, the Division is reasonably confident that all sales have been made available for measurement purposes; the Division will be looking for improvements in the county's process going forward.

The frequency and completeness of the review cycle was also examined. The county has complied with the six-year inspection requirement; the county has also significantly improved the documentation of the inspection work over the past several years. The inspection work is

## 2016 Residential Correlation for Dawson County

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primarily conducted by the contract appraisal service, when permitted the process always includes an interior inspection or interview with the property owner.

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 Dawson County, changes were systematic and corresponded to the reported assessment actions; there was not a bias in the assessment of sold property.

During the review, the valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. Within the residential class, each of the three larger towns are a separate grouping, lake properties are divided by those with water views/access and those without, the small towns are grouped dependent mostly on whether or not they have a school system within. Rural residential properties are grouped by location including distance to the interstate/highway corridors, and proximity to a school system.

The final section of the assessment practices review that pertains to the residential class included a review of the vacant land valuation methodologies. The land and leasehold values at the lakes and in the rural area have been updated within the current or prior assessment year. Most of the lots within the Cities and Villages however, have not changed in a number of years. While the county frequently reviews sales of vacant lots, many of the transactions on new homes are sold by various economic development groups in the county to spur economic growth, while these transactions are believed to be below typical market value, the volume of lots available for sales makes competition by the private sector rare. Other lot sales that occur typically represent vacant lots in built up neighborhoods that often sell to an adjoining landowner, the Division's review of the limited vacant lot sales did not provide clear evidence that vacant lots were undervalued throughout the county despite not being revalued in a number of years.

### *Equalization and Quality of Assessment*

The valuation group substratum indicates that all groups with a sufficient number of sales are within the acceptable range. Only valuation group eight has a median below the range, this grouping represents Farnam and Eddyville, which are the smallest villages in Dawson County where the market is not predictable. When the ratios of the eight sales are individually arrayed, there is not a clear pattern to support that the entire group is low, there happens to be one more sale below the acceptable range than there is above. The volatility of the statistics can be displayed by the removal of two transactions at either end of the ratio array; this analysis can drop the median as low as 73% or raise it as high as 99%. The properties in Farnam and Eddyville have been subject to the same inspection and appraisal practices as the rest of the county; therefore, they are determined to be uniformly assessed.

## 2016 Residential Correlation for Dawson County

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The quality statistics also support that properties within the class are uniformly established; the assessment quality within Dawson County complies with generally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	146	94.53	98.69	96.56	15.04	102.21
02	99	98.25	99.44	93.85	13.14	105.96
03	132	97.22	102.19	95.90	15.91	106.56
04	27	99.72	119.56	101.75	32.87	117.50
05	13	99.17	95.07	93.01	09.70	102.21
06	12	93.27	91.01	90.40	08.23	100.67
07	8	90.74	88.65	89.29	26.47	99.28
08	20	96.76	94.14	93.51	07.24	100.67
09	4	99.94	99.79	99.82	01.00	99.97
<u>ALL</u>	461	96.90	100.41	95.41	15.46	105.24

### *Level of Value*

Based on the review of all available information, the level of value of residential property in Dawson County is 97%.

# 2016 Commercial Correlation for Dawson County

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## *Assessment Actions*

Within the commercial class only routine maintenance was completed, and the pickup work was completed timely.

## *Description of Analysis*

Commercial property in Dawson County is stratified into two valuation groupings. The majorities of commercial properties are in or around the communities of Cozad, Gothenburg, and Lexington and are grouped into one valuation grouping. The small towns represent the second group.

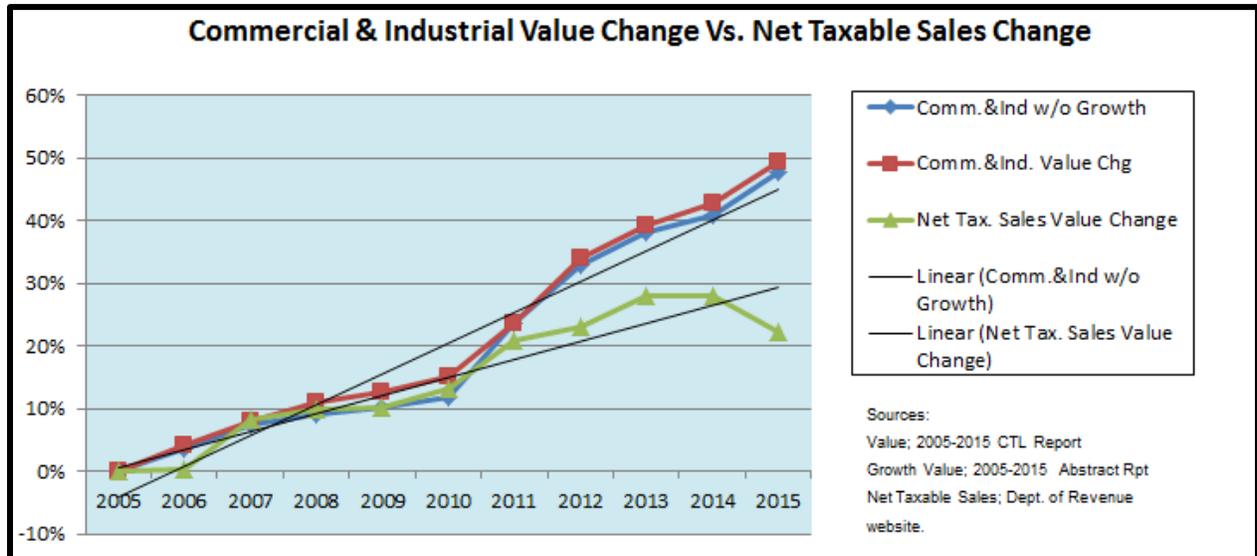
<b>Valuation Grouping</b>	<b>Description</b>
1	Cozad, Gothenburg, Lexington and surrounding rural areas
2	Eddyville, Farnam, Overton, Sumner and surrounding rural areas

Since there are few sales outside of valuation group one, and the market is not predictable in the small towns, the statistics from valuation group one have been analyzed to determine the level of value of the class. Review of the statistical profile supports a level of value within the acceptable range; all three measures of central tendency are within the range and closely correlate. The coefficient of dispersion is also low enough to support that the statistics are a reliable indicator of the level of value.

The commercial class of property in Dawson County was last reappraised in 2011, with adjustments to market models made in 2014; only routine maintenance has been completed for the past two years. The sales that have occurred since the 2014 revaluation have consistently demonstrated acceptable assessments with good qualitative statistics. Comparison of the sales file and the abstract of assessment support that only routine maintenance was completed this year. The sales file increased one percent and the abstract showed virtually no change when growth was excluded.

Finally, a comparison of the change in net taxable sales and the change in assessed value excluding growth when analyzed over time also supports that the county has kept up with economic trends. The trend line of assessed value appears to be increasing at a faster rate than the net taxable sales. Additional review showed that 15 Tax Increment Financing (TIF) projects have expired and been put on the tax rolls since 2010, which would appear in this chart as a valuation increase. When the annual average change of assessed value is compared to the annual average change of net taxable sales, the two numbers correlate closely showing value increasing 2.88% per year and taxable sales increasing 2.07% per year.

## 2016 Commercial Correlation for Dawson County



### *Assessment Practice Review*

Annually a 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 whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. In Dawson County, commercial properties are verified onsite in an attempt to verify terms of the transaction and to discover whether the transaction involved personal property or business interest. Usability rates have been stable over a five-year period and review of the sales roster showed that reasons for excluding sales were generally well documented. The sales review process also included procedures to ensure that sales and value information is accurately and timely reported. While assessed values have been accurately reported, sales data has not been submitted timely and frequently submissions of sales data are not complete. The Division has worked with the county to ensure that all the sales have been included in the current study and will continue to look for improvements in the process in the next assessment cycle.

The frequency and completeness of the review cycle was also examined. The county has complied with the six-year inspection requirement; the county has also significantly improved the documentation of the inspection work over the past several years. The inspection work is primarily conducted by the contract appraisal service. For the commercial class the inspection process generally includes an interior inspection and interview with the property owner as well as the collection of rent and expense information where applicable and available.

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 Dawson

## 2016 Commercial Correlation for Dawson County

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County, changes were systematic and corresponded to the reported assessment actions; there was not a bias in the assessment of sold property.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. Two valuation groups are recognized within the class. The three larger communities are all along the I-80/Highway 30 corridor and have similar economic influences. Each community offers jobs in manufacturing; an active downtown business district; an interstate strip where discount stores, restaurants, car dealerships, and convenience markets are prevalent; comprehensive health services; and modern K-12 education facilities. The commercial market has been gradually increasing in recent years. There are four small villages in the county, each with populations less than 1,000 people. Some of the villages offer basic services and amenities; however, the population base is too small to support more than the essential businesses and the market is not organized. Valuation groups within the county have been appropriately stratified based on these characteristics.

The final section of the assessment practices review that pertains to the commercial class included a review of the vacant land valuation methodologies. Commercial lot values have not been updated in a number of years in the county; for improved parcels, the county's modelling process is designed to arrive at the total market value of the parcel so the portion attributed to the lot is somewhat irrelevant; however, equalization issues may arise for the unimproved lots. The Division's analysis of sales data did not conclusively show that vacant lots were under assessed within the county; however, the lot models should be reviewed for the next appraisal cycle.

### *Equalization and Quality of Assessment*

For the commercial class, only valuation group one has an active, organized market, and a reliable number of sales. The assessment practice review of the county verified that the same assessment practices are employed in all areas of the county. The small villages were all reviewed and revalued in 2011 and are believed to be assessed at uniform portions of market value.

Based on the assessment practices within the county, all valuation groupings are determined to be in the acceptable range and the quality of assessment is determined to comply with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	55	97.00	97.74	95.91	14.82	101.91
02	2	102.21	102.21	104.91	20.26	97.43
____ALL____	57	97.00	97.89	95.94	14.88	102.03

## 2016 Commercial Correlation for Dawson County

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### *Level of Value*

Based on a review of all available information, the level of value of commercial property in Dawson County is 97%.

# 2016 Agricultural Correlation for Dawson County

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## *Assessment Actions*

For the improved agricultural properties, a two year reappraisal of agricultural homes and outbuildings was completed. All agricultural properties were inspected during 2014-2015; an analysis of farm home sites and farm sites was completed and implemented for 2015; new valuation models were implemented for the agricultural improvements this year.

A sales study was completed for unimproved agricultural land; the study showed the need to increase all values. Cropland in both market areas increased five to six percent; grass increased 15% in market area one and five percent in market area two.

## *Description of Analysis*

Dawson County is divided into two market areas; market area one comprises the majority of the county and contains flat, good quality farmland in the Platte River Valley and grassland in the hills to the north of the valley. Market area two is south of the Platte River and is rougher topographically. All counties that are adjacent to Dawson are considered comparable, with the exception of Lincoln County's market area two. This area of Lincoln County primarily consists of Valentine Sand soils which are not found in Dawson County. Additionally, comparability with Lincoln County Market Area four and Frontier County is limited to grass and dry land sales, due to irrigation restrictions imposed by Natural Resource Districts.

Analysis of sales within the county indicated market area one was not proportionately distributed and that market area two had an unreliably small sample. The sample was expanded with sales from the adjoining counties. The statistical profile supports a level of value with the acceptable range; the county adjusted agricultural land values at rates that were typical for the market this year and achieved comparability with the adjoining counties.

## *Assessment Practice Review*

Annually, a 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 whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. In Dawson County, a formal sales verification process is not conducted for agricultural land. The Real Estate Transfer Statement is screened to determine sales qualification, if necessary phone calls will be placed to gather additional data. Within the agricultural class, usability rates are high and have been stable over a five-year period. While a more thorough verification processes could only improve the qualification of sales, the Division's review of sales rosters supported that determinations were made without a bias.

The sales review process also included procedures to ensure that sales and value information is accurately and timely reported to the Division. While assessed values have been accurately

## 2016 Agricultural Correlation for Dawson County

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reported, sales data has not been submitted timely and frequently submissions of sales data are not complete. The reasons for this are multifarious, and likely involve technical issues as well as the county's work process. After subsequent audits and attempts to resubmit transactions, the Division is confident that all sales have been made available for measurement purposes; the Division will be looking for improvements in the county's process going forward.

The frequency and completeness of the review cycle was also examined. The inspection of agricultural improvements mirrors the timeline and process used for the residential improvements. Land use was last reviewed during 2010 and is currently being reviewed again using aerial imagery, the county documents the review of inspections and land use well.

The annual review also includes an analysis of assessed value changes to ensure that values are evenly distributed to sold and unsold property. Within Dawson County, all sold and unsold agricultural properties were valued using the same tables.

During the review, the agricultural market areas were discussed to ensure that the market areas adequately identify differences in the agricultural land market. There are two distinctly different geographic areas in the county. Sales analysis is completed annually to monitor the market areas; the analysis has consistently confirmed their use.

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 and where applicable special valuation of agricultural land. The county assessor attempts to determine the primary use of the parcel when identifying and valuing agricultural land. Parcels that are smaller than 10 acres are typically too small to produce an agricultural product. Exceptions are made when the land is adjacent to other agricultural properties under common ownership and common use and in unique situations where an agricultural product is produced on a small parcel.

The county does recognize special valuation along the Platte River, sales analysis continues to indicate that a premium is being paid for land along the river, which has a recreational influence. The county's special value methodology adequately describes a process of analyzing both the special value and the market value of these parcels.

### ***Equalization***

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages have; since the rural residential acreages have been determined to be assessed within the acceptable range, agricultural improvements are believed to be equalized at the statutorily required assessment level.

## 2016 Agricultural Correlation for Dawson County

The statistical profiles support that where a sufficient number of sales exist properties have been valued at uniform portions of market value. The median of grassland in market area two is slightly above the range, but is more heavily weighted with old year sales, the market for grassland is increasing in the study period, a downward adjustment would not be recommended based on current market conditions.

The analysis supports that agricultural property in Dawson County is equitably assessed; the quality of assessment complies with professionally accepted standards.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	174	71.13	77.40	70.26	27.71	110.16
2	23	71.31	79.48	71.47	35.21	111.21
<u>    ALL    </u>	<u>197</u>	71.24	77.64	70.36	28.55	110.35

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	114	69.29	77.06	69.63	25.34	110.67
1	112	70.05	77.36	69.81	25.27	110.82
2	2	59.82	59.82	59.78	02.22	100.07
<u>    Dry    </u>						
County	5	94.72	109.00	69.52	40.57	156.79
1	4	113.21	123.89	101.26	32.43	122.35
2	1	49.43	49.43	49.43	00.00	100.00
<u>    Grass    </u>						
County	55	73.11	77.31	71.15	29.45	108.66
1	37	71.24	72.63	68.48	26.75	106.06
2	18	75.77	86.93	77.82	34.54	111.71
<u>    ALL    </u>	<u>197</u>	71.24	77.64	70.36	28.55	110.35

### *Level of Value*

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

### *Special Valuation*

A review of agricultural land in areas that have other non-agricultural influences indicates that the assessed values used are similar to the value 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 Speciation Valuation of agricultural land is 71%.

