



2016 REPORTS & OPINIONS

GREELEY COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
PO Box 94818 • Lincoln, Nebraska 68509-4818
Phone: 402-471-5729 • revenue.nebraska.gov

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Greeley 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 Greeley 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: Joan Goodrich, Greeley County Assessor

Table of Contents

2016 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

[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:

Property Class	COD	PRD
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.

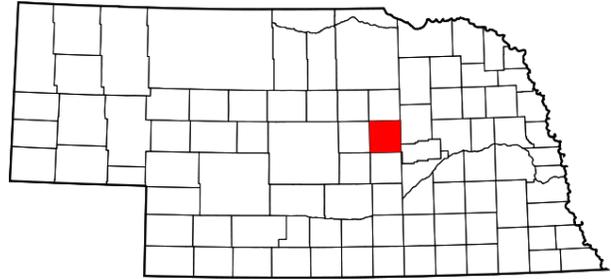
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

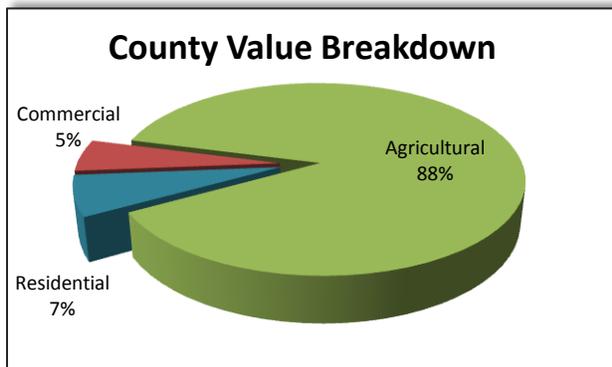
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 570 square miles, Greeley had 2,482 residents, per the Census Bureau Quick Facts for 2014, a 2% population decline from the 2010 US Census. In a review of the past fifty years, Greeley has seen a steady drop in population of 46% (Nebraska Department of Economic Development). Reports indicated that 80% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Greeley convene in and around Greeley and Spalding. Per the latest information available from the U.S. Census Bureau, there were sixty-six employer establishments in Greeley. County-wide employment was at 1,249 people, a 5% loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Greeley that has fortified the local rural area economies. Greeley is included in the Lower Loup Natural Resources District (NRD). Grass land makes up a majority of the land in the county. When compared against the other counties in Nebraska in top livestock inventory items, Greeley ranks tenth in layers (USDA AgCensus).

Greeley County Quick Facts

Founded	1872
Namesake	American journalist Horace Greeley
Region	Central
County Seat	Greeley
Other Communities	Scotia Spalding Wolbach
Most Populated	Spalding (472) -3% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Greeley County

Assessment Actions

For residential each valuation grouping had updated costing, a depreciation study and a lot value study performed. The final statistics for this class of property are a result of the actions done. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Residential sales are stratified into three valuation groupings. Valuation grouping 01 is comprised of the residential parcels in three smaller towns. The majority of sales occur within valuation grouping 01.

Valuation Grouping	Assessor Location
01	Greeley/Scotia/Wolbach
03	Spalding
05	Acreage

The residential profile for Greeley County is made up of 34 total sales representing each of the three valuation groupings. Valuation grouping 01 with 21 sales constitutes approximately 62% of the sales in the residential class of property. This includes the county seat as well as various trades and businesses in each of the towns.

All three measures of central tendency for the residential class of properties are within the acceptable range and supportive of one another. The coefficient of dispersion is within the prescribed parameters, while the price related differential is slightly above.

The indicated trend for the residential market demonstrates an increasing market. An approximate 5% increase for the county as a whole is observed for the two year study period as evidenced by examining the study year statistics.

DATE OF SALE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Study Yrs</u>						
01-OCT-13 To 30-SEP-14	17	98.30	97.26	93.16	10.13	104.40
01-OCT-14 To 30-SEP-15	17	93.89	100.47	91.08	18.77	110.31

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

2016 Residential Correlation for Greeley County

Assessment Practice Review

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

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

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

The county's inspection and review cycle for all real property was discussed with the county assessor. The last residential review and inspection for Greeley was completed in 2011, Wolbach in 2012, Scotia, Spalding and Acreages in 2013. Lot studies were done in 2015 for all groupings. Farm homes and outbuildings are set up on the six year review cycle with different townships being done each year. The farm homes did have new depreciation and updated costing for 2016.

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

Equalization and Quality of Assessment

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

2016 Residential Correlation for Greeley County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	21	95.38	101.23	92.78	14.24	109.11
03	11	97.18	98.56	93.83	14.35	105.04
05	2	75.72	75.72	71.02	18.25	106.62
<u>ALL</u>						
10/01/2013 To 09/30/2015	34	95.26	98.87	91.96	14.81	107.51

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

Level of Value

Based on the review of all available information, the level of value of residential property in Greeley County is 95%.

2016 Commercial Correlation for Greeley County

Assessment Actions

For the 2016 assessment year a reappraisal was completed by Stanard Appraisal for the entire commercial class of property in Greeley County. This consisted of a physical inspection with new pictures. A lot study along with updated costing and depreciation was put on. All pick up work was also completed.

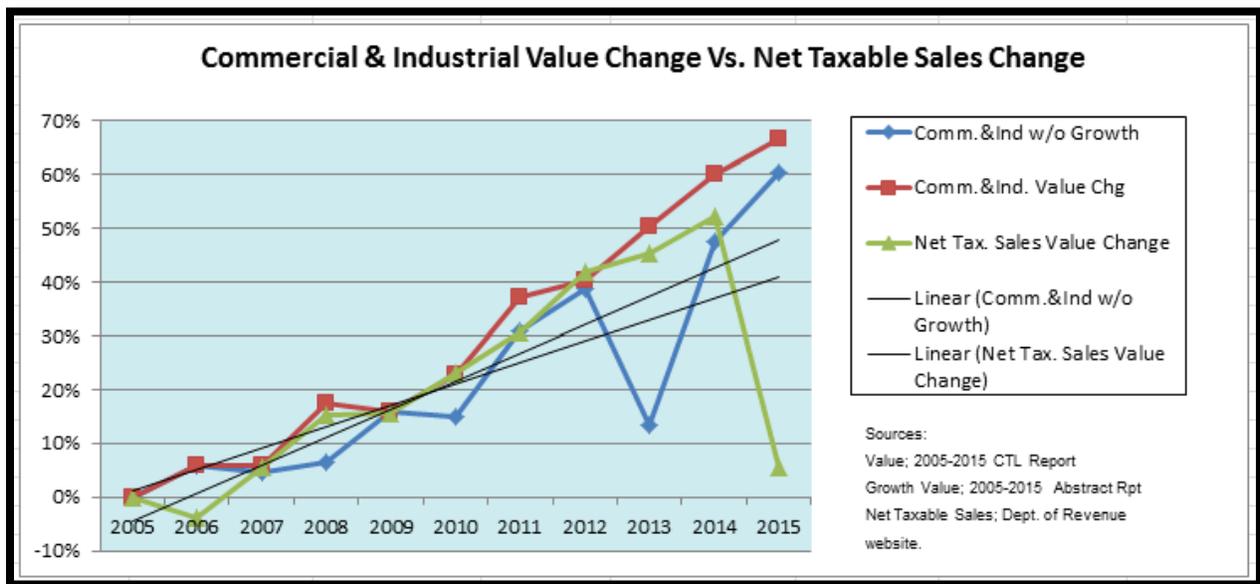
Description of Analysis

Currently there is one valuation grouping within the commercial class. This consists of three small towns.

Valuation Grouping	Assessor Location
01	Greeley, Spalding, Wolbach

The statistical analysis for the commercial class of real property has eight qualified sales. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. There are 43 difference occupancy codes within Greeley County. Within these small towns there is limited trade for an agricultural area. The sample does not represent the population.

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



2016 Commercial Correlation for Greeley County

The Net Taxable Sales point toward an Average Annual Rate of 1.32% net increase over ten of the last eleven years. The Annual Percent Change in assessed value illustrates an average annual percent change excluding growth for the same time period of -1.00%, a 2.32 point difference. Although there were years in the data that indicated a decline in the Net Taxable Sales from the previous year (years 2009 and 2006), as well as 2014 and 2015, the remainder were fairly positive. A review of the Net Taxable Sales from 2014 to 2015 reveals that overall there was a decrease in collections of 30.56%. Since Greeley County relies on the agricultural economy, another factor having impact was a legislative change in the collection of sales tax for the repair and parts of agricultural equipment and machinery which is now exempt from collection as of October 1, 2014.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county has developed a good procedure for this. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

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

The county's inspection and review cycle for all real property was discussed with the county assessor. For 2016 Standard Appraisal performed a reappraisal of all commercial property. With such few sales, ensuring equalization among the commercial properties was a priority.

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

2016 Commercial Correlation for Greeley County

Equalization and Quality of Assessment

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

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	101.23	176.80	129.55	85.37	136.47
___ALL___	8	101.23	176.80	129.55	85.37	136.47

Level of Value

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

2016 Agricultural Correlation for Greeley County

Assessment Actions

For assessment year 2016 a systematic review of land use was conducted for the entire county. The review was primarily conducted using aerial imagery. When additional information is needed a physical inspection is done as well as contacting the taxpayer if needed. The county has a six year cycle to review all farm homes and outbuildings which has been completed with the second cycle already having begun. The first acre farm home sites and farm sites are now valued the same county wide. The farm homes were updated with new costing and depreciation for 2016.

A sales analysis was completed; as a result grass land values increased approximately 20% throughout the county. Crop land values in market area 1 were unchanged with crop land in market area 2 increasing approximately 7% to 9%.

Description of Analysis

Greeley County is divided into two market areas. Market Area 1 is in the northwest portion of the county that is primarily sandhills. Market Area 2 is the remainder of the county, which consists of heavier, silty soils. The comparable counties of Garfield and Wheeler adjoin market area 1. Valley, Sherman, Howard, Nance, Boone market area 1 and a small portion of Wheeler adjoin market area 2 of Greeley.

Analysis of the sales within the county showed that market area 1 had a disproportionate number of sales in the newer year. Market Area 2 was also lacking sales in the newer years. Comparable sales from outside Greeley County were supplemented in both samples to maximize the majority land use (MLU) samples sizes and achieve a proportionate and representative mix of sales. The market area 1 sample is still somewhat small, particularly in the majority land use subclasses of irrigated and dry.

The statistics calculated for market area 1 supports that values are within the acceptable range for the overall area and for both the irrigated and grass land subclasses. There are not a sufficient number of dry land sales; however, the past few years the county assessor has consistently increased dry land values proportionately with the value of irrigated land; for that reason dry land values are also believed to be acceptable.

The market area 2 statistics also support that values are within the acceptable range for the overall area as well as all three classes of property. Even though there are not a sufficient number of dry land sales in this area, the county assessor has done a good job of keeping up with the market.

2016 Agricultural Correlation for Greeley County

Assessment Practice Review

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

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

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

The county's inspection and review cycle for the agricultural class was discussed with the county Assessor. The review was determined to be systematic and comprehensive; land use is reviewed biennially as new imagery is available. Additionally, physical inspections are used to gather information regarding conservation programs, land use, and other characteristics that impact value. Inspection of agricultural improvements is completed within the six year cycle using an onsite inspection process that includes interior inspections and/or interviews with property owners where permitted.

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

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The land use of every parcel is reviewed through aerial imagery and physical inspection. The county does not have a written policy to define agricultural and non-agricultural land. The county reviews parcels less than 40 acres for use; if agricultural activity is observed on the majority, the parcel is considered agricultural. Although the county does not have a written

2016 Agricultural Correlation for Greeley County

policy in place, there is no reason to believe the county is not considering the primary use of the parcel to identify and value agricultural land

Equalization

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

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

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

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	70.98	69.93	69.35	18.72	100.84
2	32	70.22	73.68	71.93	20.71	102.43
____ALL____	56	70.86	72.07	70.92	19.76	101.62

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	20	68.55	74.40	68.56	21.18	108.52
1	6	70.42	70.65	64.68	17.08	109.23
2	14	68.55	76.00	70.39	22.74	107.97
____Dry____						
County	3	68.93	72.61	57.35	24.84	126.61
2	3	68.93	72.61	57.35	24.84	126.61
____Grass____						
County	25	70.48	70.00	74.58	18.01	93.86
1	14	70.98	67.36	72.19	18.39	93.31
2	11	69.20	73.36	77.64	17.53	94.49
____ALL____	56	70.86	72.07	70.92	19.76	101.62

Level of Value

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

2016 Opinions of the Property Tax Administrator for Greeley County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	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
Property Tax Administrator

APPENDICES

2016 Commission Summary for Greeley County

Residential Real Property - Current

Number of Sales	34	Median	95.26
Total Sales Price	\$1,770,790	Mean	98.87
Total Adj. Sales Price	\$1,770,790	Wgt. Mean	91.96
Total Assessed Value	\$1,628,375	Average Assessed Value of the Base	\$42,874
Avg. Adj. Sales Price	\$52,082	Avg. Assessed Value	\$47,893

Confidence Interval - Current

95% Median C.I	89.53 to 100.56
95% Wgt. Mean C.I	87.23 to 96.69
95% Mean C.I	91.78 to 105.96
% of Value of the Class of all Real Property Value in the	4.59
% of Records Sold in the Study Period	3.49
% of Value Sold in the Study Period	3.90

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	48	95	94.52
2014	51	95	94.92
2013	45	97	97.31
2012	44	97	97.41

2016 Commission Summary for Greeley County

Commercial Real Property - Current

Number of Sales	8	Median	101.23
Total Sales Price	\$189,501	Mean	176.80
Total Adj. Sales Price	\$194,501	Wgt. Mean	129.55
Total Assessed Value	\$251,985	Average Assessed Value of the Base	\$58,476
Avg. Adj. Sales Price	\$24,313	Avg. Assessed Value	\$31,498

Confidence Interval - Current

95% Median C.I	79.46 to 740.55
95% Wgt. Mean C.I	40.41 to 218.70
95% Mean C.I	-13.82 to 367.42
% of Value of the Class of all Real Property Value in the County	1.29
% of Records Sold in the Study Period	3.98
% of Value Sold in the Study Period	2.14