## 2016 Opinions of the Property Tax Administrator for Dawson 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>	97	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	97	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	71	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	71	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



*Ruth A. Sorensen*

\_\_\_\_\_  
Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Dawson County

### Residential Real Property - Current

Number of Sales	461	Median	96.90
Total Sales Price	\$53,079,036	Mean	100.41
Total Adj. Sales Price	\$53,192,036	Wgt. Mean	95.41
Total Assessed Value	\$50,751,767	Average Assessed Value of the Base	\$75,549
Avg. Adj. Sales Price	\$115,384	Avg. Assessed Value	\$110,091

### Confidence Interval - Current

95% Median C.I	95.55 to 97.69
95% Wgt. Mean C.I	93.49 to 97.33
95% Mean C.I	97.40 to 103.42
% of Value of the Class of all Real Property Value in the	25.53
% of Records Sold in the Study Period	4.63
% of Value Sold in the Study Period	6.75

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	458	98	97.90
2014	512	98	97.95
2013	446	99	99.07
2012	376	97	97.42

## 2016 Commission Summary for Dawson County

### Commercial Real Property - Current

Number of Sales	57	Median	97.00
Total Sales Price	\$10,738,381	Mean	97.89
Total Adj. Sales Price	\$10,883,381	Wgt. Mean	95.94
Total Assessed Value	\$10,441,896	Average Assessed Value of the Base	\$209,983
Avg. Adj. Sales Price	\$190,937	Avg. Assessed Value	\$183,191

### Confidence Interval - Current

95% Median C.I	93.63 to 100.00
95% Wgt. Mean C.I	82.54 to 109.35
95% Mean C.I	92.17 to 103.61
% of Value of the Class of all Real Property Value in the County	8.50
% of Records Sold in the Study Period	4.78
% of Value Sold in the Study Period	4.17

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	61	97	97.01
2014	50	97	97.44
2013	56	99	99.04
2012	70	99	99.16

**24 Dawson**  
**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 : 461  
Total Sales Price : 53,079,036  
Total Adj. Sales Price : 53,192,036  
Total Assessed Value : 50,751,767  
Avg. Adj. Sales Price : 115,384  
Avg. Assessed Value : 110,091

MEDIAN : 97  
WGT. MEAN : 95  
MEAN : 100  
COD : 15.46  
PRD : 105.24

COV : 32.79  
STD : 32.92  
Avg. Abs. Dev : 14.98  
MAX Sales Ratio : 574.77  
MIN Sales Ratio : 16.40

95% Median C.I. : 95.55 to 97.69  
95% Wgt. Mean C.I. : 93.49 to 97.33  
95% Mean C.I. : 97.40 to 103.42

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-13 To 31-DEC-13	68	99.35	110.91	100.87	17.48	109.95	69.83	574.77	98.02 to 100.74	103,822	104,724	
01-JAN-14 To 31-MAR-14	24	98.32	100.16	99.51	09.26	100.65	65.61	138.51	92.96 to 100.20	106,986	106,466	
01-APR-14 To 30-JUN-14	55	99.03	106.78	103.68	15.57	102.99	66.34	257.33	95.81 to 100.62	118,087	122,435	
01-JUL-14 To 30-SEP-14	59	94.87	97.72	96.64	14.21	101.12	16.40	167.63	93.36 to 98.71	117,904	113,941	
01-OCT-14 To 31-DEC-14	47	97.03	99.38	95.86	14.10	103.67	25.83	162.43	91.77 to 100.14	101,436	97,235	
01-JAN-15 To 31-MAR-15	41	96.33	95.49	94.28	14.61	101.28	21.37	134.40	92.59 to 104.51	106,241	100,161	
01-APR-15 To 30-JUN-15	84	92.04	94.79	90.59	14.12	104.64	55.28	165.70	88.35 to 97.42	120,204	108,895	
01-JUL-15 To 30-SEP-15	83	92.55	98.28	89.92	18.01	109.30	55.89	251.70	89.37 to 95.57	131,239	118,012	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	206	98.53	104.78	100.23	15.12	104.54	16.40	574.77	97.45 to 99.42	112,033	112,296	
01-OCT-14 To 30-SEP-15	255	94.33	96.88	91.72	15.57	105.63	21.37	251.70	92.16 to 96.33	118,092	108,309	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	185	97.54	101.15	99.02	13.97	102.15	16.40	257.33	95.81 to 99.03	112,358	111,252	
<u>ALL</u>	461	96.90	100.41	95.41	15.46	105.24	16.40	574.77	95.55 to 97.69	115,384	110,091	

<b>VALUATION GROUPING</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	146	94.53	98.69	96.56	15.04	102.21	25.83	171.85	91.93 to 97.23	101,178	97,698	
02	99	98.25	99.44	93.85	13.14	105.96	59.21	162.43	96.42 to 99.72	93,209	87,478	
03	132	97.22	102.19	95.90	15.91	106.56	16.40	271.77	94.84 to 98.42	123,717	118,647	
04	27	99.72	119.56	101.75	32.87	117.50	56.02	574.77	90.61 to 108.05	91,378	92,981	
05	13	99.17	95.07	93.01	09.70	102.21	55.89	122.55	88.00 to 103.26	280,154	260,561	
06	12	93.27	91.01	90.40	08.23	100.67	69.29	102.40	84.92 to 99.80	190,250	171,995	
07	8	90.74	88.65	89.29	26.47	99.28	55.28	130.72	55.28 to 130.72	74,688	66,688	
08	20	96.76	94.14	93.51	07.24	100.67	38.80	113.58	93.11 to 97.83	153,850	143,871	
09	4	99.94	99.79	99.82	01.00	99.97	97.95	101.33	N/A	198,750	198,385	
<u>ALL</u>	461	96.90	100.41	95.41	15.46	105.24	16.40	574.77	95.55 to 97.69	115,384	110,091	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	451	96.90	100.60	95.59	15.59	105.24	16.40	574.77	95.57 to 97.62	112,955	107,978	
06	10	96.01	91.74	91.29	09.64	100.49	70.21	105.10	75.89 to 102.40	224,950	205,358	
07												
<u>ALL</u>	461	96.90	100.41	95.41	15.46	105.24	16.40	574.77	95.55 to 97.69	115,384	110,091	

**24 Dawson**  
**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 : 461  
 Total Sales Price : 53,079,036  
 Total Adj. Sales Price : 53,192,036  
 Total Assessed Value : 50,751,767  
 Avg. Adj. Sales Price : 115,384  
 Avg. Assessed Value : 110,091

MEDIAN : 97  
 WGT. MEAN : 95  
 MEAN : 100  
 COD : 15.46  
 PRD : 105.24

COV : 32.79  
 STD : 32.92  
 Avg. Abs. Dev : 14.98  
 MAX Sales Ratio : 574.77  
 MIN Sales Ratio : 16.40

95% Median C.I. : 95.55 to 97.69  
 95% Wgt. Mean C.I. : 93.49 to 97.33  
 95% Mean C.I. : 97.40 to 103.42

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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	1	574.77	574.77	574.77	00.00	100.00	574.77	574.77	N/A	11,000	63,225
Less Than 15,000	7	162.43	224.60	239.80	54.56	93.66	129.60	574.77	129.60 to 574.77	8,286	19,869
Less Than 30,000	27	130.72	152.80	135.82	36.59	112.50	66.30	574.77	106.73 to 162.43	19,577	26,590
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	460	96.90	99.38	95.31	14.43	104.27	16.40	271.77	95.55 to 97.62	115,611	110,192
Greater Than 14,999	454	96.83	98.50	95.25	13.68	103.41	16.40	271.77	95.23 to 97.54	117,035	111,482
Greater Than 29,999	434	96.09	97.15	95.01	12.69	102.25	16.40	257.33	94.87 to 97.23	121,344	115,285
<u>Incremental Ranges</u>											
0 TO 4,999	1	574.77	574.77	574.77	00.00	100.00	574.77	574.77	N/A	11,000	63,225
5,000 TO 14,999	6	148.42	166.24	161.40	23.35	103.00	129.60	251.70	129.60 to 251.70	7,833	12,643
15,000 TO 29,999	20	114.58	127.67	123.01	25.57	103.79	66.30	271.77	104.39 to 145.40	23,529	28,943
30,000 TO 59,999	69	100.01	110.05	114.85	19.48	95.82	56.40	257.33	97.45 to 106.03	46,234	53,101
60,000 TO 99,999	133	96.83	97.69	97.33	13.52	100.37	21.37	197.16	94.43 to 98.99	79,842	77,710
100,000 TO 149,999	114	93.47	92.06	91.90	10.79	100.17	16.40	120.24	91.34 to 95.85	121,601	111,746
150,000 TO 249,999	93	95.60	94.81	94.72	07.68	100.10	66.34	148.67	93.18 to 97.23	189,132	179,146
250,000 TO 499,999	25	92.57	90.61	89.63	11.65	101.09	55.89	129.04	88.73 to 98.71	296,100	265,392
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	461	96.90	100.41	95.41	15.46	105.24	16.40	574.77	95.55 to 97.69	115,384	110,091

**24 Dawson**  
**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 : 57  
Total Sales Price : 10,738,381  
Total Adj. Sales Price : 10,883,381  
Total Assessed Value : 10,441,896  
Avg. Adj. Sales Price : 190,937  
Avg. Assessed Value : 183,191

MEDIAN : 97  
WGT. MEAN : 96  
MEAN : 98  
COD : 14.86  
PRD : 102.03

COV : 22.50  
STD : 22.03  
Avg. Abs. Dev : 14.41  
MAX Sales Ratio : 157.47  
MIN Sales Ratio : 42.82

95% Median C.I. : 93.63 to 100.00  
95% Wgt. Mean C.I. : 82.54 to 109.35  
95% Mean C.I. : 92.17 to 103.61

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	4	96.46	94.77	99.10	07.46	95.63	81.50	104.64	N/A	57,375	56,862
01-JAN-13 To 31-MAR-13	1	79.15	79.15	79.15	00.00	100.00	79.15	79.15	N/A	365,680	289,452
01-APR-13 To 30-JUN-13	8	98.50	103.54	97.99	10.21	105.66	88.03	142.58	88.03 to 142.58	291,375	285,532
01-JUL-13 To 30-SEP-13	6	100.02	105.69	104.83	09.92	100.82	95.00	127.78	95.00 to 127.78	67,417	70,675
01-OCT-13 To 31-DEC-13	6	93.83	94.49	96.72	13.78	97.69	72.97	122.92	72.97 to 122.92	193,083	186,745
01-JAN-14 To 31-MAR-14	4	93.53	91.06	88.26	14.71	103.17	69.89	107.29	N/A	101,875	89,913
01-APR-14 To 30-JUN-14	3	101.21	100.42	103.65	04.59	96.88	93.06	107.00	N/A	100,000	103,654
01-JUL-14 To 30-SEP-14	9	86.23	85.88	71.70	29.72	119.78	42.82	157.14	45.45 to 106.08	258,944	185,659
01-OCT-14 To 31-DEC-14	4	98.08	111.32	95.80	18.80	116.20	91.63	157.47	N/A	189,750	181,777
01-JAN-15 To 31-MAR-15	4	94.56	100.24	103.91	19.73	96.47	74.06	137.79	N/A	65,500	68,060
01-APR-15 To 30-JUN-15	4	98.46	98.42	98.21	01.61	100.21	96.74	100.00	N/A	222,550	218,563
01-JUL-15 To 30-SEP-15	4	90.61	103.51	130.18	22.68	79.51	82.20	150.61	N/A	361,250	470,271
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	19	97.01	101.09	96.83	10.12	104.40	79.15	142.58	93.63 to 104.64	175,299	169,748
01-OCT-13 To 30-SEP-14	22	93.62	91.15	82.50	19.05	110.48	42.82	157.14	74.15 to 102.35	190,750	157,364
01-OCT-14 To 30-SEP-15	16	97.21	103.37	111.87	15.24	92.40	74.06	157.47	89.11 to 102.04	209,763	234,668
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	21	97.01	100.41	96.68	11.56	103.86	72.97	142.58	93.12 to 103.03	202,842	196,106
01-JAN-14 To 31-DEC-14	20	94.15	94.19	80.82	20.63	116.54	42.82	157.47	84.71 to 102.35	189,850	153,432
<u>ALL</u>	57	97.00	97.89	95.94	14.86	102.03	42.82	157.47	93.63 to 100.00	190,937	183,191

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	55	97.00	97.74	95.91	14.62	101.91	42.82	157.47	93.63 to 100.00	197,043	188,975
02	2	102.21	102.21	104.91	20.26	97.43	81.50	122.92	N/A	23,000	24,130
<u>ALL</u>	57	97.00	97.89	95.94	14.86	102.03	42.82	157.47	93.63 to 100.00	190,937	183,191

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	88.45	88.45	94.20	20.98	93.90	69.89	107.00	N/A	145,000	136,595
03	53	97.00	97.51	90.39	13.98	107.88	42.82	157.47	93.63 to 100.00	177,941	160,848
04	2	117.66	117.66	141.40	28.00	83.21	84.71	150.61	N/A	581,250	821,892
<u>ALL</u>	57	97.00	97.89	95.94	14.86	102.03	42.82	157.47	93.63 to 100.00	190,937	183,191

**24 Dawson**  
**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 : 57  
Total Sales Price : 10,738,381  
Total Adj. Sales Price : 10,883,381  
Total Assessed Value : 10,441,896  
Avg. Adj. Sales Price : 190,937  
Avg. Assessed Value : 183,191

MEDIAN : 97  
WGT. MEAN : 96  
MEAN : 98  
COD : 14.86  
PRD : 102.03

COV : 22.50  
STD : 22.03  
Avg. Abs. Dev : 14.41  
MAX Sales Ratio : 157.47  
MIN Sales Ratio : 42.82

95% Median C.I. : 93.63 to 100.00  
95% Wgt. Mean C.I. : 82.54 to 109.35  
95% Mean C.I. : 92.17 to 103.61

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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	2	100.67	100.67	101.07	01.37	99.60	99.29	102.04	N/A	72,501	73,276	
Less Than 15,000	2	100.67	100.67	101.07	01.37	99.60	99.29	102.04	N/A	72,501	73,276	
Less Than 30,000	7	99.29	100.21	101.10	11.47	99.12	81.50	122.92	81.50 to 122.92	37,286	37,694	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	55	96.92	97.79	95.87	15.27	102.00	42.82	157.47	93.12 to 100.00	195,243	187,188	
Greater Than 14,999	55	96.92	97.79	95.87	15.27	102.00	42.82	157.47	93.12 to 100.00	195,243	187,188	
Greater Than 29,999	50	96.83	97.57	95.82	15.25	101.83	42.82	157.47	93.12 to 100.00	212,448	203,561	
<u>Incremental Ranges</u>												
0 TO 4,999	2	100.67	100.67	101.07	01.37	99.60	99.29	102.04	N/A	72,501	73,276	
5,000 TO 14,999												
15,000 TO 29,999	5	97.50	100.02	101.13	15.43	98.90	81.50	122.92	N/A	23,200	23,462	
30,000 TO 59,999	10	95.16	103.57	102.38	18.74	101.16	72.97	157.47	74.06 to 157.14	36,300	37,164	
60,000 TO 99,999	13	102.35	108.78	109.36	10.75	99.47	89.11	142.58	100.00 to 127.78	76,285	83,424	
100,000 TO 149,999	10	91.20	84.79	84.38	16.22	100.49	42.82	104.64	65.60 to 102.93	119,000	100,415	
150,000 TO 249,999	5	86.23	89.82	89.18	10.47	100.72	74.15	107.00	N/A	183,500	163,642	
250,000 TO 499,999	6	90.58	90.16	89.72	07.20	100.49	79.15	100.00	79.15 to 100.00	339,197	304,315	
500,000 TO 999,999	4	95.77	85.77	81.43	17.99	105.33	45.45	106.08	N/A	696,250	566,931	
1,000,000 +	2	123.81	123.81	119.91	21.65	103.25	97.00	150.61	N/A	1,170,000	1,402,953	
<u>ALL</u>	57	97.00	97.89	95.94	14.86	102.03	42.82	157.47	93.63 to 100.00	190,937	183,191	

**24 Dawson**  
**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 : 57  
Total Sales Price : 10,738,381  
Total Adj. Sales Price : 10,883,381  
Total Assessed Value : 10,441,896  
Avg. Adj. Sales Price : 190,937  
Avg. Assessed Value : 183,191