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	8	100	57.74
2014	9	100	70.79
2013	12		93.77
2012	12		94.53

**39 Greeley
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 : 34
Total Sales Price : 1,770,790
Total Adj. Sales Price : 1,770,790
Total Assessed Value : 1,628,375
Avg. Adj. Sales Price : 52,082
Avg. Assessed Value : 47,893

MEDIAN : 95
WGT. MEAN : 92
MEAN : 99
COD : 14.81
PRD : 107.51

COV : 21.32
STD : 21.08
Avg. Abs. Dev : 14.11
MAX Sales Ratio : 162.75
MIN Sales Ratio : 61.90

95% Median C.I. : 89.53 to 100.56
95% Wgt. Mean C.I. : 87.23 to 96.69
95% Mean C.I. : 91.78 to 105.96

Printed:3/18/2016 2:47:56PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	6	99.79	97.08	94.90	07.88	102.30	82.63	112.85	82.63 to 112.85	35,083	33,293
01-JAN-14 To 31-MAR-14	4	107.07	110.82	104.34	12.11	106.21	95.14	134.00	N/A	40,625	42,389
01-APR-14 To 30-JUN-14	6	91.19	88.23	86.76	08.97	101.69	61.90	100.20	61.90 to 100.20	59,250	51,407
01-JUL-14 To 30-SEP-14	1	98.30	98.30	98.30	00.00	100.00	98.30	98.30	N/A	18,500	18,185
01-OCT-14 To 31-DEC-14	6	102.36	109.77	92.65	21.14	118.48	79.08	154.45	79.08 to 154.45	90,225	83,596
01-JAN-15 To 31-MAR-15	2	84.32	84.32	81.57	06.18	103.37	79.11	89.53	N/A	72,000	58,733
01-APR-15 To 30-JUN-15	4	94.64	110.02	96.98	20.12	113.45	88.07	162.75	N/A	32,735	31,746
01-JUL-15 To 30-SEP-15	5	82.95	88.14	89.84	15.27	98.11	73.35	107.18	N/A	41,500	37,283
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	17	98.30	97.26	93.16	10.13	104.40	61.90	134.00	87.71 to 101.46	43,941	40,937
01-OCT-14 To 30-SEP-15	17	93.89	100.47	91.08	18.77	110.31	73.35	162.75	79.11 to 110.79	60,223	54,849
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	17	97.18	101.74	92.57	15.10	109.91	61.90	154.45	90.52 to 113.58	63,403	58,691
<u>ALL</u>	34	95.26	98.87	91.96	14.81	107.51	61.90	162.75	89.53 to 100.56	52,082	47,893

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	21	95.38	101.23	92.78	14.24	109.11	73.35	162.75	90.52 to 107.18	44,157	40,971
03	11	97.18	98.56	93.83	14.35	105.04	73.85	154.45	82.63 to 113.58	67,318	63,167
05	2	75.72	75.72	71.02	18.25	106.62	61.90	89.53	N/A	51,500	36,575
<u>ALL</u>	34	95.26	98.87	91.96	14.81	107.51	61.90	162.75	89.53 to 100.56	52,082	47,893

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	34	95.26	98.87	91.96	14.81	107.51	61.90	162.75	89.53 to 100.56	52,082	47,893
06											
07											
<u>ALL</u>	34	95.26	98.87	91.96	14.81	107.51	61.90	162.75	89.53 to 100.56	52,082	47,893

**39 Greeley
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 : 34
 Total Sales Price : 1,770,790
 Total Adj. Sales Price : 1,770,790
 Total Assessed Value : 1,628,375
 Avg. Adj. Sales Price : 52,082
 Avg. Assessed Value : 47,893

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 99
 COD : 14.81
 PRD : 107.51

COV : 21.32
 STD : 21.08
 Avg. Abs. Dev : 14.11
 MAX Sales Ratio : 162.75
 MIN Sales Ratio : 61.90

95% Median C.I. : 89.53 to 100.56
 95% Wgt. Mean C.I. : 87.23 to 96.69
 95% Mean C.I. : 91.78 to 105.96

Printed:3/18/2016 2:47:56PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	6	123.43	124.53	123.83	20.96	100.57	82.63	162.75	82.63 to 162.75	11,000	13,622	
Less Than 30,000	14	99.64	107.60	102.23	17.54	105.25	73.85	162.75	87.71 to 134.00	16,257	16,620	
___Ranges Excl. Low \$___												
Greater Than 4,999	34	95.26	98.87	91.96	14.81	107.51	61.90	162.75	89.53 to 100.56	52,082	47,893	
Greater Than 14,999	28	93.91	93.37	90.72	10.50	102.92	61.90	128.99	88.07 to 99.08	60,885	55,237	
Greater Than 29,999	20	91.62	92.75	90.44	11.54	102.55	61.90	128.99	85.97 to 100.56	77,160	69,785	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	6	123.43	124.53	123.83	20.96	100.57	82.63	162.75	82.63 to 162.75	11,000	13,622	
15,000 TO 29,999	8	96.84	94.90	93.41	07.42	101.60	73.85	110.79	73.85 to 110.79	20,200	18,868	
30,000 TO 59,999	10	94.52	97.61	97.10	12.75	100.53	73.35	128.99	82.95 to 113.58	43,819	42,548	
60,000 TO 99,999	6	94.52	89.82	89.99	10.48	99.81	61.90	101.46	61.90 to 101.46	73,333	65,995	
100,000 TO 149,999	2	84.82	84.82	84.55	06.73	100.32	79.11	90.52	N/A	105,000	88,773	
150,000 TO 249,999	1	79.08	79.08	79.08	00.00	100.00	79.08	79.08	N/A	155,000	122,570	
250,000 TO 499,999	1	91.38	91.38	91.38	00.00	100.00	91.38	91.38	N/A	300,000	274,135	
500,000 TO 999,999												
1,000,000 +												
___ALL___	34	95.26	98.87	91.96	14.81	107.51	61.90	162.75	89.53 to 100.56	52,082	47,893	

39 Greeley
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 : 8
Total Sales Price : 189,501
Total Adj. Sales Price : 194,501
Total Assessed Value : 251,985
Avg. Adj. Sales Price : 24,313
Avg. Assessed Value : 31,498

MEDIAN : 101
WGT. MEAN : 130
MEAN : 177
COD : 85.37
PRD : 136.47

COV : 128.94
STD : 227.97
Avg. Abs. Dev : 86.42
MAX Sales Ratio : 740.55
MIN Sales Ratio : 79.46

95% Median C.I. : 79.46 to 740.55
95% Wgt. Mean C.I. : 40.41 to 218.70
95% Mean C.I. : -13.82 to 367.42