MEDIAN : 97  
WGT. MEAN : 96  
MEAN : 98  
COD : 14.86  
PRD : 102.03

COV : 22.50  
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Avg. Abs. Dev : 14.41  
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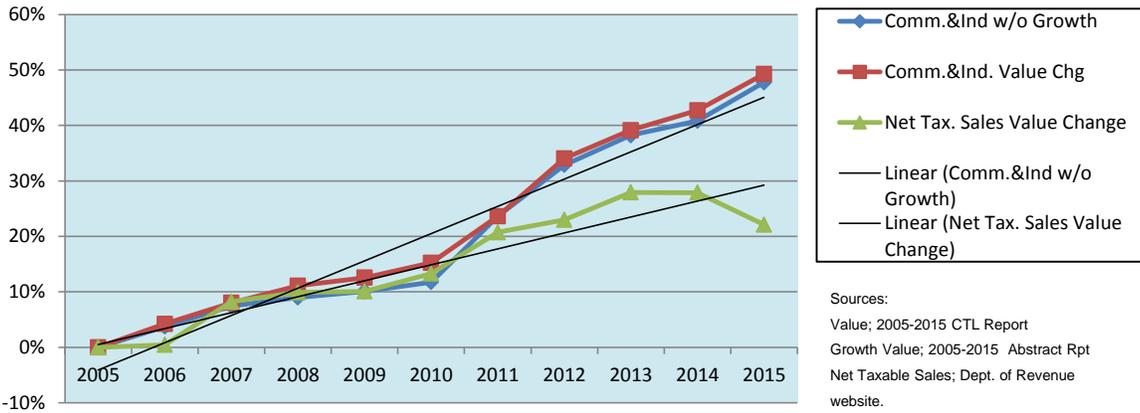
95% Median C.I. : 93.63 to 100.00  
95% Wgt. Mean C.I. : 82.54 to 109.35  
95% Mean C.I. : 92.17 to 103.61

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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
304	2	91.62	91.62	91.30	05.88	100.35	86.23	97.01	N/A	170,000	155,218
326	2	86.68	86.68	89.56	14.56	96.78	74.06	99.29	N/A	41,501	37,169
344	9	100.00	98.88	98.32	04.02	100.57	89.11	108.91	94.12 to 102.93	121,133	119,102
349	5	99.43	96.08	96.79	06.27	99.27	79.15	106.08	N/A	277,636	268,721
350	3	116.00	113.03	117.68	09.33	96.05	95.31	127.78	N/A	44,000	51,778
352	4	76.81	81.55	84.39	17.98	96.63	65.60	107.00	N/A	206,875	174,572
353	10	101.83	110.29	108.15	14.10	101.98	93.06	157.14	93.63 to 137.79	54,500	58,944
384	1	81.50	81.50	81.50	00.00	100.00	81.50	81.50	N/A	20,000	16,300
393	1	142.58	142.58	142.58	00.00	100.00	142.58	142.58	N/A	94,000	134,023
406	3	95.00	95.26	93.17	08.36	102.24	83.48	107.29	N/A	73,333	68,322
454	1	150.61	150.61	150.61	00.00	100.00	150.61	150.61	N/A	1,000,000	1,506,137
458	1	93.12	93.12	93.12	00.00	100.00	93.12	93.12	N/A	254,500	237,000
471	2	122.85	122.85	101.01	28.18	121.62	88.23	157.47	N/A	81,250	82,071
472	1	82.20	82.20	82.20	00.00	100.00	82.20	82.20	N/A	25,000	20,549
477	1	88.03	88.03	88.03	00.00	100.00	88.03	88.03	N/A	325,000	286,084
528	4	92.31	90.20	93.36	11.67	96.62	74.15	102.04	N/A	307,875	287,428
530	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	65,000	65,000
544	1	91.63	91.63	91.63	00.00	100.00	91.63	91.63	N/A	550,000	503,949
555	1	72.97	72.97	72.97	00.00	100.00	72.97	72.97	N/A	30,000	21,890
595	1	97.00	97.00	97.00	00.00	100.00	97.00	97.00	N/A	1,340,000	1,299,768
851	3	45.45	64.30	50.78	45.35	126.62	42.82	104.64	N/A	386,667	196,340
<u>ALL</u>	<u>57</u>	<u>97.00</u>	<u>97.89</u>	<u>95.94</u>	<u>14.86</u>	<u>102.03</u>	<u>42.82</u>	<u>157.47</u>	<u>93.63 to 100.00</u>	<u>190,937</u>	<u>183,191</u>

### 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	\$ 159,151,846	\$ 4,471,529	2.81%	\$ 154,680,317	-	\$ 204,377,844	-
2006	\$ 165,830,792	\$ 739,740	0.45%	\$ 165,091,052	3.73%	\$ 205,309,128	0.46%
2007	\$ 171,942,942	\$ 935,635	0.54%	\$ 171,007,307	3.12%	\$ 221,158,624	7.72%
2008	\$ 176,801,833	\$ 3,345,905	1.89%	\$ 173,455,928	0.88%	\$ 224,601,120	1.56%
2009	\$ 179,113,454	\$ 3,903,990	2.18%	\$ 175,209,464	-0.90%	\$ 224,955,733	0.16%
2010	\$ 183,388,037	\$ 5,511,020	3.01%	\$ 177,877,017	-0.69%	\$ 231,540,625	2.93%
2011	\$ 196,765,240	\$ 34,481	0.02%	\$ 196,730,759	7.28%	\$ 246,776,223	6.58%
2012	\$ 213,323,805	\$ 1,858,302	0.87%	\$ 211,465,503	7.47%	\$ 251,333,062	1.85%
2013	\$ 221,466,541	\$ 1,469,330	0.66%	\$ 219,997,211	3.13%	\$ 261,451,460	4.03%
2014	\$ 227,126,167	\$ 3,004,885	1.32%	\$ 224,121,282	1.20%	\$ 261,368,154	-0.03%
2015	\$ 237,585,741	\$ 2,412,203	1.02%	\$ 235,173,538	3.54%	\$ 249,544,797	-4.52%
<b>Ann %chg</b>	4.09%			<b>Average</b>	<b>2.88%</b>	<b>2.77%</b>	<b>2.07%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	3.73%	4.20%	0.46%
2007	7.45%	8.04%	8.21%
2008	8.99%	11.09%	9.90%
2009	10.09%	12.54%	10.07%
2010	11.77%	15.23%	13.29%
2011	23.61%	23.63%	20.75%
2012	32.87%	34.04%	22.97%
2013	38.23%	39.15%	27.93%
2014	40.82%	42.71%	27.88%
2015	47.77%	49.28%	22.10%

County Number	24
County Name	Dawson

**24 Dawson**  
**AGRICULTURAL LAND**

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

Qualified

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

Number of Sales : 197  
Total Sales Price : 135,859,300  
Total Adj. Sales Price : 141,957,614  
Total Assessed Value : 99,877,740  
Avg. Adj. Sales Price : 720,597  
Avg. Assessed Value : 506,994

MEDIAN : 71  
WGT. MEAN : 70  
MEAN : 78  
COD : 28.55  
PRD : 110.35

COV : 48.11  
STD : 37.35  
Avg. Abs. Dev : 20.34  
MAX Sales Ratio : 435.25  
MIN Sales Ratio : 12.73

95% Median C.I. : 67.08 to 73.97  
95% Wgt. Mean C.I. : 67.20 to 73.52  
95% Mean C.I. : 72.42 to 82.86

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	47	77.29	85.33	74.40	30.33	114.69	40.97	169.32	71.01 to 94.72	640,167	476,284
01-JAN-13 To 31-MAR-13	7	83.86	80.48	77.30	12.09	104.11	62.42	95.29	62.42 to 95.29	667,644	516,088
01-APR-13 To 30-JUN-13	12	70.50	75.93	67.27	26.31	112.87	42.96	166.40	57.80 to 80.12	620,172	417,161
01-JUL-13 To 30-SEP-13	8	80.27	84.08	81.38	27.52	103.32	40.68	137.63	40.68 to 137.63	714,226	581,272
01-OCT-13 To 31-DEC-13	28	69.46	76.06	67.25	22.80	113.10	31.56	177.87	64.04 to 76.89	678,930	456,598
01-JAN-14 To 31-MAR-14	21	70.80	75.59	69.72	24.31	108.42	44.62	189.52	62.50 to 77.63	999,341	696,762
01-APR-14 To 30-JUN-14	4	58.71	51.84	55.99	33.88	92.59	12.73	77.23	N/A	527,875	295,560
01-JUL-14 To 30-SEP-14	2	76.05	76.05	80.00	13.27	95.06	65.96	86.13	N/A	395,000	316,013
01-OCT-14 To 31-DEC-14	24	71.16	72.05	71.98	22.79	100.10	37.00	130.30	60.51 to 81.86	826,705	595,044
01-JAN-15 To 31-MAR-15	33	66.75	82.04	68.29	37.44	120.13	44.77	435.25	60.17 to 76.18	761,267	519,832
01-APR-15 To 30-JUN-15	7	51.42	62.42	59.17	23.10	105.49	48.93	83.45	48.93 to 83.45	668,834	395,741
01-JUL-15 To 30-SEP-15	4	50.48	46.84	52.53	40.37	89.17	18.27	68.12	N/A	374,525	196,743
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	74	77.25	83.21	74.41	27.75	111.83	40.68	169.32	71.78 to 83.57	647,530	481,812
01-OCT-13 To 30-SEP-14	55	68.71	74.12	68.14	24.13	108.78	12.73	189.52	64.71 to 73.77	779,958	531,473
01-OCT-14 To 30-SEP-15	68	66.53	74.43	68.42	30.95	108.78	18.27	435.25	60.74 to 71.91	752,098	514,598
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	55	72.48	77.76	70.72	23.90	109.95	31.56	177.87	65.10 to 79.64	669,808	473,699
01-JAN-14 To 31-DEC-14	51	69.31	72.08	70.27	24.28	102.58	12.73	189.52	63.27 to 74.61	857,423	602,496
<u>ALL</u>	197	71.24	77.64	70.36	28.55	110.35	12.73	435.25	67.08 to 73.97	720,597	506,994

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	174	71.13	77.40	70.26	27.71	110.16	12.73	435.25	67.08 to 74.44	749,922	526,891
2	23	71.31	79.48	71.47	35.21	111.21	40.68	177.87	56.67 to 90.20	498,748	356,463
<u>ALL</u>	197	71.24	77.64	70.36	28.55	110.35	12.73	435.25	67.08 to 73.97	720,597	506,994

**24 Dawson**  
**AGRICULTURAL LAND**

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

Qualified

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Total Sales Price : 135,859,300  
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Avg. Assessed Value : 506,994

MEDIAN : 71  
WGT. MEAN : 70  
MEAN : 78  
COD : 28.55  
PRD : 110.35

COV : 48.11  
STD : 37.35  
Avg. Abs. Dev : 20.34  
MAX Sales Ratio : 435.25  
MIN Sales Ratio : 12.73

95% Median C.I. : 67.08 to 73.97  
95% Wgt. Mean C.I. : 67.20 to 73.52  
95% Mean C.I. : 72.42 to 82.86

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	87	71.01	79.13	70.15	26.35	112.80	40.97	435.25	66.23 to 76.05	816,320	572,648
1	86	71.40	79.34	70.26	26.34	112.92	40.97	435.25	66.31 to 76.05	815,730	573,142
2	1	61.15	61.15	61.15	00.00	100.00	61.15	61.15	N/A	867,000	530,150
<b>_____Dry_____</b>											
County	2	160.61	160.61	179.27	18.01	89.59	131.69	189.52	N/A	22,560	40,443
1	2	160.61	160.61	179.27	18.01	89.59	131.69	189.52	N/A	22,560	40,443
<b>_____Grass_____</b>											
County	49	73.52	78.73	72.34	31.22	108.83	12.73	177.87	66.25 to 80.12	515,777	373,093
1	33	71.24	73.09	68.73	28.87	106.34	12.73	143.44	60.17 to 80.12	563,866	387,526
2	16	76.04	90.35	82.41	35.99	109.63	40.68	177.87	64.71 to 117.14	416,593	343,327
<b>_____ALL_____</b>	<b>197</b>	<b>71.24</b>	<b>77.64</b>	<b>70.36</b>	<b>28.55</b>	<b>110.35</b>	<b>12.73</b>	<b>435.25</b>	<b>67.08 to 73.97</b>	<b>720,597</b>	<b>506,994</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	114	69.29	77.06	69.63	25.34	110.67	31.56	435.25	65.96 to 73.03	883,574	615,271
1	112	70.05	77.36	69.81	25.27	110.82	31.56	435.25	66.23 to 73.97	883,323	616,677
2	2	59.82	59.82	59.78	02.22	100.07	58.49	61.15	N/A	897,600	536,548
<b>_____Dry_____</b>											
County	5	94.72	109.00	69.52	40.57	156.79	49.43	189.52	N/A	205,785	143,067
1	4	113.21	123.89	101.26	32.43	122.35	79.64	189.52	N/A	99,731	100,988
2	1	49.43	49.43	49.43	00.00	100.00	49.43	49.43	N/A	630,000	311,384
<b>_____Grass_____</b>											
County	55	73.11	77.31	71.15	29.45	108.66	12.73	177.87	65.70 to 77.88	526,100	374,316
1	37	71.24	72.63	68.48	26.75	106.06	12.73	143.44	61.53 to 77.88	558,230	382,258
2	18	75.77	86.93	77.82	34.54	111.71	40.68	177.87	64.71 to 100.29	460,055	357,992
<b>_____ALL_____</b>	<b>197</b>	<b>71.24</b>	<b>77.64</b>	<b>70.36</b>	<b>28.55</b>	<b>110.35</b>	<b>12.73</b>	<b>435.25</b>	<b>67.08 to 73.97</b>	<b>720,597</b>	<b>506,994</b>