Printed:3/18/2016 2:47:59PM

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	1	740.55	740.55	740.55	00.00	100.00	740.55	740.55	N/A	10,000	74,055
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	2	95.68	95.68	99.63	04.97	96.04	90.92	100.44	N/A	38,251	38,110
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	107.00	107.00	107.00	00.00	100.00	107.00	107.00	N/A	5,000	5,350
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	1	90.67	90.67	90.67	00.00	100.00	90.67	90.67	N/A	3,000	2,720
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	2	102.66	102.66	102.33	00.62	100.32	102.02	103.30	N/A	31,000	31,723
01-APR-15 To 30-JUN-15	1	79.46	79.46	79.46	00.00	100.00	79.46	79.46	N/A	38,000	30,195
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	3	100.44	310.64	173.73	215.59	178.81	90.92	740.55	N/A	28,834	50,092
01-OCT-13 To 30-SEP-14	2	98.84	98.84	100.88	08.27	97.98	90.67	107.00	N/A	4,000	4,035
01-OCT-14 To 30-SEP-15	3	102.02	94.93	93.64	07.79	101.38	79.46	103.30	N/A	33,333	31,213
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	2	95.68	95.68	99.63	04.97	96.04	90.92	100.44	N/A	38,251	38,110
01-JAN-14 To 31-DEC-14	2	98.84	98.84	100.88	08.27	97.98	90.67	107.00	N/A	4,000	4,035
<u>ALL</u>	8	101.23	176.80	129.55	85.37	136.47	79.46	740.55	79.46 to 740.55	24,313	31,498

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	8	101.23	176.80	129.55	85.37	136.47	79.46	740.55	79.46 to 740.55	24,313	31,498
<u>ALL</u>	8	101.23	176.80	129.55	85.37	136.47	79.46	740.55	79.46 to 740.55	24,313	31,498

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	8	101.23	176.80	129.55	85.37	136.47	79.46	740.55	79.46 to 740.55	24,313	31,498
04											
<u>ALL</u>	8	101.23	176.80	129.55	85.37	136.47	79.46	740.55	79.46 to 740.55	24,313	31,498

39 Greeley
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 : 8
Total Sales Price : 189,501
Total Adj. Sales Price : 194,501
Total Assessed Value : 251,985
Avg. Adj. Sales Price : 24,313
Avg. Assessed Value : 31,498

MEDIAN : 101
WGT. MEAN : 130
MEAN : 177
COD : 85.37
PRD : 136.47

COV : 128.94
STD : 227.97
Avg. Abs. Dev : 86.42
MAX Sales Ratio : 740.55
MIN Sales Ratio : 79.46

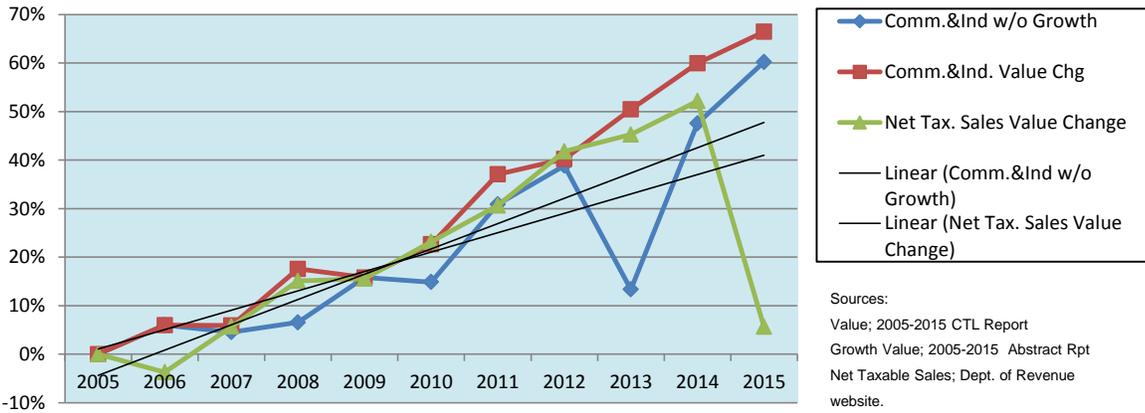
95% Median C.I. : 79.46 to 740.55
95% Wgt. Mean C.I. : 40.41 to 218.70
95% Mean C.I. : -13.82 to 367.42

Printed:3/18/2016 2:47:59PM

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	95.56	95.56	100.04	05.12	95.52	90.67	100.44	N/A	36,501	36,515	
Less Than 15,000	4	95.68	97.26	99.75	06.75	97.50	90.67	107.00	N/A	21,125	21,073	
Less Than 30,000	5	100.44	98.47	100.29	05.71	98.19	90.67	107.00	N/A	19,900	19,957	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	6	102.66	203.88	147.29	110.15	138.42	79.46	740.55	79.46 to 740.55	20,250	29,826	
Greater Than 14,999	4	102.66	256.33	152.45	161.30	168.14	79.46	740.55	N/A	27,500	41,924	
Greater Than 29,999	3	102.02	307.34	160.21	216.00	191.84	79.46	740.55	N/A	31,667	50,733	
<u>Incremental Ranges</u>												
0 TO 4,999	2	95.56	95.56	100.04	05.12	95.52	90.67	100.44	N/A	36,501	36,515	
5,000 TO 14,999	2	98.96	98.96	97.91	08.12	101.07	90.92	107.00	N/A	5,750	5,630	
15,000 TO 29,999	1	103.30	103.30	103.30	00.00	100.00	103.30	103.30	N/A	15,000	15,495	
30,000 TO 59,999	2	90.74	90.74	91.94	12.43	98.69	79.46	102.02	N/A	42,500	39,073	
60,000 TO 99,999	1	740.55	740.55	740.55	00.00	100.00	740.55	740.55	N/A	10,000	74,055	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	8	101.23	176.80	129.55	85.37	136.47	79.46	740.55	79.46 to 740.55	24,313	31,498	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
353	1	79.46	79.46	79.46	00.00	100.00	79.46	79.46	N/A	38,000	30,195	
406	2	90.80	90.80	90.84	00.14	99.96	90.67	90.92	N/A	4,750	4,315	
442	3	102.02	101.92	101.33	00.93	100.58	100.44	103.30	N/A	44,000	44,585	
471	2	423.78	423.78	529.37	74.75	80.05	107.00	740.55	N/A	7,500	39,703	
<u>ALL</u>	8	101.23	176.80	129.55	85.37	136.47	79.46	740.55	79.46 to 740.55	24,313	31,498	

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	\$ 5,846,730	\$ 77,495	1.33%	\$ 5,769,235	-	\$ 9,793,786	-
2006	\$ 6,197,385	\$ -	0.00%	\$ 6,197,385	6.00%	\$ 9,431,699	-3.70%
2007	\$ 6,192,685	\$ 80,375	1.30%	\$ 6,112,310	-1.37%	\$ 10,350,858	9.75%
2008	\$ 6,874,285	\$ 644,315	9.37%	\$ 6,229,970	0.60%	\$ 11,272,777	8.91%
2009	\$ 6,770,815	\$ -	0.00%	\$ 6,770,815	-1.51%	\$ 11,320,944	0.43%
2010	\$ 7,171,540	\$ 455,510	6.35%	\$ 6,716,030	-0.81%	\$ 12,066,203	6.58%
2011	\$ 8,015,225	\$ 361,460	4.51%	\$ 7,653,765	6.72%	\$ 12,792,426	6.02%
2012	\$ 8,199,665	\$ 81,085	0.99%	\$ 8,118,580	1.29%	\$ 13,887,702	8.56%
2013	\$ 8,796,390	\$ 2,169,420	24.66%	\$ 6,626,970	-19.18%	\$ 14,224,655	2.43%
2014	\$ 9,351,620	\$ 722,675	7.73%	\$ 8,628,945	-1.90%	\$ 14,903,633	4.77%
2015	\$ 9,730,860	\$ 364,510	3.75%	\$ 9,366,350	0.16%	\$ 10,349,314	-30.56%
Ann %chg	5.23%			Average	-1.00%	4.78%	1.32%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	6.00%	6.00%	-3.70%
2007	4.54%	5.92%	5.69%
2008	6.55%	17.57%	15.10%
2009	15.81%	15.81%	15.59%
2010	14.87%	22.66%	23.20%
2011	30.91%	37.09%	30.62%
2012	38.86%	40.24%	41.80%
2013	13.34%	50.45%	45.24%
2014	47.59%	59.95%	52.17%
2015	60.20%	66.43%	5.67%