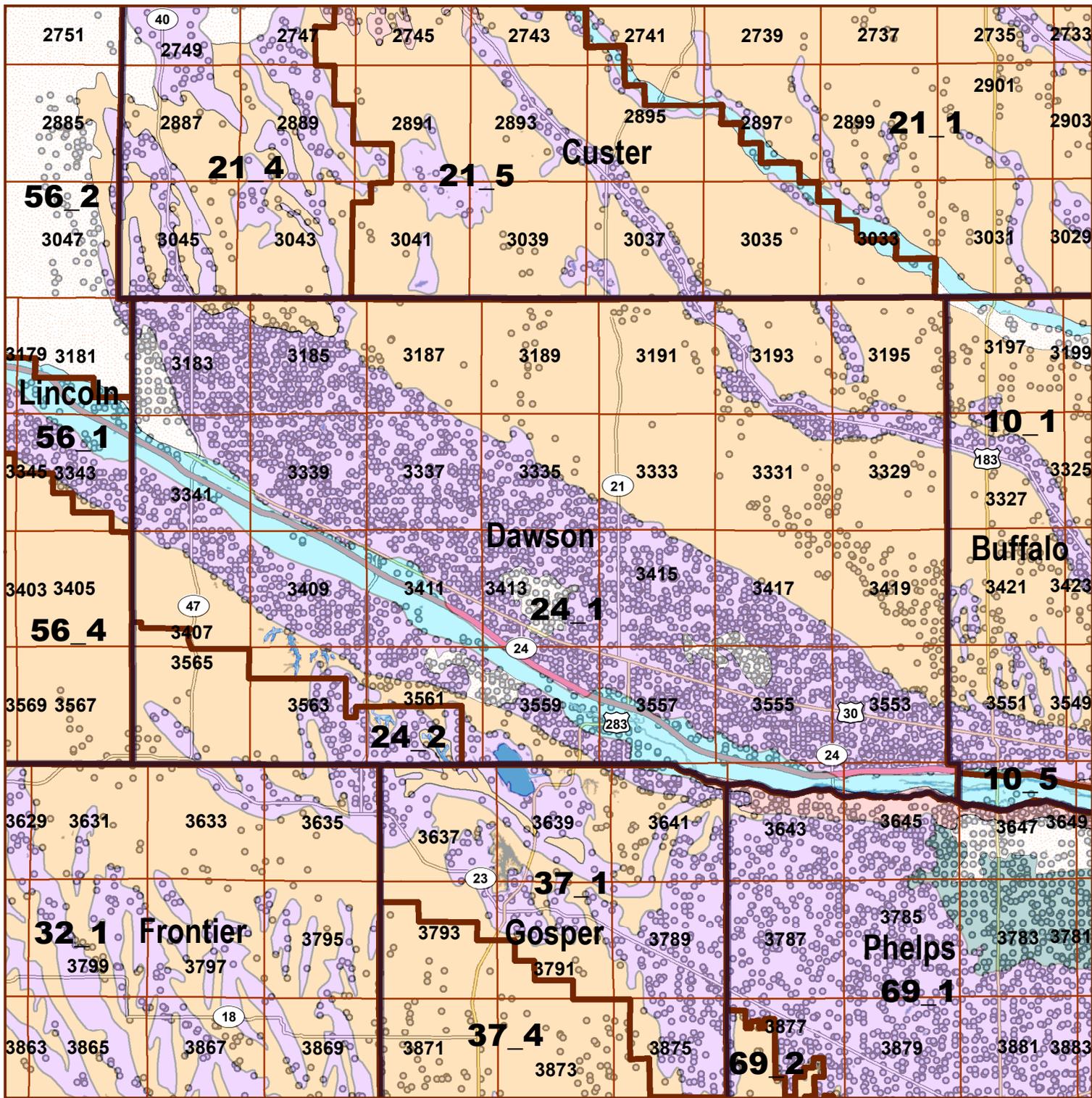
## Dawson County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dawson	1	n/a	5,365	4,975	4,497	4,055	3,774	3,546	3,300	<b>4,953</b>
Custer	4	n/a	4,855	4,456	3,762	3,482	3,365	3,156	2,962	<b>3,993</b>
Custer	5	n/a	4,839	4,445	3,749	3,467	3,355	3,145	2,952	<b>4,115</b>
Buffalo	1	5,850	5,837	5,600	5,447	4,922	5,145	4,722	4,721	<b>5,264</b>
Buffalo	6	3,300	6,650	6,400	6,251	n/a	5,700	5,500	5,499	<b>5,973</b>
Phelps	1	4,896	6,100	5,100	4,697	4,500	4,300	4,200	3,800	<b>5,737</b>
Gosper	1	n/a	5,146	4,360	3,617	3,350	2,841	3,063	2,774	<b>4,916</b>
Lincoln	1	4,850	4,870	4,871	4,864	4,146	4,083	4,095	3,994	<b>4,535</b>
Dawson	2	n/a	3,620	3,500	2,915	2,037	n/a	1,510	1,480	<b>3,309</b>
Frontier	1	3,300	3,296	3,225	3,237	3,200	3,200	3,143	3,081	<b>3,267</b>
Lincoln	4	2,835	2,814	2,561	2,835	2,754	2,835	2,554	2,673	<b>2,746</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dawson	1	n/a	2,450	2,205	2,010	1,995	1,799	1,555	1,540	<b>1,998</b>
Custer	4	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	<b>1,666</b>
Custer	5	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	<b>1,688</b>
Buffalo	1	2,750	2,750	2,550	2,550	2,375	2,275	2,225	2,225	<b>2,423</b>
Buffalo	6	n/a	2,899	2,700	2,600	n/a	2,400	n/a	2,300	<b>2,460</b>
Phelps	1	3,000	3,000	2,900	2,700	2,600	2,500	2,300	2,000	<b>2,849</b>
Gosper	1	n/a	1,930	1,800	1,685	1,550	1,325	1,275	1,275	<b>1,802</b>
Lincoln	1	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,872	<b>1,875</b>
Dawson	2	n/a	1,675	1,550	1,345	1,220	n/a	960	890	<b>1,295</b>
Lincoln	1	1,700	1,700	1,650	1,650	1,600	1,600	1,550	1,550	<b>1,670</b>
	4	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	<b>1,300</b>
Dawson	2	n/a	1,675	1,550	1,345	1,220	n/a	960	890	<b>1,295</b>
Frontier	1	1,700	1,700	1,650	1,650	1,600	1,600	1,550	1,550	<b>1,670</b>
Lincoln	4	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	<b>1,300</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dawson	1	n/a	1,665	1,430	1,295	1,240	1,140	1,110	1,100	<b>1,142</b>
Custer	4	n/a	1,040	1,035	1,035	1,030	1,030	960	821	<b>870</b>
Custer	5	n/a	1,050	1,036	1,038	1,036	1,030	1,022	963	<b>975</b>
Buffalo	1	1,700	1,700	1,675	1,650	1,625	1,600	1,550	1,525	<b>1,559</b>
Buffalo	6	n/a	1,700	n/a	1,662	n/a	1,600	1,550	1,550	<b>1,586</b>
Phelps	1	1,510	1,885	1,784	1,681	1,523	1,598	1,353	1,314	<b>1,517</b>
Gosper	1	n/a	1,400	1,245	1,115	1,020	1,020	975	975	<b>1,017</b>
Lincoln	1	1,200	1,200	1,200	1,200	1,200	1,025	1,025	994	<b>1,039</b>
	4									
Dawson	2	n/a	1,085	980	845	845	n/a	615	615	<b>679</b>
Frontier	1	650	650	650	650	650	650	650	650	<b>650</b>
Lincoln	4	600	600	600	600	600	530	530	530	<b>536</b>

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



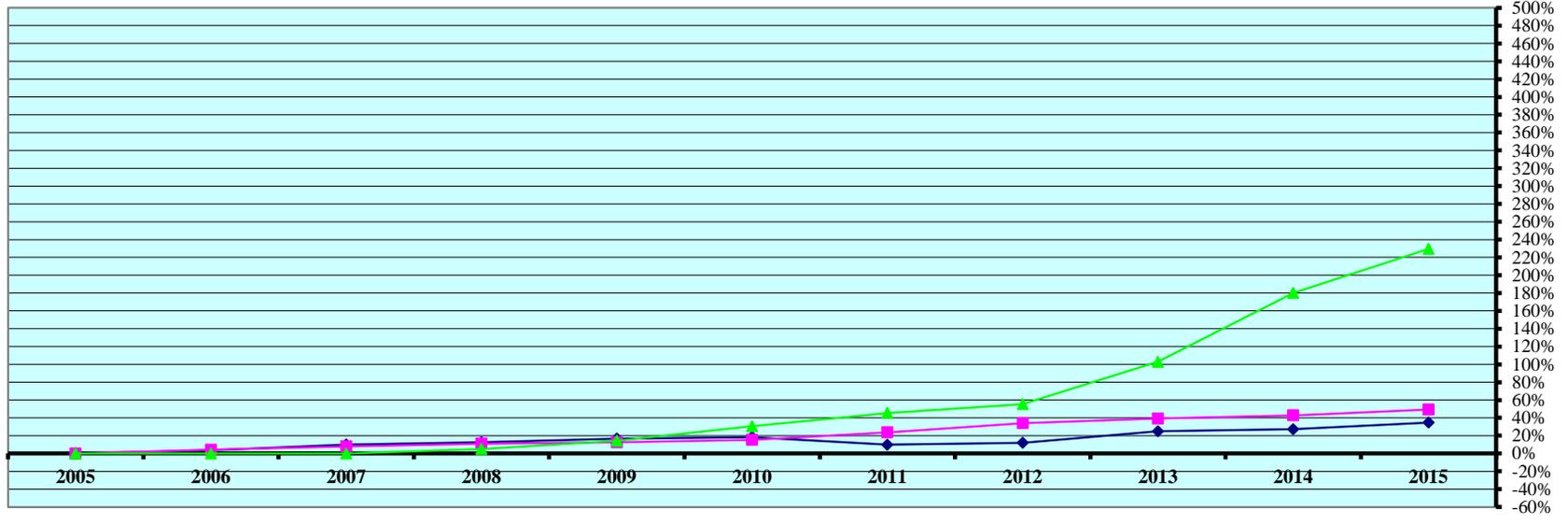
**Legend**

- 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

## Dawson 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	525,396,216	--	--	--	159,151,846	--	--	--	498,399,188	--	--	--
2006	544,634,150	19,237,934	3.66%	3.66%	165,830,792	6,678,946	4.20%	4.20%	498,543,948	144,760	0.03%	0.03%
2007	577,787,734	33,153,584	6.09%	9.97%	171,942,942	6,112,150	3.69%	8.04%	497,673,273	-870,675	-0.17%	-0.15%
2008	591,925,566	14,137,832	2.45%	12.66%	176,801,833	4,858,891	2.83%	11.09%	523,705,065	26,031,792	5.23%	5.08%
2009	613,330,856	21,405,290	3.62%	16.74%	179,113,454	2,311,621	1.31%	12.54%	569,492,808	45,787,743	8.74%	14.26%
2010	622,215,727	8,884,871	1.45%	18.43%	183,388,037	4,274,583	2.39%	15.23%	650,298,017	80,805,209	14.19%	30.48%
2011	577,103,245	-45,112,482	-7.25%	9.84%	196,765,240	13,377,203	7.29%	23.63%	725,065,990	74,767,973	11.50%	45.48%
2012	587,681,526	10,578,281	1.83%	11.85%	213,323,805	16,558,565	8.42%	34.04%	774,575,677	49,509,687	6.83%	55.41%
2013	655,852,170	68,170,644	11.60%	24.83%	221,466,541	8,142,736	3.82%	39.15%	1,011,158,114	236,582,437	30.54%	102.88%
2014	668,039,748	12,187,578	1.86%	27.15%	227,126,167	5,659,626	2.56%	42.71%	1,395,591,635	384,433,521	38.02%	180.01%
2015	707,005,113	38,965,365	5.83%	34.57%	237,585,741	10,459,574	4.61%	49.28%	1,641,643,143	246,051,508	17.63%	229.38%

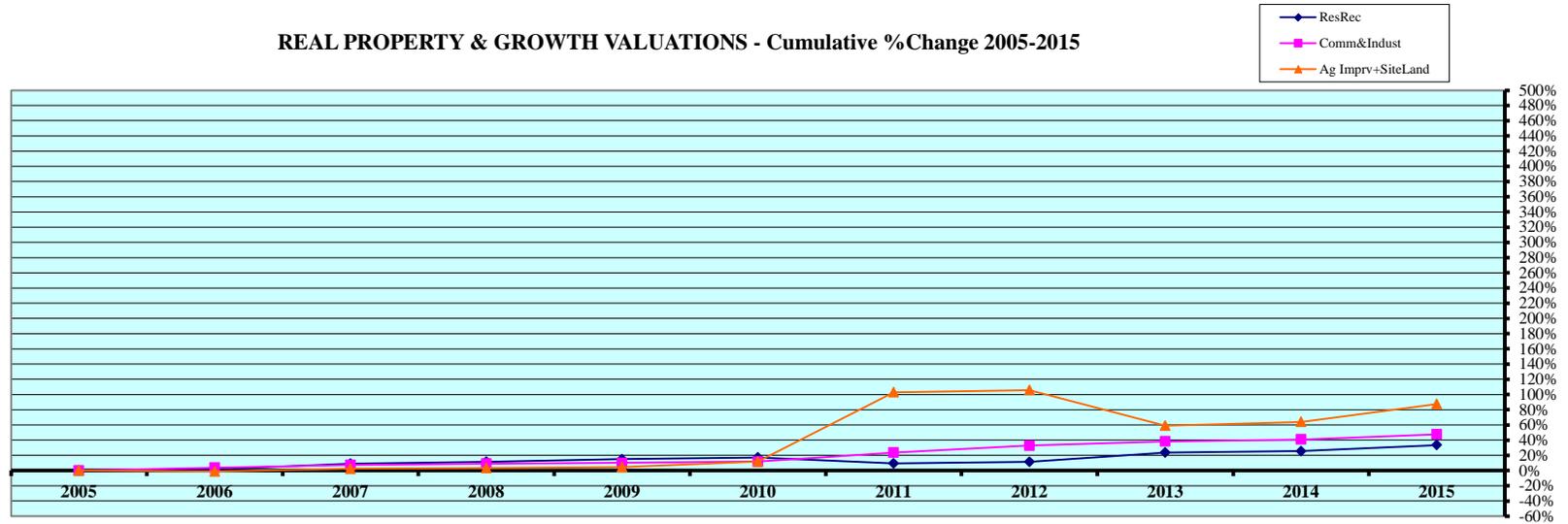
Rate Annual %chg: Residential & Recreational 3.01% Commercial & Industrial 4.09% Agricultural Land 12.66%

Cnty# 24  
 County DAWSON

CHART 1 EXHIBIT 24B 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	525,396,216	5,633,974	1.07%	519,762,242	--	--	159,151,846	4,471,529	2.81%	154,680,317	--	--	
2006	544,634,150	9,340,758	1.72%	535,293,392	1.88%	1.88%	165,830,792	739,740	0.45%	165,091,052	3.73%	3.73%	
2007	577,787,734	5,393,454	0.93%	572,394,280	5.10%	8.95%	171,942,942	935,635	0.54%	171,007,307	3.12%	7.45%	
2008	591,925,566	5,421,339	0.92%	586,504,227	1.51%	11.63%	176,801,833	3,345,905	1.89%	173,455,928	0.88%	8.99%	
2009	613,330,856	9,369,122	1.53%	603,961,734	2.03%	14.95%	179,113,454	3,903,990	2.18%	175,209,464	-0.90%	10.09%	
2010	622,215,727	5,702,457	0.92%	616,513,270	0.52%	17.34%	183,388,037	5,511,020	3.01%	177,877,017	-0.69%	11.77%	
2011	577,103,245	2,374,944	0.41%	574,728,301	-7.63%	9.39%	196,765,240	34,481	0.02%	196,730,759	7.28%	23.61%	
2012	587,681,526	3,037,043	0.52%	584,644,483	1.31%	11.28%	213,323,805	1,858,302	0.87%	211,465,503	7.47%	32.87%	
2013	655,852,170	5,599,093	0.85%	650,253,077	10.65%	23.76%	221,466,541	1,469,330	0.66%	219,997,211	3.13%	38.23%	
2014	668,039,748	8,613,745	1.29%	659,426,003	0.54%	25.51%	227,126,167	3,004,885	1.32%	224,121,282	1.20%	40.82%	
2015	707,005,113	5,128,780	0.73%	701,876,333	5.07%	33.59%	237,585,741	2,412,203	1.02%	235,173,538	3.54%	47.77%	
Rate Ann%chg	<b>3.01%</b>			Resid & Rec. w/o growth			<b>4.09%</b>			C & I w/o growth			<b>2.88%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	% growth of value					
2005	65,124,174	22,300,686	87,424,860	1,350,002	1.54%	86,074,858	--	--	
2006	66,004,394	23,709,759	89,714,153	3,285,467	3.66%	86,428,686	-1.14%	-1.14%	
2007	66,645,195	24,781,748	91,426,943	1,927,752	2.11%	89,499,191	-0.24%	2.37%	
2008	67,199,871	25,836,174	93,036,045	2,838,026	3.05%	90,198,019	-1.34%	3.17%	
2009	68,536,679	28,180,392	96,717,071	5,463,167	5.65%	91,253,904	-1.92%	4.38%	
2010	72,190,854	35,119,265	107,310,119	9,621,289	8.97%	97,688,830	1.00%	11.74%	
2011	126,030,459	53,266,570	179,297,029	1,826,537	1.02%	177,470,492	65.38%	103.00%	
2012	126,319,177	59,278,775	185,597,952	5,628,199	3.03%	179,969,753	0.38%	105.86%	
2013	82,801,209	61,221,872	144,023,081	4,899,930	3.40%	139,123,151	-25.04%	59.13%	
2014	84,405,233	64,518,622	148,923,855	5,553,356	3.73%	143,370,499	-0.45%	63.99%	
2015	92,479,298	74,208,181	166,687,479	2,874,433	1.72%	163,813,046	10.00%	87.38%	
Rate Ann%chg	<b>3.57%</b>	<b>12.78%</b>	<b>6.67%</b>	Ag Imprv+Site w/o growth		<b>4.66%</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

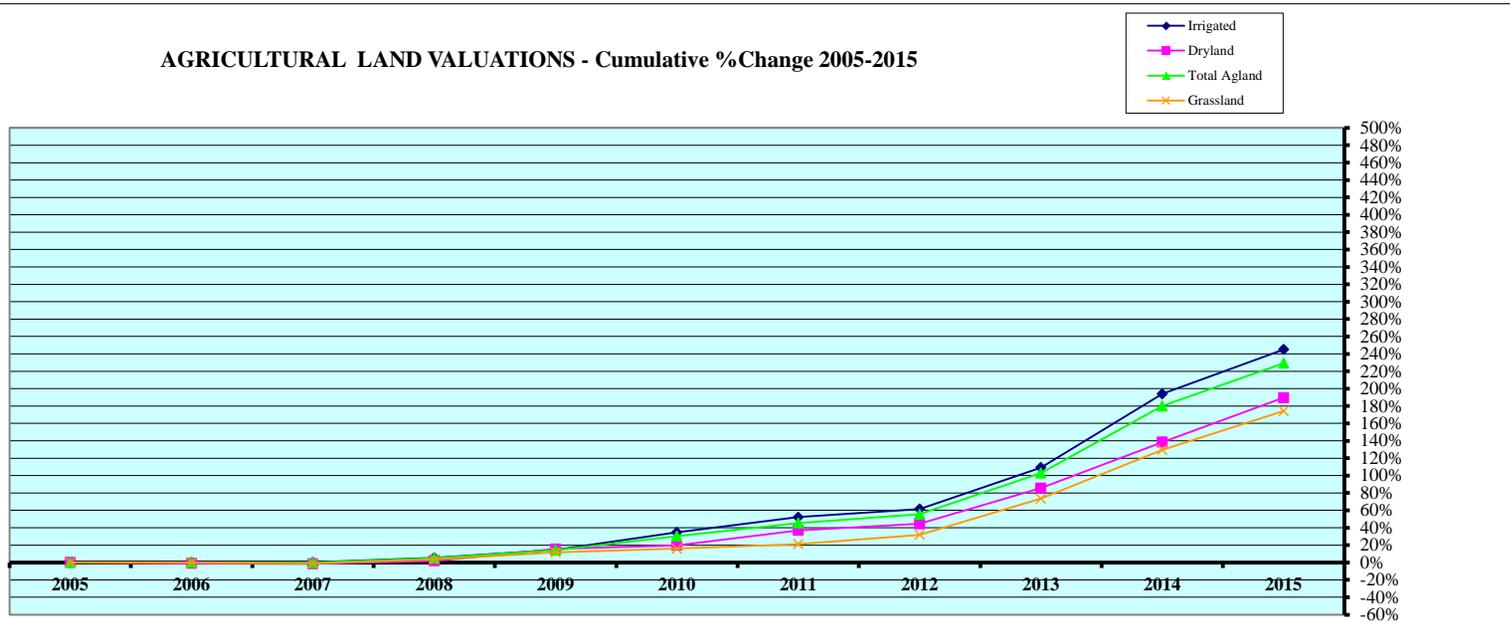
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 24  
County DAWSON

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	378,060,183	--	--	--	19,436,402	--	--	--	95,916,073	--	--	--
2006	378,516,496	456,313	0.12%	0.12%	19,229,681	-206,721	-1.06%	-1.06%	95,814,200	-101,873	-0.11%	-0.11%
2007	378,771,531	255,035	0.07%	0.19%	19,157,470	-72,211	-0.38%	-1.44%	94,687,196	-1,127,004	-1.18%	-1.28%
2008	398,072,967	19,301,436	5.10%	5.29%	19,795,884	638,414	3.33%	1.85%	99,231,405	4,544,209	4.80%	3.46%
2009	433,391,281	35,318,314	8.87%	14.64%	22,446,191	2,650,307	13.39%	15.49%	107,052,181	7,820,776	7.88%	11.61%
2010	509,325,741	75,934,460	17.52%	34.72%	23,292,293	846,102	3.77%	19.84%	111,275,079	4,222,898	3.94%	16.01%
2011	575,250,736	65,924,995	12.94%	52.16%	26,611,275	3,318,982	14.25%	36.91%	116,140,832	4,865,753	4.37%	21.09%
2012	610,173,692	34,922,956	6.07%	61.40%	28,068,375	1,457,100	5.48%	44.41%	126,472,158	10,331,326	8.90%	31.86%
2013	790,938,354	180,764,662	29.63%	109.21%	36,042,108	7,973,733	28.41%	85.44%	166,295,951	39,823,793	31.49%	73.38%
2014	1,111,112,004	320,173,650	40.48%	193.90%	46,352,094	10,309,986	28.61%	138.48%	220,218,537	53,922,586	32.43%	129.60%
2015	1,304,575,715	193,463,711	17.41%	245.07%	56,272,168	9,920,074	21.40%	189.52%	262,905,140	42,686,603	19.38%	174.10%

Rate Ann.%chg: Irrigated  Dryland  Grassland

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	158,227	--	--	--	4,828,303	--	--	--	498,399,188	--	--	--
2006	157,022	-1,205	-0.76%	-0.76%	4,826,549	-1,754	-0.04%	-0.04%	498,543,948	144,760	0.03%	0.03%
2007	155,808	-1,214	-0.77%	-1.53%	4,901,268	74,719	1.55%	1.51%	497,673,273	-870,675	-0.17%	-0.15%
2008	209,017	53,209	34.15%	32.10%	6,395,792	1,494,524	30.49%	32.46%	523,705,065	26,031,792	5.23%	5.08%
2009	207,363	-1,654	-0.79%	31.05%	6,395,792	0	0.00%	32.46%	569,492,808	45,787,743	8.74%	14.26%
2010	90,226	-117,137	-56.49%	-42.98%	6,314,678	-81,114	-1.27%	30.78%	650,298,017	80,805,209	14.19%	30.48%
2011	89,961	-265	-0.29%	-43.14%	6,973,186	658,508	10.43%	44.42%	725,065,990	74,767,973	11.50%	45.48%
2012	89,019	-942	-1.05%	-43.74%	9,772,433	2,799,247	40.14%	102.40%	774,575,677	49,509,687	6.83%	55.41%
2013	127,046	38,027	42.72%	-19.71%	17,754,655	7,982,222	81.68%	267.72%	1,011,158,114	236,582,437	30.54%	102.88%
2014	128,401	1,355	1.07%	-18.85%	17,780,599	25,944	0.15%	268.26%	1,395,591,635	384,433,521	38.02%	180.01%
2015	127,351	-1,050	-0.82%	-19.51%	17,762,769	-17,830	-0.10%	267.89%	1,641,643,143	246,051,508	17.63%	229.38%

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County

Rate Ann.%chg: Total Agric Land

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	378,049,128	276,350	1,368			19,454,132	37,629	517			95,921,047	270,580	355		
2006	378,216,040	276,527	1,368	-0.02%	-0.02%	19,396,675	37,515	517	0.01%	0.01%	95,843,317	270,370	354	0.00%	0.00%
2007	378,664,863	277,026	1,367	-0.06%	-0.08%	19,132,622	36,964	518	0.11%	0.12%	94,702,736	270,067	351	-1.08%	-1.08%
2008	397,879,725	278,560	1,428	4.50%	4.41%	19,732,818	36,238	545	5.20%	5.33%	99,227,598	269,471	368	5.01%	3.87%
2009	433,447,812	279,660	1,550	8.51%	13.30%	22,268,232	35,583	626	14.92%	21.05%	106,881,101	269,339	397	7.77%	11.94%
2010	509,159,759	289,236	1,760	13.58%	28.68%	23,554,933	33,157	710	13.52%	37.41%	111,578,682	266,916	418	5.34%	17.92%
2011	575,261,303	289,058	1,990	13.05%	45.48%	26,603,603	33,225	801	12.71%	54.87%	115,979,295	266,203	436	4.22%	22.90%
2012	610,259,310	289,014	2,112	6.10%	54.35%	28,254,364	33,111	853	6.57%	65.05%	126,329,552	266,630	474	8.75%	33.65%
2013	792,058,164	288,796	2,743	29.89%	100.48%	36,106,663	33,041	1,093	28.06%	111.37%	165,862,375	266,944	621	31.14%	75.27%
2014	1,111,938,513	288,390	3,856	40.58%	181.85%	46,320,515	32,706	1,416	29.60%	173.94%	220,039,278	267,716	822	32.28%	131.85%
2015	1,305,705,465	288,089	4,532	17.55%	231.31%	55,799,835	32,692	1,707	20.52%	230.14%	262,866,293	268,028	981	19.32%	176.65%

Rate Annual %chg Average Value/Acre: 12.73%

12.69%

10.71%

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	158,264	6,337	25			4,730,803	19,377	244			498,313,374	610,272	817		
2006	157,996	6,327	25	0.00%	0.00%	4,828,181	19,376	249	2.06%	2.06%	498,442,209	610,114	817	0.05%	0.05%
2007	155,896	6,243	25	0.00%	0.00%	4,901,268	19,350	253	1.65%	3.75%	497,557,385	609,650	816	-0.10%	-0.05%
2008	209,042	5,986	35	39.83%	39.83%	6,349,223	19,432	327	29.00%	33.83%	523,398,406	609,687	858	5.19%	5.13%
2009	207,433	5,940	35	0.00%	39.83%	6,395,792	19,587	327	-0.06%	33.74%	569,200,370	610,110	933	8.68%	14.26%
2010	88,870	2,539	35	0.24%	40.16%	5,848,250	18,660	313	-4.02%	28.37%	650,230,494	610,508	1,065	14.16%	30.44%
2011	89,852	2,567	35	0.00%	40.16%	6,314,678	19,317	327	4.30%	33.90%	724,248,731	610,370	1,187	11.41%	45.32%
2012	89,029	2,543	35	0.00%	40.16%	9,113,925	19,315	472	44.34%	93.26%	774,046,180	610,613	1,268	6.83%	55.25%
2013	127,046	2,541	50	42.86%	100.24%	17,153,147	19,315	888	88.21%	263.74%	1,011,307,395	610,637	1,656	30.65%	102.82%
2014	127,046	2,541	50	0.00%	100.24%	17,153,147	19,315	888	0.00%	263.74%	1,395,578,499	610,667	2,285	37.99%	179.88%
2015	127,351	2,547	50	0.00%	100.24%	17,157,036	19,329	888	-0.05%	263.57%	1,641,655,980	610,684	2,688	17.63%	229.22%

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**DAWSON**

Rate Annual %chg Average Value/Acre: 12.65%

(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
24,326	DAWSON	176,499,963	61,193,890	140,549,971	606,556,261	187,446,143	50,139,598	100,448,852	1,641,643,143	92,479,298	74,208,181	4,257	3,131,169,557
cnty.sectorvalue % of total value:		5.64%	1.95%	4.49%	19.37%	5.99%	1.60%	3.21%	52.43%	2.95%	2.37%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,977	COZAD	8,727,429	8,217,361	7,123,170	112,723,630	33,103,103	3,821,147	0	0	0	0	0	173,715,840
16.35%	%sector of county sector	4.94%	13.43%	5.07%	18.58%	17.66%	7.62%						5.55%
	%sector of municipality	5.02%	4.73%	4.10%	64.89%	19.06%	2.20%						100.00%
97	EDDYVILLE	19,298	2,894	171	1,692,898	245,073	0	0	0	0	0	0	1,960,334
0.40%	%sector of county sector	0.01%	0.00%	0.00%	0.28%	0.13%							0.06%
	%sector of municipality	0.98%	0.15%	0.01%	86.36%	12.50%							100.00%
171	FARNAM	718,196	150,113	30,199	3,687,899	1,062,330	0	0	0	0	0	0	5,648,737
0.70%	%sector of county sector	0.41%	0.25%	0.02%	0.61%	0.57%							0.18%
	%sector of municipality	12.71%	2.66%	0.53%	65.29%	18.81%							100.00%
3,574	GOTHENBURG	12,158,069	2,159,037	3,826,201	132,726,137	39,965,141	16,375,078	0	326,996	26,575	0	0	207,563,234
14.69%	%sector of county sector	6.89%	3.53%	2.72%	21.88%	21.32%	32.66%		0.02%	0.03%			6.83%
	%sector of municipality	5.86%	1.04%	1.84%	63.94%	19.25%	7.89%		0.16%	0.01%			100.00%
10,250	LEXINGTON	15,740,431	4,461,984	5,848,582	189,111,653	79,283,407	2,056,994	0	0	0	0	0	296,503,051
42.14%	%sector of county sector	8.92%	7.29%	4.16%	31.18%	42.30%	4.10%						9.47%
	%sector of municipality	5.31%	1.50%	1.97%	63.78%	26.74%	0.69%						100.00%
594	VERTON	273,310	909,449	2,159,327	14,305,862	3,074,430	75,000	0	0	0	0	0	20,797,378
2.44%	%sector of county sector	0.15%	1.49%	1.54%	2.36%	1.64%	0.15%						0.66%
	%sector of municipality	1.31%	4.37%	10.38%	68.79%	14.78%	0.36%						100.00%
236	SUMNER	247,313	68,367	19,066	6,032,404	737,817	0	1,780	0	0	0	0	7,106,747
0.97%	%sector of county sector	0.14%	0.11%	0.01%	0.99%	0.39%		0.00%					0.23%
	%sector of municipality	3.48%	0.96%	0.27%	84.88%	10.38%		0.03%					100.00%
18,899	Total Municipalities	37,884,046	15,969,205	19,006,716	460,280,483	157,471,301	22,328,219	1,780	326,996	26,575	0	0	713,295,321
77.69%	%all municip.sect of cnty	21.46%	26.10%	13.52%	75.88%	84.01%	44.53%	0.00%	0.02%	0.03%			22.78%

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
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CHART 5

EXHIBIT

24B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 15,733</b>	<b>Value : 2,946,549,273</b>	<b>Growth 23,191,871</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>	728	3,528,863	98	422,635	855	5,573,567	1,681	9,525,065	
<b>02. Res Improve Land</b>	5,697	45,157,828	23	388,408	69	4,571,275	5,789	50,117,511	
<b>03. Res Improvements</b>	6,445	426,306,869	180	19,827,488	1,076	136,554,988	7,701	582,689,345	
<b>04. Res Total</b>	7,173	474,993,560	278	20,638,531	1,931	146,699,830	9,382	642,331,921	6,306,753
<b>% of Res Total</b>	76.45	73.95	2.96	3.21	20.58	22.84	59.63	21.80	27.19
<b>05. Com UnImp Land</b>	155	3,699,801	3	23,032	20	191,044	178	3,913,877	
<b>06. Com Improve Land</b>	811	19,319,957	35	992,531	66	2,102,277	912	22,414,765	
<b>07. Com Improvements</b>	855	140,946,917	36	7,418,849	95	19,217,810	986	167,583,576	
<b>08. Com Total</b>	1,010	163,966,675	39	8,434,412	115	21,511,131	1,164	193,912,218	6,411,901
<b>% of Com Total</b>	86.77	84.56	3.35	4.35	9.88	11.09	7.40	6.58	27.65
<b>09. Ind UnImp Land</b>	5	58,076	1	254,196	0	0	6	312,272	
<b>10. Ind Improve Land</b>	14	733,725	7	1,228,007	1	57,486	22	2,019,218	
<b>11. Ind Improvements</b>	14	21,547,298	7	31,839,266	2	879,469	23	54,266,033	
<b>12. Ind Total</b>	19	22,339,099	8	33,321,469	2	936,955	29	56,597,523	6,457,924
<b>% of Ind Total</b>	65.52	39.47	27.59	58.87	6.90	1.66	0.18	1.92	27.85
<b>13. Rec UnImp Land</b>	0	0	0	0	47	1,050,470	47	1,050,470	
<b>14. Rec Improve Land</b>	1	780	0	0	524	32,354,380	525	32,355,160	
<b>15. Rec Improvements</b>	1	1,000	0	0	529	76,649,422	530	76,650,422	
<b>16. Rec Total</b>	1	1,780	0	0	576	110,054,272	577	110,056,052	192,335
<b>% of Rec Total</b>	0.17	0.00	0.00	0.00	99.83	100.00	3.67	3.74	0.83
<b>Res &amp; Rec Total</b>	7,174	474,995,340	278	20,638,531	2,507	256,754,102	9,959	752,387,973	6,499,088
<b>% of Res &amp; Rec Total</b>	72.04	63.13	2.79	2.74	25.17	34.13	63.30	25.53	28.02
<b>Com &amp; Ind Total</b>	1,029	186,305,774	47	41,755,881	117	22,448,086	1,193	250,509,741	12,869,825
<b>% of Com &amp; Ind Total</b>	86.25	74.37	3.94	16.67	9.81	8.96	7.58	8.50	55.49
<b>17. Taxable Total</b>	8,203	661,301,114	325	62,394,412	2,624	279,202,188	11,152	1,002,897,714	19,368,913
<b>% of Taxable Total</b>	73.56	65.94	2.91	6.22	23.53	27.84	70.88	34.04	83.52