County Number: 39
 County Name: Greeley

39 Greeley
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 : 56
Total Sales Price : 36,806,441
Total Adj. Sales Price : 37,445,440
Total Assessed Value : 26,556,599
Avg. Adj. Sales Price : 668,669
Avg. Assessed Value : 474,225

MEDIAN : 71
WGT. MEAN : 71
MEAN : 72
COD : 19.76
PRD : 101.62

COV : 25.61
STD : 18.46
Avg. Abs. Dev : 14.00
MAX Sales Ratio : 136.82
MIN Sales Ratio : 30.37

95% Median C.I. : 65.17 to 79.01
95% Wgt. Mean C.I. : 66.31 to 75.53
95% Mean C.I. : 67.24 to 76.90

Printed:3/18/2016 2:48:02PM

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	13	68.93	73.10	72.09	15.26	101.40	55.00	87.83	60.27 to 85.18	969,898	699,183
01-JAN-13 To 31-MAR-13	3	47.65	47.03	54.48	22.88	86.33	30.37	63.06	N/A	1,063,000	579,095
01-APR-13 To 30-JUN-13	2	79.03	79.03	79.04	00.03	99.99	79.01	79.05	N/A	917,500	725,218
01-JUL-13 To 30-SEP-13	2	89.05	89.05	88.87	00.83	100.20	88.31	89.79	N/A	335,840	298,458
01-OCT-13 To 31-DEC-13	4	71.96	71.40	73.68	15.09	96.91	58.81	82.88	N/A	355,597	262,011
01-JAN-14 To 31-MAR-14	6	74.00	70.79	68.37	14.09	103.54	48.77	84.00	48.77 to 84.00	633,583	433,158
01-APR-14 To 30-JUN-14	5	56.51	63.77	61.24	20.83	104.13	48.33	95.87	N/A	722,568	442,513
01-JUL-14 To 30-SEP-14	3	72.53	75.54	77.81	19.19	97.08	56.16	97.93	N/A	410,343	319,284
01-OCT-14 To 31-DEC-14	3	64.63	64.73	64.68	04.56	100.08	60.36	69.20	N/A	542,667	350,981
01-JAN-15 To 31-MAR-15	7	71.47	79.70	80.67	33.29	98.80	34.32	136.82	34.32 to 136.82	405,609	327,209
01-APR-15 To 30-JUN-15	6	71.38	68.77	74.08	12.59	92.83	45.94	80.02	45.94 to 80.02	592,678	439,037
01-JUL-15 To 30-SEP-15	2	93.97	93.97	84.53	21.10	111.17	74.14	113.80	N/A	525,000	443,775
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	20	73.97	71.38	70.33	17.78	101.49	30.37	89.79	63.06 to 84.90	915,218	643,701
01-OCT-13 To 30-SEP-14	18	67.60	69.77	67.72	19.25	103.03	48.33	97.93	56.51 to 82.16	559,320	378,745
01-OCT-14 To 30-SEP-15	18	71.36	75.15	75.66	22.24	99.33	34.32	136.82	64.63 to 80.02	504,074	381,399
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	11	79.01	69.35	67.89	18.35	102.15	30.37	89.79	47.65 to 88.31	647,097	439,334
01-JAN-14 To 31-DEC-14	17	64.72	68.49	66.41	18.16	103.13	48.33	97.93	56.16 to 82.16	604,316	401,312
<u>ALL</u>	56	70.86	72.07	70.92	19.76	101.62	30.37	136.82	65.17 to 79.01	668,669	474,225

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	70.98	69.93	69.35	18.72	100.84	30.37	97.93	58.81 to 82.88	609,507	422,670
2	32	70.22	73.68	71.93	20.71	102.43	34.32	136.82	62.28 to 81.64	713,040	512,891
<u>ALL</u>	56	70.86	72.07	70.92	19.76	101.62	30.37	136.82	65.17 to 79.01	668,669	474,225

39 Greeley
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 : 56
 Total Sales Price : 36,806,441
 Total Adj. Sales Price : 37,445,440
 Total Assessed Value : 26,556,599
 Avg. Adj. Sales Price : 668,669
 Avg. Assessed Value : 474,225

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 72
 COD : 19.76
 PRD : 101.62

COV : 25.61
 STD : 18.46
 Avg. Abs. Dev : 14.00
 MAX Sales Ratio : 136.82
 MIN Sales Ratio : 30.37

95% Median C.I. : 65.17 to 79.01
 95% Wgt. Mean C.I. : 66.31 to 75.53
 95% Mean C.I. : 67.24 to 76.90

Printed:3/18/2016 2:48:02PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	5	87.83	92.58	88.72	17.66	104.35	71.24	136.82	N/A	636,565	564,772
1	1	89.49	89.49	89.49	00.00	100.00	89.49	89.49	N/A	251,248	224,853
2	4	82.67	93.35	88.66	22.96	105.29	71.24	136.82	N/A	732,894	649,752
_____Dry_____											
County	2	74.46	74.46	56.25	34.50	132.37	48.77	100.14	N/A	646,000	363,356
2	2	74.46	74.46	56.25	34.50	132.37	48.77	100.14	N/A	646,000	363,356
_____Grass_____											
County	22	68.87	68.85	73.37	19.20	93.84	30.37	95.87	56.16 to 84.00	485,739	356,373
1	14	70.98	67.36	72.19	18.39	93.31	30.37	86.83	53.41 to 84.00	501,281	361,863
2	8	66.79	71.44	75.62	19.03	94.47	45.94	95.87	45.94 to 95.87	458,540	346,766
_____ALL_____	56	70.86	72.07	70.92	19.76	101.62	30.37	136.82	65.17 to 79.01	668,669	474,225

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	20	68.55	74.40	68.56	21.18	108.52	47.65	136.82	61.84 to 79.79	897,771	615,538
1	6	70.42	70.65	64.68	17.08	109.23	47.65	89.49	47.65 to 89.49	956,041	618,381
2	14	68.55	76.00	70.39	22.74	107.97	55.00	136.82	58.78 to 87.83	872,798	614,320
_____Dry_____											
County	3	68.93	72.61	57.35	24.84	126.61	48.77	100.14	N/A	471,744	270,552
2	3	68.93	72.61	57.35	24.84	126.61	48.77	100.14	N/A	471,744	270,552
_____Grass_____											
County	25	70.48	70.00	74.58	18.01	93.86	30.37	95.87	62.28 to 81.64	500,985	373,657
1	14	70.98	67.36	72.19	18.39	93.31	30.37	86.83	53.41 to 84.00	501,281	361,863
2	11	69.20	73.36	77.64	17.53	94.49	45.94	95.87	60.36 to 88.31	500,609	388,668
_____ALL_____	56	70.86	72.07	70.92	19.76	101.62	30.37	136.82	65.17 to 79.01	668,669	474,225