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	121	3,053,908	7,728,742	0	0	0
19. Commercial	77	6,657,100	34,000,527	0	0	0
20. Industrial	2	147,988	17,788,293	0	0	0
21. Other	1	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	121	3,053,908	7,728,742
19. Commercial	1	24,187	6,063	78	6,681,287	34,006,590
20. Industrial	0	0	0	2	147,988	17,788,293
21. Other	0	0	0	1	0	0
22. Total Sch II				202	9,883,183	59,523,625

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	1	4,257	1	4,257	0
25. Total	0	0	0	0	1	4,257	1	4,257	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,238	7	56	1,301

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	8	127,535	33	557,438	3,418	1,328,489,080	3,459	1,329,174,053
28. Ag-Improved Land	23	410,043	146	2,617,250	2,005	482,450,994	2,174	485,478,287
29. Ag Improvements	1	27,410	0	0	1,120	128,967,552	1,121	128,994,962
30. Ag Total							4,580	1,943,647,302

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	15	12.13	224,100	36	29.81	644,400	
32. HomeSite Improv Land	14	11.82	280,500	129	102.38	2,386,050	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	3	19.69	29,535	20	56.72	87,760	
36. FarmSite Improv Land	0	0.00	0	4	4.24	10,600	
37. FarmSite Improvements	1	0.00	27,410	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	9	2.14	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	149	175.43	2,864,270	200	217.37	3,732,770	
32. HomeSite Improv Land	1,536	1,564.46	33,173,025	1,679	1,678.66	35,839,575	
33. HomeSite Improvements	704	0.00	74,864,554	704	0.00	74,864,554	725,752
34. HomeSite Total				<b>904</b>	<b>1,896.03</b>	<b>114,436,899</b>	
35. FarmSite UnImp Land	53	127.83	196,735	76	204.24	314,030	
36. FarmSite Improv Land	69	235.11	368,245	73	239.35	378,845	
37. FarmSite Improvements	1,085	0.00	54,102,998	1,086	0.00	54,130,408	3,097,206
38. FarmSite Total				<b>1,162</b>	<b>443.59</b>	<b>54,823,283</b>	
39. Road & Ditches	4,068	9,038.81	0	4,077	9,040.95	0	
40. Other- Non Ag Use	829	2,914.33	4,371,495	829	2,914.33	4,371,495	
41. Total Section VI				<b>2,066</b>	<b>14,294.90</b>	<b>173,631,677</b>	<b>3,822,958</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	212.43	314,982	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	212.43	314,982

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>45. 1A1</b>	0.00	0.00%	0	0.00%	0.00
<b>46. 1A</b>	188,773.30	68.93%	1,012,812,391	74.67%	5,365.23
<b>47. 2A1</b>	17,412.63	6.36%	86,625,189	6.39%	4,974.85
<b>48. 2A</b>	17,555.66	6.41%	78,952,196	5.82%	4,497.25
<b>49. 3A1</b>	2,770.99	1.01%	11,236,366	0.83%	4,055.00
<b>50. 3A</b>	6,945.13	2.54%	26,210,225	1.93%	3,773.90
<b>51. 4A1</b>	29,517.74	10.78%	104,676,653	7.72%	3,546.23
<b>52. 4A</b>	10,879.69	3.97%	35,901,492	2.65%	3,299.86
<b>53. Total</b>	273,855.14	100.00%	1,356,414,512	100.00%	4,953.04
<b>Dry</b>					
<b>54. 1D1</b>	0.00	0.00%	0	0.00%	0.00
<b>55. 1D</b>	8,669.14	35.81%	21,239,475	43.90%	2,450.01
<b>56. 2D1</b>	2,363.86	9.76%	5,212,315	10.77%	2,205.00
<b>57. 2D</b>	1,741.79	7.19%	3,501,671	7.24%	2,010.39
<b>58. 3D1</b>	618.66	2.56%	1,234,230	2.55%	1,995.01
<b>59. 3D</b>	1,748.29	7.22%	3,144,767	6.50%	1,798.77
<b>60. 4D1</b>	5,562.33	22.98%	8,649,428	17.88%	1,555.00
<b>61. 4D</b>	3,504.78	14.48%	5,397,364	11.16%	1,540.00
<b>62. Total</b>	24,208.85	100.00%	48,379,250	100.00%	1,998.41
<b>Grass</b>					
<b>63. 1G1</b>	0.00	0.00%	0	0.00%	0.00
<b>64. 1G</b>	10,778.32	4.47%	17,945,940	6.52%	1,665.00
<b>65. 2G1</b>	7,472.56	3.10%	10,674,067	3.88%	1,428.44
<b>66. 2G</b>	3,637.98	1.51%	4,692,657	1.70%	1,289.91
<b>67. 3G1</b>	1,606.67	0.67%	1,992,275	0.72%	1,240.00
<b>68. 3G</b>	6,565.78	2.72%	7,484,994	2.72%	1,140.00
<b>69. 4G1</b>	28,762.11	11.92%	31,932,832	11.60%	1,110.24
<b>70. 4G</b>	182,373.80	75.61%	200,631,149	72.86%	1,100.11
<b>71. Total</b>	241,197.22	100.00%	275,353,914	100.00%	1,141.61
<b>Irrigated Total</b>	273,855.14	49.01%	1,356,414,512	80.00%	4,953.04
<b>Dry Total</b>	24,208.85	4.33%	48,379,250	2.85%	1,998.41
<b>Grass Total</b>	241,197.22	43.17%	275,353,914	16.24%	1,141.61
<b>72. Waste</b>	2,397.89	0.43%	119,913	0.01%	50.01
<b>73. Other</b>	17,067.89	3.05%	15,228,724	0.90%	892.24
<b>74. Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	558,726.99	100.00%	1,695,496,313	100.00%	3,034.57

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	11,263.22	80.70%	40,772,855	88.29%	3,620.00
47. 2A1	262.07	1.88%	917,245	1.99%	3,500.00
48. 2A	32.76	0.23%	95,496	0.21%	2,915.02
49. 3A1	1,494.24	10.71%	3,043,700	6.59%	2,036.96
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	467.40	3.35%	705,774	1.53%	1,510.00
52. 4A	436.73	3.13%	646,360	1.40%	1,480.00
<b>53. Total</b>	<b>13,956.42</b>	<b>100.00%</b>	<b>46,181,430</b>	<b>100.00%</b>	<b>3,308.97</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,239.70	37.52%	5,426,510	48.54%	1,675.00
56. 2D1	459.10	5.32%	711,607	6.36%	1,550.00
57. 2D	32.73	0.38%	44,022	0.39%	1,345.00
58. 3D1	1,629.70	18.87%	1,988,237	17.78%	1,220.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,366.14	15.82%	1,311,493	11.73%	960.00
61. 4D	1,908.21	22.10%	1,698,308	15.19%	890.00
<b>62. Total</b>	<b>8,635.58</b>	<b>100.00%</b>	<b>11,180,177</b>	<b>100.00%</b>	<b>1,294.66</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,753.35	6.94%	1,902,394	11.09%	1,085.01
65. 2G1	781.21	3.09%	765,586	4.46%	980.00
66. 2G	419.60	1.66%	354,563	2.07%	845.00
67. 3G1	1,761.26	6.97%	1,488,267	8.68%	845.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	3,045.62	12.05%	1,873,059	10.92%	615.00
70. 4G	17,506.38	69.28%	10,766,425	62.78%	615.00
<b>71. Total</b>	<b>25,267.42</b>	<b>100.00%</b>	<b>17,150,294</b>	<b>100.00%</b>	<b>678.75</b>
<b>Irrigated Total</b>	<b>13,956.42</b>	<b>29.07%</b>	<b>46,181,430</b>	<b>61.97%</b>	<b>3,308.97</b>
<b>Dry Total</b>	<b>8,635.58</b>	<b>17.99%</b>	<b>11,180,177</b>	<b>15.00%</b>	<b>1,294.66</b>
<b>Grass Total</b>	<b>25,267.42</b>	<b>52.63%</b>	<b>17,150,294</b>	<b>23.01%</b>	<b>678.75</b>
72. Waste	148.20	0.31%	7,411	0.01%	50.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>48,007.62</b>	<b>100.00%</b>	<b>74,519,312</b>	<b>100.00%</b>	<b>1,552.24</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	10.88	45,878	287,800.68	1,402,550,064	287,811.56	1,402,595,942
<b>77. Dry Land</b>	0.00	0	0.00	0	32,844.43	59,559,427	32,844.43	59,559,427
<b>78. Grass</b>	3.02	3,443	0.00	0	266,461.62	292,500,765	266,464.64	292,504,208
<b>79. Waste</b>	0.00	0	0.00	0	2,546.09	127,324	2,546.09	127,324
<b>80. Other</b>	0.00	0	0.00	0	17,067.89	15,228,724	17,067.89	15,228,724
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>3.02</b>	<b>3,443</b>	<b>10.88</b>	<b>45,878</b>	<b>606,720.71</b>	<b>1,769,966,304</b>	<b>606,734.61</b>	<b>1,770,015,625</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	287,811.56	47.44%	1,402,595,942	79.24%	4,873.31
<b>Dry Land</b>	32,844.43	5.41%	59,559,427	3.36%	1,813.38
<b>Grass</b>	266,464.64	43.92%	292,504,208	16.53%	1,097.72
<b>Waste</b>	2,546.09	0.42%	127,324	0.01%	50.01
<b>Other</b>	17,067.89	2.81%	15,228,724	0.86%	892.24
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>606,734.61</b>	<b>100.00%</b>	<b>1,770,015,625</b>	<b>100.00%</b>	<b>2,917.28</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 Cozad	107	617,471	1,491	9,237,864	1,592	102,979,902	1,699	112,835,237	621,033
83.2 Cozad Rural	276	1,205,337	50	742,400	397	44,592,370	673	46,540,107	291,402
83.3 Eddyville	68	103,402	50	81,063	54	1,506,127	122	1,690,592	0
83.4 Farnam	71	156,336	103	191,825	106	3,324,969	177	3,673,130	3,145
83.5 Farnam Rural	20	907,935	44	4,533,895	59	10,528,620	79	15,970,450	14,521
83.6 Gothenburg	131	542,490	1,353	11,101,385	1,415	122,911,127	1,546	134,555,002	1,701,379
83.7 Gothenburg Rural	164	1,595,305	23	575,000	191	28,815,099	355	30,985,404	478,535
83.8 Johnson Lake	47	522,615	473	31,129,410	486	72,549,619	533	104,201,644	563,468
83.9 Lexington	229	1,843,435	2,371	23,257,042	2,739	173,737,541	2,968	198,838,018	2,376,062
83.10 Lexington Rural	348	2,061,790	23	440,825	584	55,162,153	932	57,664,768	342,973
83.11 Overton	51	156,479	221	1,007,504	258	13,145,724	309	14,309,707	18,790
83.12 Overton Rural	135	636,045	0	0	182	20,421,486	317	21,057,531	65,075
83.13 Sumner	53	72,245	112	174,458	129	5,813,882	182	6,060,585	22,705
83.14 Sumner Rural	28	154,650	0	0	39	3,851,148	67	4,005,798	0
84 Residential Total	1,728	10,575,535	6,314	82,472,671	8,231	659,339,767	9,959	752,387,973	6,499,088

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Cozad	29	647,503	201	3,573,486	214	34,461,316	243	38,682,305	1,558,006
85.2	Cozad Rural	9	74,165	12	198,030	23	2,031,786	32	2,303,981	0
85.3	Eddyville	7	8,339	14	19,212	17	204,911	24	232,462	0
85.4	Farnam	4	370	17	38,524	17	1,023,436	21	1,062,330	0
85.5	Farnam Rural	0	0	1	4,248	2	136,669	2	140,917	0
85.6	Gothenburg	43	769,936	211	3,075,106	222	53,730,845	265	57,575,887	1,663,079
85.7	Gothenburg Rural	5	46,027	14	815,825	19	7,224,949	24	8,086,801	263,400
85.8	Johnson Lake	0	0	10	198,768	11	1,068,636	11	1,267,404	0
85.9	Lexington	57	2,311,205	328	13,091,604	341	68,593,174	398	83,995,983	2,484,246
85.10	Lexington Rural	16	330,725	65	3,048,571	78	47,370,078	94	50,749,374	6,901,094
85.11	Overton	8	22,523	32	107,225	35	3,051,632	43	3,181,380	0
85.12	Overton Rural	1	9,209	11	212,459	12	2,164,182	13	2,385,850	0
85.13	Sumner	5	6,147	16	23,982	16	707,688	21	737,817	0
85.14	Sumner Rural	0	0	2	26,943	2	80,307	2	107,250	0
86	Commercial Total	184	4,226,149	934	24,433,983	1,009	221,849,609	1,193	250,509,741	12,869,825

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	0.00	0.00%	0	0.00%	0.00
88. 1G	10,778.32	4.47%	17,945,940	6.52%	1,665.00
89. 2G1	7,455.35	3.09%	10,661,159	3.87%	1,430.00
90. 2G	3,603.98	1.49%	4,667,157	1.70%	1,295.00
91. 3G1	1,606.67	0.67%	1,992,275	0.72%	1,240.00
92. 3G	6,565.78	2.72%	7,484,994	2.72%	1,140.00
93. 4G1	28,762.11	11.93%	31,932,832	11.60%	1,110.24
94. 4G	182,373.80	75.63%	200,631,149	72.87%	1,100.11
95. Total	241,146.01	100.00%	275,315,506	100.00%	1,141.70
<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	17.21	33.61%	12,908	33.61%	750.03
99. 2C	34.00	66.39%	25,500	66.39%	750.00
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	51.21	100.00%	38,408	100.00%	750.01
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	241,146.01	99.98%	275,315,506	99.99%	1,141.70
CRP Total	51.21	0.02%	38,408	0.01%	750.01
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	241,197.22	100.00%	275,353,914	100.00%	1,141.61

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	1,753.35	6.94%	1,902,394	11.09%	1,085.01
89. 2G1	781.21	3.09%	765,586	4.46%	980.00
90. 2G	419.60	1.66%	354,563	2.07%	845.00
91. 3G1	1,761.26	6.97%	1,488,267	8.68%	845.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	3,045.62	12.05%	1,873,059	10.92%	615.00
94. 4G	17,506.38	69.28%	10,766,425	62.78%	615.00
95. Total	25,267.42	100.00%	17,150,294	100.00%	678.75
<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	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	25,267.42	100.00%	17,150,294	100.00%	678.75
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	25,267.42	100.00%	17,150,294	100.00%	678.75

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

24 Dawson

	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	606,556,261	642,331,921	35,775,660	5.90%	6,306,753	4.86%
02. Recreational	100,448,852	110,056,052	9,607,200	9.56%	192,335	9.37%
03. Ag-Homesite Land, Ag-Res Dwelling	92,479,298	114,436,899	21,957,601	23.74%	725,752	22.96%
<b>04. Total Residential (sum lines 1-3)</b>	<b>799,484,411</b>	<b>866,824,872</b>	<b>67,340,461</b>	<b>8.42%</b>	<b>7,224,840</b>	<b>7.52%</b>
05. Commercial	187,446,143	193,912,218	6,466,075	3.45%	6,411,901	0.03%
06. Industrial	50,139,598	56,597,523	6,457,925	12.88%	6,457,924	0.00%
07. Ag-Farmsite Land, Outbuildings	74,208,181	54,823,283	-19,384,898	-26.12%	3,097,206	-30.30%
08. Minerals	4,257	4,257	0	0.00	0	0.00
<b>09. Total Commercial (sum lines 5-8)</b>	<b>311,798,179</b>	<b>305,337,281</b>	<b>-6,460,898</b>	<b>-2.07%</b>	<b>15,967,031</b>	<b>-7.19%</b>
<b>10. Total Non-Agland Real Property</b>	<b>1,111,282,590</b>	<b>1,176,533,648</b>	<b>65,251,058</b>	<b>5.87%</b>	<b>23,191,871</b>	<b>3.78%</b>
11. Irrigated	1,304,575,715	1,402,595,942	98,020,227	7.51%		
12. Dryland	56,272,168	59,559,427	3,287,259	5.84%		
13. Grassland	262,905,140	292,504,208	29,599,068	11.26%		
14. Wasteland	127,351	127,324	-27	-0.02%		
15. Other Agland	17,762,769	15,228,724	-2,534,045	-14.27%		
<b>16. Total Agricultural Land</b>	<b>1,641,643,143</b>	<b>1,770,015,625</b>	<b>128,372,482</b>	<b>7.82%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>2,752,925,733</b>	<b>2,946,549,273</b>	<b>193,623,540</b>	<b>7.03%</b>	<b>23,191,871</b>	<b>6.19%</b>

## 2016 Assessment Survey for Dawson 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>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$461,749
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$225,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$20,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	n/a
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	approximately \$18,000

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS PC System V2
2.	<b>CAMA software:</b>
	MIPS PC System V2
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The maps are maintained in house with the assistance of the county surveyor.
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://www.dawson.gisworkshop.com">www.dawson.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	The assessor and staff
8.	<b>Personal Property software:</b>
	MIPS PC System V2

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Cozad, Gothenburg, and Lexington
4.	<b>When was zoning implemented?</b>
	1991

### D. Contracted Services

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

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	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>
	The appraisal firm employs Certified General Appraisers who conduct work within the county.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	The appraisal service will establish valuation models, the models are reviewed by the assessor. The assessor will determine the final valuations.

## 2016 Residential Assessment Survey for Dawson County

<b>1.</b>	<b>Valuation data collection done by:</b>																						
	The office appraiser, the assessor, and the contract appraisal service																						
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Lexington - the largest community in the county with significantly more jobs/industry, including Tyson Foods, the largest employer in the county. Tyson has brought a cultural diversity to Lexington which has had a unique impact on the market here.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Cozad - has not experienced the growth that Gothenburg and Lexington have over recent years; however, the market has remained active and stable.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Gothenburg - located on the western edge of the county within commuting distance to the City of North Platte. Gothenburg has had a strong local economy in recent years with good residential growth and strong market activity.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Overton, Sumner and surrounding rural - smaller villages with their own school systems and some basic services. The market is slower but generally stable in these communities.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Johnson Lake &amp; Plum Creek Canyon - properties in these areas have a superior location. Johnson Lake offers recreational opportunities and the Canyons offer superior views and remote living; both characteristics continue to be very desirable to buyers.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Lakeview acres &amp; Midway Lake - Lakeview acres is an area at Johnson Lake where properties do not have access to the lake. Midway Lake is a smaller lake located southwest of Cozad with cabins and homes around it. Like Lakeview acres, the properties at Midway do not generally have direct access to the water. Properties in these areas have a recreational influence and strong market, but they have been somewhat less desirable than the remainder of properties in area five.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Farnam, Eddyville and surrounding rural - this group contains the more depressed areas of the county. They are the only communities that do not contain school systems and there are few services or amenities within the communities. Both towns are located off the I-80/Hwy 30 corridor in more remote parts of the county.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Cozad &amp; Lexington Rural - demand for rural housing in these communities has been strong; however, homes will generally bring less than they will outside of Gothenburg.</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Gothenburg Rural - includes rural residential and homes at Wild Horse Golf Course. Growth in Gothenburg and its proximity to North Platte has kept the demand for rural housing high in recent years. The market is quite strong in this area.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Lexington - the largest community in the county with significantly more jobs/industry, including Tyson Foods, the largest employer in the county. 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Ag	Agricultural homes and outbuildings																						
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																						
	The cost approach and the market value approach are both developed. The cost approach uses pricing and depreciation from Marshall and Swift. The market approach stratifies sales by location, style, age, and other characteristics impacting value to develop a per square foot market value.																						
<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 relies upon the CAMA depreciation tables for the cost approach; however, a market approach using local information is also considered when correlating the final values.

**5. Are individual depreciation tables developed for each valuation grouping?**

Not for the cost approach; however, market models are developed for each valuation grouping.

**6. Describe the methodology used to determine the residential lot values?**

All lot values are arrived at using a cost per square foot analysis; for leasehold vales at the lake, the value is often determined using a residual method.

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

Applications were received by one taxpayer to have vacant lots combined and valued using a discounted cash flow. The lots are not actively being marketed, do not have any amenities or site improvements, and there are no plans to begin developing or marketing the land in the near future. The land is currently being used for agricultural purposes. Without an estimated sell out period, or any active marketing taking place, there is no evidence of the land having a higher future value, and no basis with which to arrive at a value using a discounted cash flow analysis. All lots are currently being valued the same as all other unimproved land in the same neighborhood or town.

<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	2013	2012	2013	2013
02	2014	2012	2014	2014
03	2015	2012	2012	2015
04	2011	2012	2011	2011-2015
05	2015	2012	2015	2015
06	2015	2012	2014	2015
07	2011	2012	2011	2011-2015
08	2016	2012	2015	2015-2016
09	2016	2012	2015	2015-2016
Ag	2016	2012	2015	2015-2016

## 2016 Commercial Assessment Survey for Dawson County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The income approach is utilized for all types of properties that rent, income, and expense data can be obtained for. The sales comparison approach is also used for properties of the same occupancy code when sufficient sales data is available. Where there are insufficient sales to conduct either of those approaches, the cost approach is relied upon.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	The contract appraisal services is heavily depended on for arriving at values of unique commercial properties. The appraisers will use sales information from across the state to develop the values for these types of properties.																		
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	For the cost approach, the county uses depreciation tables provided within the CAMA package. Values from the cost approach are correlated with values arrived from the other methods in determining the final valuations.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	Within the commercial class, models tend to be developed based on occupancy code when sufficient data exists.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	Lot values for properties along highway and main street strips are developed using a front foot analysis. In the villages, the square foot method is generally used.																		
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01	2011-2014	2012	2011	2011-2014															
02	2011	2012	2011	2011															
	Commercial parcels within Cozad and Gothenburg were inspected and revalued for 2014, however, assessments in Lexington seem to be holding from the 2011 reappraisal of the entire class.																		

## 2016 Agricultural Assessment Survey for Dawson County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	The data collection for the agricultural improvements is done by the lister, the assessor, and the contract appraisal service. Land use data is gathered by the assessor and deputy assessor with the office appraiser assisting when necessary.										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	The market areas were established based on geographic and topographic differences. A ratio study is conducted annually to monitor the areas.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Tracts of land that are less than 20 acres are reviewed for residential use. Parcels that are in close proximity to bodies of water (Johnson Lake, Platte River, etc.) are reviewed for recreational use.										
<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>										
	The county does not differentiate a value between farm home sites and rural residential home sites; however, there are differences in the home site values based on location.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	n/a										
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>										
<b>7a.</b>	<b>How many special valuation applications are on file?</b>										
	204										
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>										
	Sales analysis over time has shown that parcels along the Platte River will bring more than agricultural land away from the river and sales verification and land use analysis has shown that this difference is attributable to recreational influence. Since the agricultural market has risen significantly in the past several years, it is more difficult to identify an influence other than agricultural for river parcels containing crop land; for this reason, the analysis has suggested that it is appropriate to only differentiate a value for accretion acres.										

	<b><i>If your county recognizes a special value, please answer the following</i></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	The only non-agricultural influences are recreational influences along the Platte River; hunting is prevalent along the river with various blinds and small cabins scattered along the river throughout the county. Occasionally, parcels of river land will also be desirable for rural residential home sites when building is feasible, however, these sales are limited.
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	The influenced area is a corridor along the Platte River, the Special Value Methodology submitted by the assessor includes a map and an image detailing the location of these parcels.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Since the influenced value is limited to accretion acres, and there are no uninfluenced accretion sales, the uninfluenced value is developed from grass values, but is further discounted as the area is timbered and is less desirable for grazing. This value also compares to the accretion value in adjoining Platte River Counties that have not identified a non-agricultural influence.



# Dawson County Assessor's Office

John Phillip Moore, Assessor  
Joyce Reil, Deputy

700 N Washington  
Lexington, NE 68850

October 14, 2015

TO: Dawson County Board of Commissioners  
(CC: Nebraska Department of Revenue  
Property Assessment Division  
Ruth Sorensen, Administrator)

RECEIVED

OCT 19 2015

NEBRASKA DEPT. OF REVENUE  
PROPERTY ASSESSMENT DIVISION

SUBJECT: Three-Year Plan of Assessment  
FROM: John Phillip Moore, Dawson County Assessor

Dear County Board of Commissioners:

### A Synopsis of the Year and Immediate Past

This report is presented annually in accordance with statutes (Neb. RS: 77-1311.02). It is aimed at keeping you abreast of the current and long term plans of the Dawson County Assessor concerning what properties are in line for review and most likely will receive an updated valuation.

The report is to be in your hands by July 31. A copy is submitted to state officials in October with any amendments added after July (*shown in italics*). I have prepared the document in such a manner that it is basically a "fill-in-the-blank" format from year to year. The report has evolved very much into a process much like the 1- and 6-Year Road Plan you deal with in the road department, only of course this involves the assessment of property.

This report is meant to focus on a three-year period. However, an additional statutory requirement influences it heavily. That law requires actual physical inspection of the different classes and subclasses of property within a six-year period. All classes and subclasses of property in Dawson County had been inspected and reappraised as of March of 2013, thus restarting the six-year cycle. Nearly all property is inspected sooner than a six-year cycle due to market activity. The exception to this is very often villages and rural residential.

The final stages of upcoming plans include the updating of valuations of residential property within Gothenburg and Johnson Lake in 2015 because both locations appear to be below statically minimum standards. We are now coming around to a place in the cycle that will require inspection of rural residential properties during the next two years *completed in 2016*. The statistics in those areas have also sagged to the degree where this is needed despite the six-year timetable. *Preliminary statistics influencing 2016 have prompted a close look at Lexington residential and Johnson Lake residential properties. Lexington is nudging toward the bottom of the acceptable range and Johnson Lake—despite steady and impressive increases twice in three years—may be showing low ratios again. There have not been enough sales at this point of properties with lake beachfront to establish a trend, but the combination of deeded properties in Lakeview Acres and beachfront lake sales have created some concern.*

The assessment "season" spans two calendar years. That is why we begin the field work in the last half of one year and finish it up so we have valuations for the most part in focus as of the March deadline for submission of the State Abstract, and then the valuation change notices June 1. The protest period comes at the end of that work ending in late July with county board of equalization (BOE) decisions.

As you are aware, those decisions can then be challenged at the Tax Equalization and Review Commission (TERC), on the state level. The time table for that is unpredictable, but it has generally been a year or more after the year the BOE decisions are final. The judgments by TERC are almost always the end of the process but there is structure in place to allow TERC decisions to be appealed through the regular court system starting with the State Court of Appeals. We have not had a case extend that far to this point.

The most noticeable of the changes have been in agricultural ground where values continue to leap at unprecedented proportions. Despite increases in valuations for four years running, the sales continue to outstrip acceptable ranges in assessment ratios (69%-75%). No end is in sight in connection with this market segment unless the state Legislature drops the assessment range to a proposed 65% maximum. There has been less activity in the market place, but the sale prices remain well above our assessments give the adjustment.

Our work in the commercial and industrial classes in 2014 involved Cozad and Gothenburg. We continue to monitor sales and watch for any changes in particular occupancy codes, as well as overall market trends. Given some of the sales activity the last year, I am continuing a review of this class to our 2014-2015 work schedules, making sure we complete that work within the six-year period. All commercial was updated in 2011 and reviewed in 2013 so we do have a few years yet to consider other locations. *Tyson Foods has started a \$50 million expansion, but to this point it looks as though it may be after the January 1, 2016 deadline before it is completed. Orthman Mfg. should be added to the tax rolls in 2016, and other commercial value.*

Sales in the residential class seldom allow for a three-year hiatus. Gothenburg was completed in 2015, and in all other assessment locations (except Lexington) in 2011 or this year, and Lexington was completed for 2013, as was property at Johnson Lake again in 2015. In looking at statistics I will also be reviewing Overton, Johnson Lake and *Lexington for 2016* to ensure the assessments are above 92% or below 100%. And I will instruct our appraisal company to consider the need to update Plum Creek Canyon and similar property given the increase in land value along Johnson Lake and Lakeview Acres.

At any rate, as you can see, we have met the demands of a six-year inspection plan already. Unless otherwise prompted by normal market activity, some of those properties may not have direct attention until 2017 or later. That would be limited almost surely to residences in the villages, if it occurs.

I realize that the activity prompting all this effort has created some burden on the budgets. But I cannot see any backing off of that in the near future. It appears we will be looking at about \$180,000 and more in expenditures for some time. One change, however, is that I have had some shifting of the workload to the professional contractor. Our longtime county appraiser retired *and I have hired someone to replace him. Stanard Appraisal Co., Inc continues to do "pick-up"—building permits for new construction—and hope will be of help in training the new staff member. I have renamed the position as "lister" not appraiser by the way.*

We are now looking at changes in the rural home sites and acreages. Certainly with the huge increases in production ground, the building and home sites need a close review in terms of land value. And often there are remodels and new homes built as well reflecting somewhat the good economic conditions on the farms, not to mention new bins and shops and equipment buildings. We have current aerial photos on the sites. *Site values were increase in 2015 by \$10,000 each for the first acre across the county.*

Also in the rural sector, Stanard Appraisal will be assisting me in a study of how to establish valuation for ground within feedlots. With the enormous increase in irrigated ground, it appears to be prudent to establish a different approach in those calculations. They are currently directly connected to soil type and use assigned many years ago.

#### **In House and Other Information**

There was an update three years ago of the appraisal computer system for the administrative side involving record keeping on values and state reports. But the coding on the Computer Assisted Mass Appraisal (CAMA) system was also redone. With those changes we have to work through transitions.

We have the use of another tool in GIS Workshop. Review and correcting data is underway. As expected the web site is on line with total record details. *The GIS will be used to check all rural production ground against what is listed on current records. In that way I will have completed an inspection of the use of the farm ground in the county. Any changes discovered will prompt an on-site review, as will any changes noticed by the appraisers as they look at farm sites.*

In the area of agricultural land sales, there has been no noted slowdown of sales. However, the record rapid value increases seem to be leveling off. The PAD, by its own volition, has determined to expand its market analysis to include sales in surrounding counties. This allows their measurement staff to provide an estimate of market values despite the lack of sales within the base county itself. I have not seen any need to challenge that. I do have misgivings about using sales in an analysis when I have no authority in those other markets. I will continue watch the process closely.