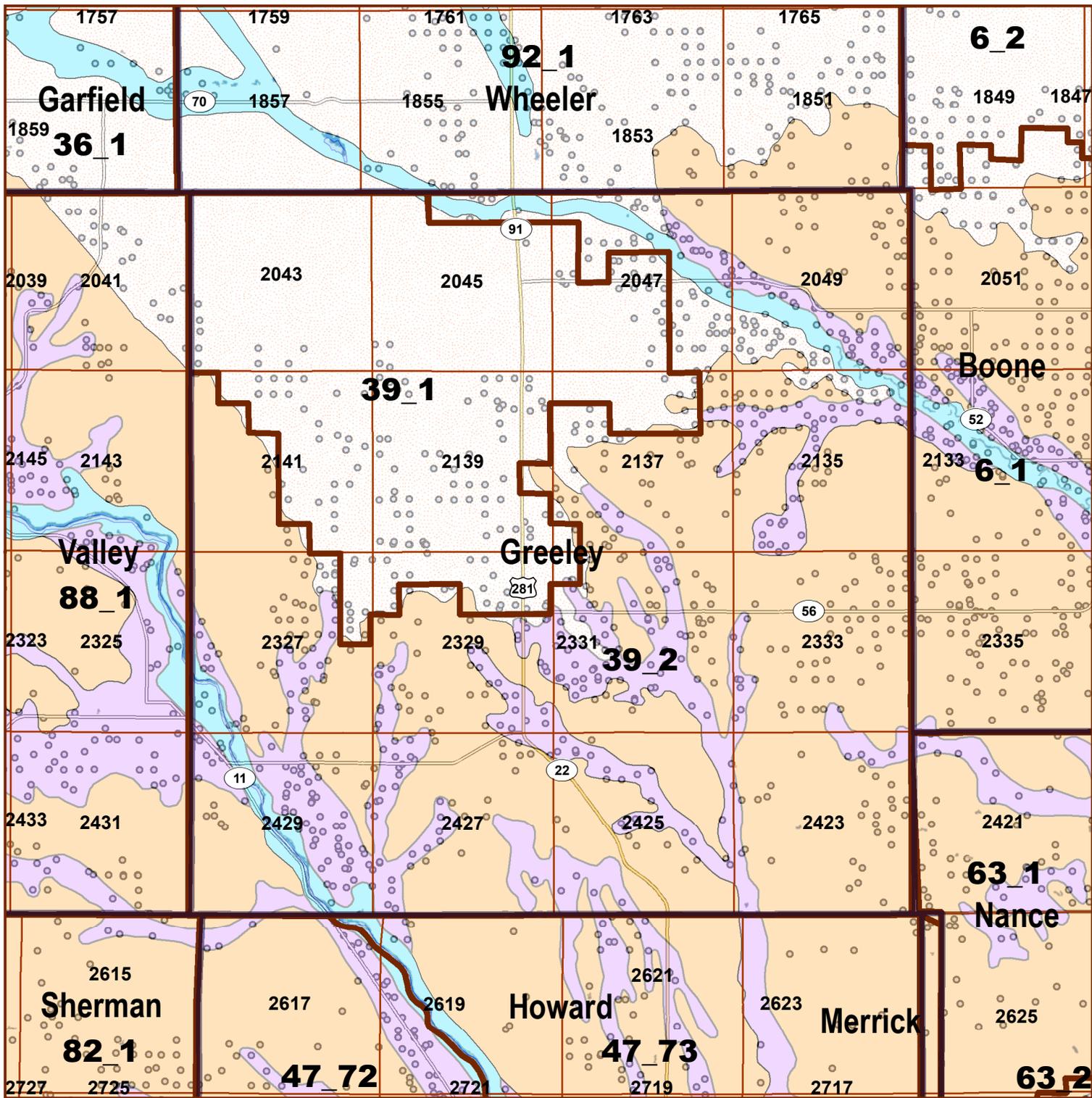
Greeley County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Greeley	1	n/a	3,875	3,865	3,845	3,825	3,800	3,775	3,750	3,792
Boone	2	4,600	4,918	4,626	4,742	4,630	4,644	4,631	4,524	4,636
Garfield	1	n/a	4,265	4,265	3,640	3,640	3,225	3,225	2,760	3,492
Wheeler	1	3,760	3,680	3,570	3,480	3,390	3,310	3,235	3,140	3,259
Greeley	2	n/a	5,475	5,275	4,845	4,735	4,580	4,540	4,180	4,841
Boone	1	6,200	6,198	6,167	6,126	6,095	6,099	5,850	5,850	6,092
Howard	7100	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	4,065
Howard	7200	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	4,459
Howard	7300	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	4,471
Nance	1	4,958	4,950	4,942	4,928	4,871	4,866	4,838	4,837	4,908
Sherman	1	n/a	4,680	4,510	4,510	4,355	4,355	4,250	4,246	4,406
Valley	1	n/a	5,060	5,060	4,350	4,110	4,110	3,360	3,360	4,411

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Greeley	1	n/a	2,020	2,010	2,000	1,850	1,830	1,575	1,260	1,693
Boone	2	2,105	2,424	1,462	1,561	1,319	1,318	1,179	1,738	1,419
Garfield	1	n/a	1,770	1,770	1,550	1,550	1,290	1,290	1,110	1,435
Wheeler	1	1,785	1,695	1,540	1,470	1,410	1,350	1,270	1,205	1,354
Greeley	2	n/a	2,780	2,675	2,675	2,570	2,460	2,300	2,140	2,444
Boone	1	5,185	5,181	4,913	4,865	4,931	4,946	4,912	4,893	4,981
Howard	7100	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	2,365
Howard	7200	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	2,314
Howard	7300	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	2,373
Nance	1	3,388	3,390	3,366	3,342	3,340	3,318	3,344	3,345	3,360
Sherman	1	n/a	2,180	2,070	2,070	1,960	1,960	1,850	1,850	1,946
Valley	1	n/a	2,150	2,150	2,150	2,115	2,115	2,115	1,980	2,096

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Greeley	1	n/a	1,100	1,080	1,020	1,020	955	915	908	920
Boone	2	1,196	1,256	1,150	966	959	881	867	865	876
Garfield	1	n/a	1,165	1,165	1,165	1,080	1,025	900	741	800
Wheeler	1	1,375	1,295	1,220	1,150	1,070	1,000	970	878	930
Greeley	2	n/a	1,275	1,210	1,210	1,200	1,182	1,171	1,148	1,160
Boone	1	1,697	1,700	1,640	1,634	1,595	1,595	1,283	1,290	1,459
Howard	7100	1,550	1,550	1,400	1,400	1,350	1,300	1,250	1,250	1,292
Howard	7200	1,550	1,549	1,404	1,428	1,350	1,366	1,251	1,250	1,289
Howard	7300	1,550	1,550	1,400	1,400	1,350	1,300	1,250	1,250	1,268
Nance	1	1,500	1,501	1,480	1,471	1,470	1,425	1,396	1,396	1,416
Sherman	1	n/a	1,350	1,300	1,300	1,235	1,235	1,220	1,219	1,226
Valley	1	n/a	1,331	1,332	1,304	1,330	1,274	1,115	1,093	1,122