As you are aware, we never really stop looking at and gleaning sales. We are to look at three-year periods for agricultural sales, and two-year periods for commercial and residential. The 2015 assessments then were determined according to markets from July 2012 forward to October 2014, *and we move one more year ahead for 2016*. The calendar was changed in recent years to include three more months of sales. We used to limit the official record to the end of June. It now stops as of October 1.

Residential and commercial classes are by state regulations supposed to be valued within 92%-100% when compared to the sale. Agricultural ground is established proportionally using 75% as the top number and 69% as the lower one. These are "median" (in the middle of the high and low) numbers, not averages. Using medians blunts the effects of the highs and lows.

There are also qualifying figures used to determine the excellence of the statistics as a measurement, so likewise it reflects the quality of the assessment process. The state has determined that these "quality" numbers are no longer going to be as significant in its annual Reports and Opinions paper submitted to the TERC each year to help with statewide equalization decisions.

In a county the size of Dawson, we generally have enough sales activity to conduct reliable statistical studies on an overall basis. These additional statistical readings tend to reflect that same degree of reliability. So I look at them closely as does the appraisal company that works for us.

These statistics include the coefficient of dispersion (COD) and price related differential (PRD), and of somewhat less importance the coefficient of variation (COV) and the standard deviation (SD).

The medians for 2015 came in at 98% for residential, 97% for commercial and 69% for agricultural ground (Dawson County sales only). These are figures for all of Dawson County, but they are broken down in a number of different ways to help analyze any particular category. The one looked at most is "assessor location" which is basically by specific communities or rural areas. In agricultural ground there is a close inspection by use: irrigated, grass and dry.

There are dozens of groupings that can be considered, however.

We attempt to keep the CODs for residential properties at about a 15% or better level, and commercial and agricultural at about 20% or less. The PRD is a measurement of how close the high and low valuations relate, with 1.00 as the ideal number. A higher number indicates higher priced properties may be over assessed compared to lower assessed properties. In contrast to that, a number below 1.00 would indicate lower assessments are too low compared to higher ones.

All these numbers are meant to designate a degree of reliability so when the property sells the price will be reasonably close to the assessment. The *averages* are numbers derived from all sales within a class and do not legitimately represent at what figure a **specific single** property should be assessed. The statute requiring the appearance of these numbers on valuation notices has been repealed, though I still must offer them to the news media for printing or broadcasting. They have never been utilized by the media.

### Definitions

Here are some of the definitions we work with:

**Updating:** Directly examining sold properties to determine the veracity of what's on record. Models are developed involving components such as square feet, style, location, quality, condition and many other factors.

These models are applied to both sold and unsold parcels within their neighborhoods to establish valuation. Any alteration of a structure would be noted and given proper consideration as well. Appraisers are trained to notice any suspected differences from what is on record and what they see in the field.

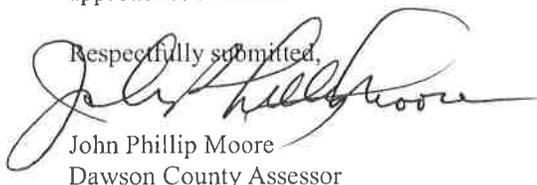
**Reappraisal:** This definition may overlap with “updating” in many ways, but I believe it is a more complete look at the property than mere updating. It signifies that there was a plan in place to examine and change the record despite what may already be in place. In many ways it creates a *new* record. The appraiser would measure and inspect thoroughly much more as if he/she was conducting a fee appraisal instead of dealing with only mass appraisal. Drastic changes in upward or downward markets, and unsettling quality statistics would prompt a hard look at doing a complete reappraisal. It would be extremely impractical of course, fiscally, to attempt a reappraisal annually of the entire inventory of property within the county.

**Review:** This is the initial stage of checking inspecting transfer statements and other data banks, such as multi-listings, to see if further study for updating or reappraising might be imminent. We look at all building permits and subsequently at least drive by properties and look at what has been done or not done in some cases and update records accordingly. There is also additional review if we have extreme variations indicated by very high or very low ratios.

### Conclusion

The Dawson County Assessor’s Office attempts to review and maintain market value updates on all classes of property on an annual basis, but follows three-year cycles for each class depending on the amount of sales activity and its influence on the market. This office follows generally accepted methods of assessment and appraisal in all work involving the assessment process. A CAMA system is used to help with statistical analysis and the various approaches to value.

Respectfully submitted,



John Phillip Moore  
Dawson County Assessor

# Dawson County Assessor's Office

John Phillip Moore, Assessor

Joyce Reil, Deputy

April 1, 2016

TO: Department of Revenue, Property Assessment Division  
Ruth A. Sorensen Administrator  
SUBJECT: Designation of special value

Dear Property Tax Administrator Sorensen:

This letter concerns an explanation of how Dawson County arrives at valuations involving real estate properties that receive special valuation. With the elimination of recapture I had determined there is no longer the need for a special valuation designation, and I would prefer that practice, for practical purposes, would cease. However, I have in excess of 200 parcels listed on applications for special valuation (greenbelt), filed in August of 2000, still in the records. There are also eight commercial records south of Lexington along the corridor going to I-80 that have continued to be the same values for both market and special categories because I can find no difference in the two markets.

I have been establishing two values for *accretion only*. All other agricultural subclasses appear to have lost any "special valuation" influence in the market place given the leaps in prices paid for agricultural ground in the past 3-4 years and ongoing.

Some acres of accretion, recognized as "recreational" for hunting and other non-farm purposes, have retained values higher than other accretion ground. This year that continues to be \$1,540 an acre. This figure was arrived at using accretion sales as comparison along the Platte River roughly from North Platte to Kearney. The range of these prices was from about \$800 upwards to more than \$4,000 an acre, and in some cases the acre count is difficult to ascertain because the owner refuses to provide a survey. Two codes remain active in the file, one at the higher value that is seen as accretion related to the recreational use, the other for the agricultural or special value. The higher end of the market tends to relate to recreational rather than strictly agricultural use.

The vast majority of the accretion acres are valued at \$875 an acre. There continues to be little sales activity that would allow for any statically useful measurement of "agricultural" value attributable directly to these acres because they generally are rough grassy river ground. There may be grazing but no cropping. The unit value for these acres this year was derived by looking at the lowest subclass of grass then allowing for the less than desirable grazing purpose, thus decreasing it to below 4G.

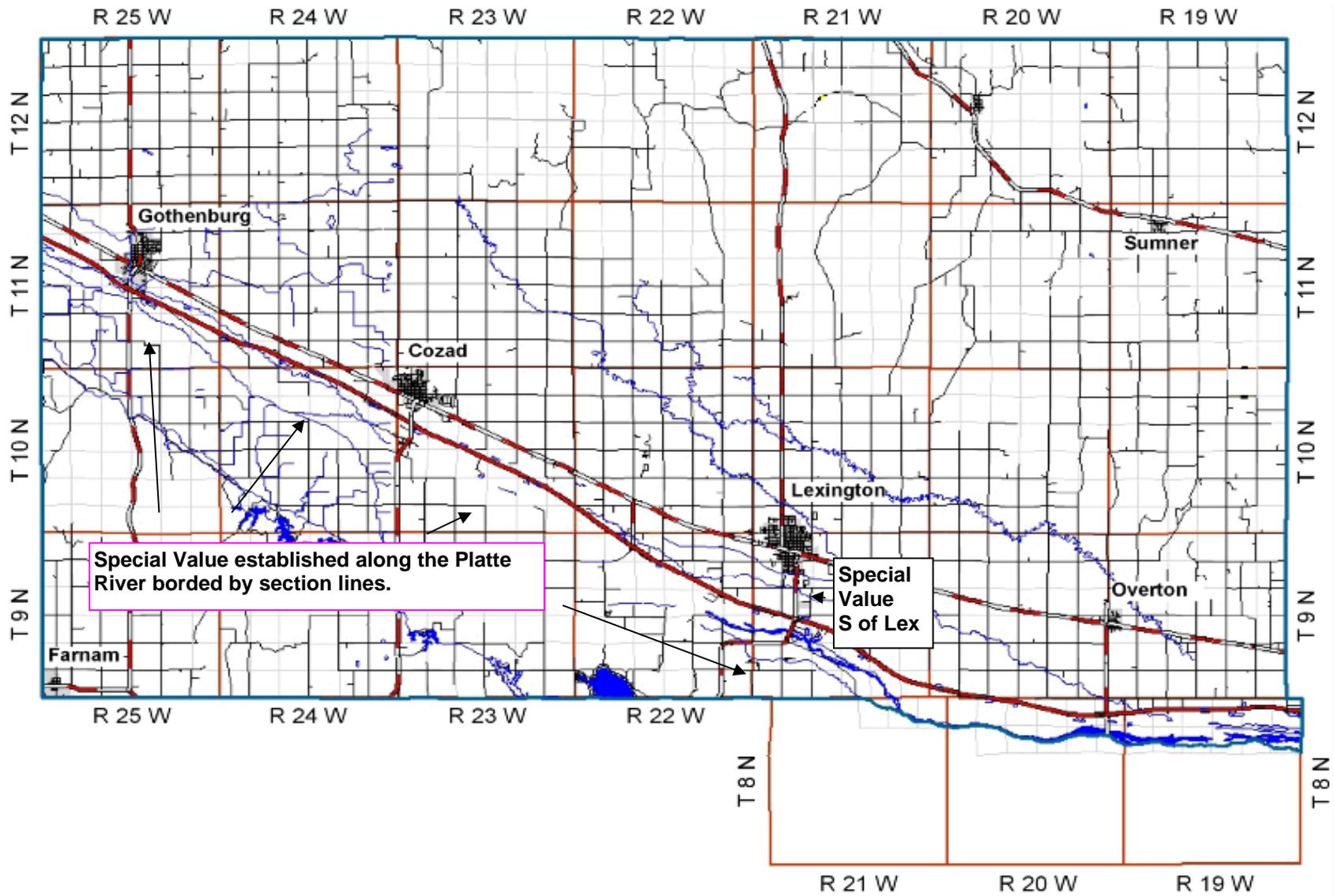
Respectfully submitted,

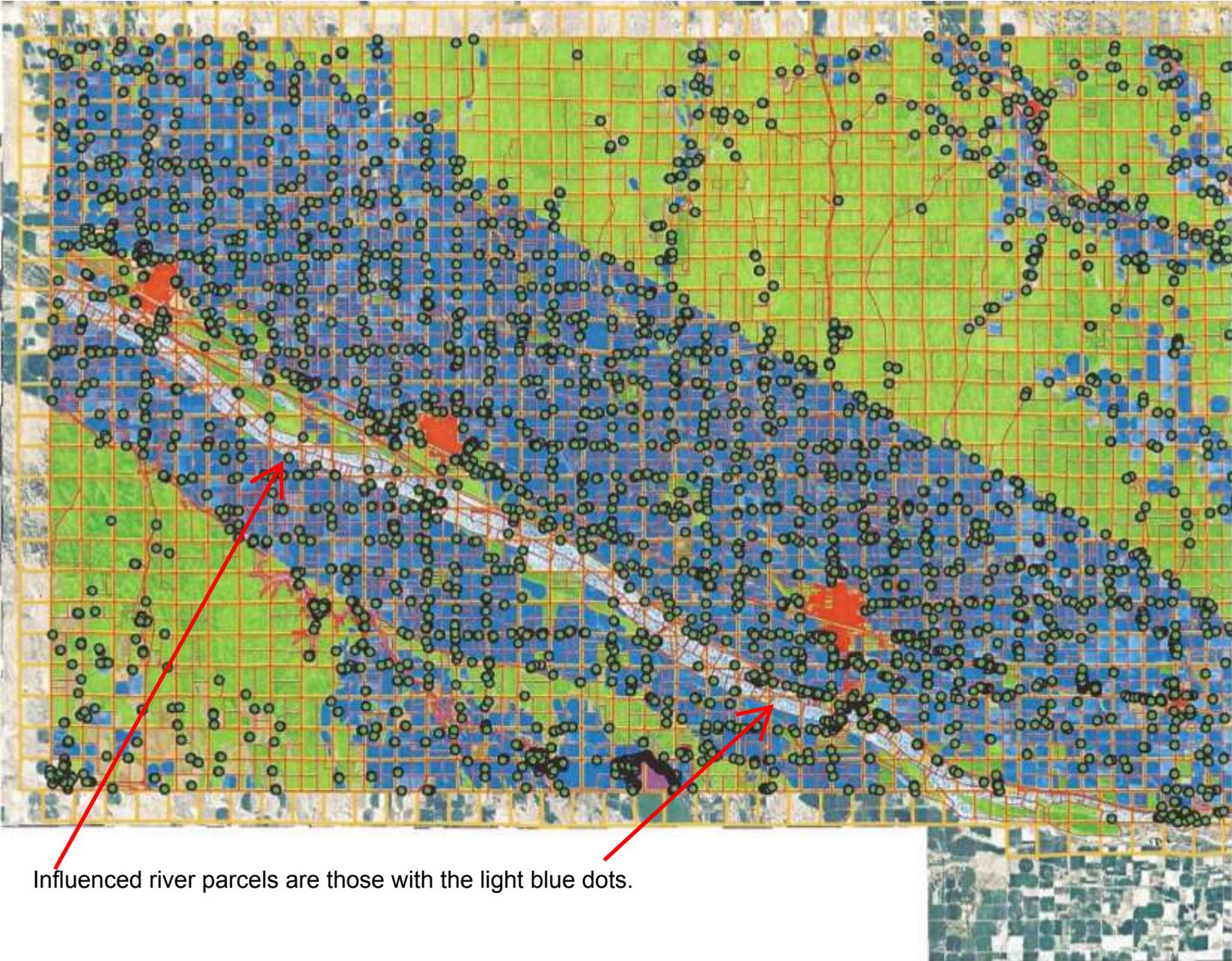
John Phillip Moore  
Dawson County Assessor

CC: Sarah Scott

Encl.

# DAWSON COUNTY





Influenced river parcels are those with the light blue dots.

Accretion Sales in Dawson County										
<u>PID</u>	<u>Book</u>	<u>Page</u>	<u>SD</u>	<u>SP</u>	<u>Accr/Ac</u>	<u>Per/Ac</u>	<u>Total Ac</u>	<u>Legal</u>	<u>Comments</u>	
240213836	2008	3988	Nov-08	390,000	110.79	3,436	129.8	6-8-19	Neighbor	
240213829	2008	3974	Nov-08	270,000	110.78	2,352	129.8	6-8-19	Kearney	
240000277	2008	1528	Apr-08	60,000	31.5	1,905	31.5	1-8-19	Holdrege	
240182855	2011	1903	Sep-11	80,000	169.04	449	176.04	16-9-22	Family	Hastings
240054938	2009	3644	Feb-09	44,500	73.7	409	103.7	18-11-25	Family	
240214879	2009	3921	Nov-09	1,081,277	370.13	2,921	370.13	12/8/2019	PIRivReclmpFndtn	
240207104	2010	1439	May-10	155,000	75.62	2,050	75.62	22-11-25	2 parcels--240218949	
<b><u>ON THE MARKET</u></b>				<b><u>Asking</u></b>	<b><u>Accr/Ac</u></b>	<b><u>Per/Ac</u></b>	<b><u>Total Ac</u></b>	<b><u>Legal</u></b>	<b><u>Comments</u></b>	
240198581	NA	NA	on mrkt	185,000	0	5,459	33.89	26-9-21	all grass, abuts river	
240181298	NA	NA	on mrkt	1,300,000	329.9	3,941	330.9	28-9-21		
Jeffrey Ranch has an extended contract with CNPPID where Jeffrey is being paid over many years for the ground										
and the total amount is about or more than \$8 M. The river between Lexington and the Buffalo County line will be										
owned largely by NPPD and CNPPID as Jeffrey Ranch fades out. Cottonwood Ranch is the other large land holder										
in that area. Jeffrey doesn't have any tax liability either by the way.										

**SALES ALONG THE PLATTE RIVER from  
Scotts Bluff County to Buffalo County**