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



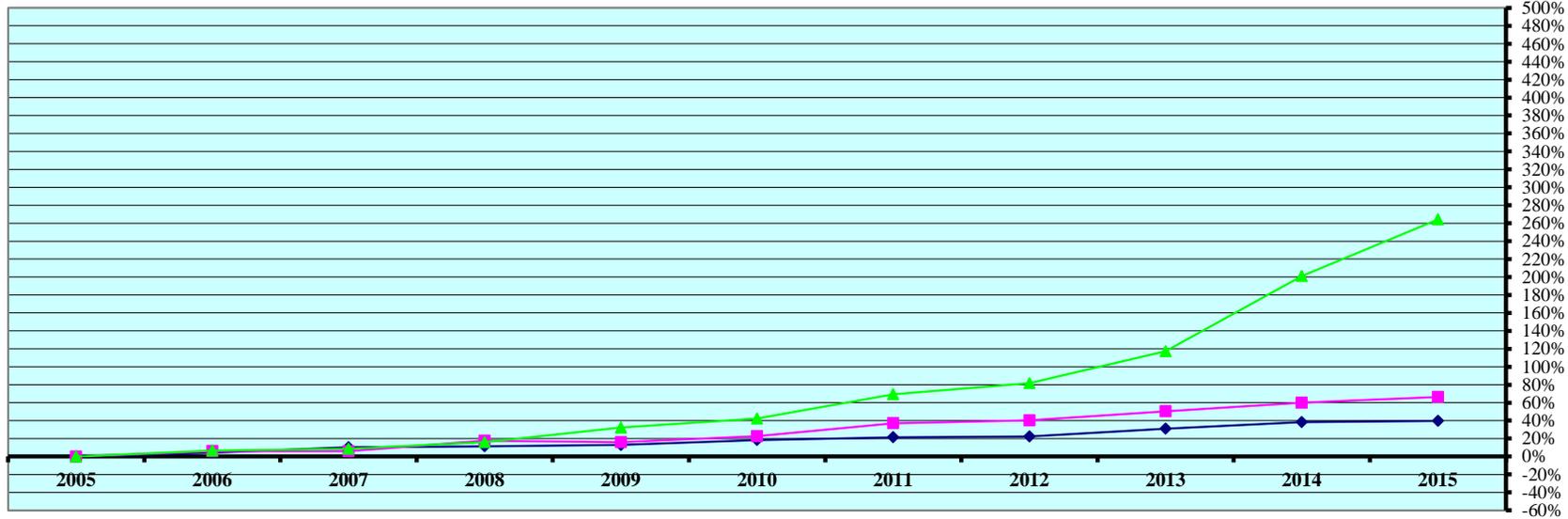
Legend

- 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

Greeley County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	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	27,268,210	--	--	--	5,846,730	--	--	--	198,178,320	--	--	--
2006	28,450,345	1,182,135	4.34%	4.34%	6,197,385	350,655	6.00%	6.00%	211,417,800	13,239,480	6.68%	6.68%
2007	30,110,365	1,660,020	5.83%	10.42%	6,192,685	-4,700	-0.08%	5.92%	214,977,525	3,559,725	1.68%	8.48%
2008	30,364,035	253,670	0.84%	11.35%	6,874,285	681,600	11.01%	17.57%	229,516,585	14,539,060	6.76%	15.81%
2009	30,755,140	391,105	1.29%	12.79%	6,770,815	-103,470	-1.51%	15.81%	262,177,265	32,660,680	14.23%	32.29%
2010	32,265,810	1,510,670	4.91%	18.33%	7,171,540	400,725	5.92%	22.66%	282,137,820	19,960,555	7.61%	42.37%
2011	33,095,235	829,425	2.57%	21.37%	8,015,225	843,685	11.76%	37.09%	335,737,450	53,599,630	19.00%	69.41%
2012	33,340,590	245,355	0.74%	22.27%	8,199,665	184,440	2.30%	40.24%	360,151,865	24,414,415	7.27%	81.73%
2013	35,709,785	2,369,195	7.11%	30.96%	8,796,390	596,725	7.28%	50.45%	430,748,585	70,596,720	19.60%	117.35%
2014	37,728,845	2,019,060	5.65%	38.36%	9,351,620	555,230	6.31%	59.95%	596,648,830	165,900,245	38.51%	201.07%
2015	38,081,765	352,920	0.94%	39.66%	9,730,860	379,240	4.06%	66.43%	721,977,390	125,328,560	21.01%	264.31%

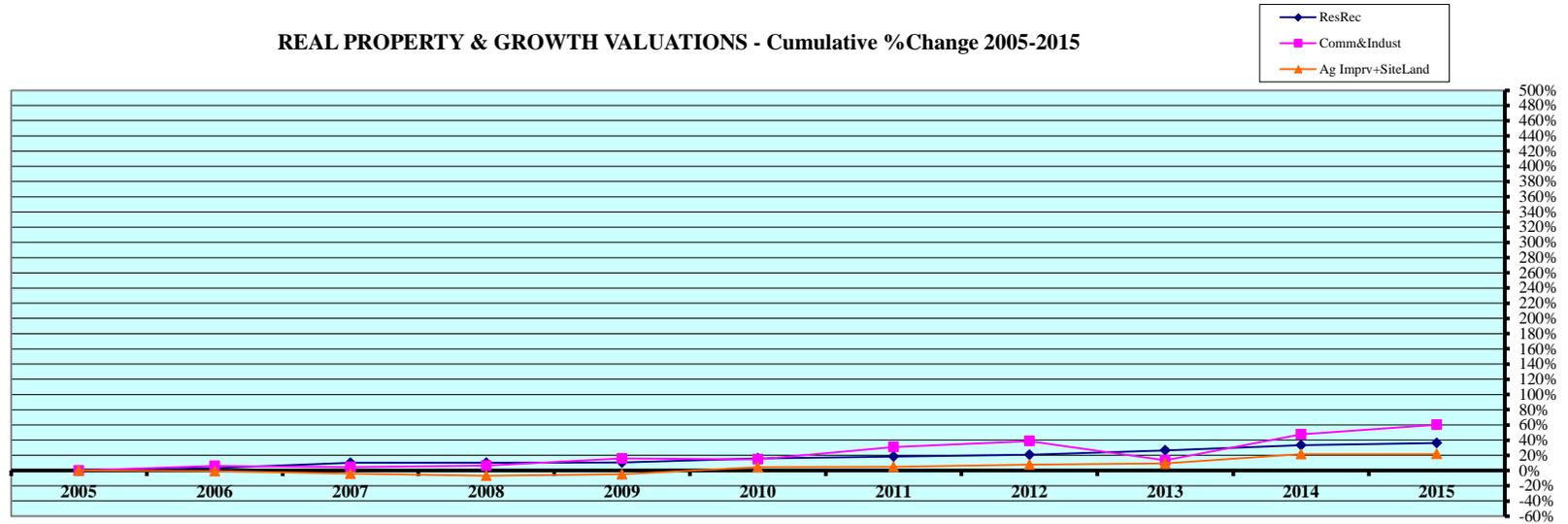
Rate Annual %chg: Residential & Recreational **3.40%** Commercial & Industrial **5.23%** Agricultural Land **13.80%**

Cnty# **39**
County **GREELEY**

CHART 1 EXHIBIT 39B 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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	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	27,268,210	329,120	1.21%	26,939,090	--	--	5,846,730	77,495	1.33%	5,769,235	--	--	
2006	28,450,345	249,445	0.88%	28,200,900	3.42%	3.42%	6,197,385	0	0.00%	6,197,385	6.00%	6.00%	
2007	30,110,365	83,745	0.28%	30,026,620	5.54%	10.12%	6,192,685	80,375	1.30%	6,112,310	-1.37%	4.54%	
2008	30,364,035	307,995	1.01%	30,056,040	-0.18%	10.22%	6,874,285	644,315	9.37%	6,229,970	0.60%	6.55%	
2009	30,755,140	625,880	2.04%	30,129,260	-0.77%	10.49%	6,770,815	0	0.00%	6,770,815	-1.51%	15.81%	
2010	32,265,810	636,408	1.97%	31,629,402	2.84%	15.99%	7,171,540	455,510	6.35%	6,716,030	-0.81%	14.87%	
2011	33,095,235	776,565	2.35%	32,318,670	0.16%	18.52%	8,015,225	361,460	4.51%	7,653,765	6.72%	30.91%	
2012	33,340,590	417,370	1.25%	32,923,220	-0.52%	20.74%	8,199,665	81,085	0.99%	8,118,580	1.29%	38.86%	
2013	35,709,785	1,210,245	3.39%	34,499,540	3.48%	26.52%	8,796,390	2,169,420	24.66%	6,626,970	-19.18%	13.34%	
2014	37,728,845	1,347,256	3.57%	36,381,589	1.88%	33.42%	9,351,620	722,675	7.73%	8,628,945	-1.90%	47.59%	
2015	38,081,765	957,162	2.51%	37,124,603	-1.60%	36.15%	9,730,860	364,510	3.75%	9,366,350	0.16%	60.20%	
Rate Ann%chg	3.40%			Resid & Rec. w/o growth			5.23%			C & I w/o growth			-1.00%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2005	14,256,060	27,036,055	41,292,115	343,340	0.83%	40,948,775		
2006	15,373,390	25,884,390	41,257,780	303,290	0.74%	40,954,490	-0.82%	-0.82%
2007	16,856,580	23,590,120	40,446,700	869,430	2.15%	39,577,270	-4.07%	-4.15%
2008	16,186,590	22,903,190	39,089,780	635,055	1.62%	38,454,725	-4.92%	-6.87%
2009	16,842,200	22,868,155	39,710,355	437,880	1.10%	39,272,475	0.47%	-4.89%
2010	16,776,190	26,904,010	43,680,200	577,690	1.32%	43,102,510	8.54%	4.38%
2011	16,261,660	28,153,390	44,415,050	1,056,240	2.38%	43,358,810	-0.74%	5.01%
2012	26,364,395	19,088,945	45,453,340	923,260	2.03%	44,530,080	0.26%	7.84%
2013	17,547,560	28,538,240	46,085,800	926,865	2.01%	45,158,935	-0.65%	9.36%
2014	18,722,435	32,716,040	51,438,475	1,160,582	2.26%	50,277,893	9.10%	21.76%
2015	18,560,275	33,700,340	52,260,615	1,966,565	3.76%	50,294,050	-2.22%	21.80%
Rate Ann%chg	2.67%	2.23%	2.38%	Ag Imprv+Site w/o growth		0.49%		

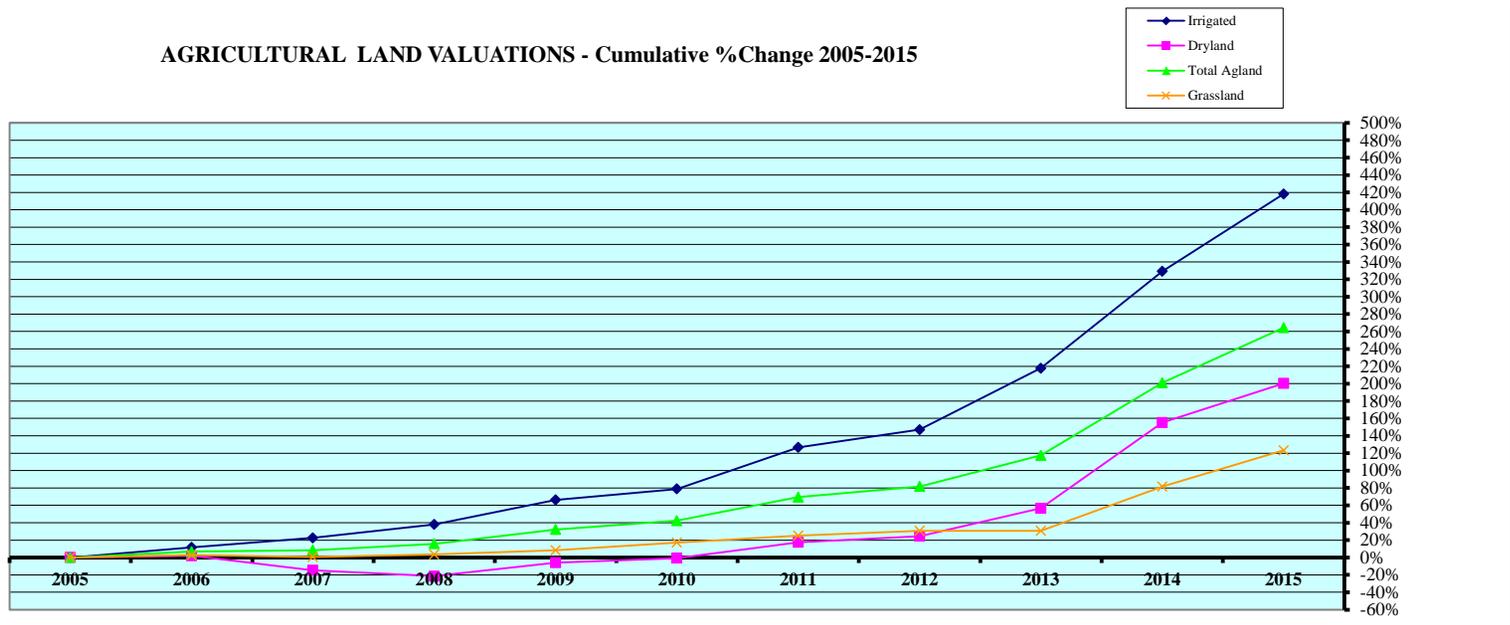
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any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

Sources:
 Value; 2005 - 2015 CTL
 Growth Value; 2005-2015 Abstract of Asmnt Rpt.
 NE Dept. of Revenue, Property Assessment Division
 Prepared as of 03/01/2016

Cnty# 39
 County GREELEY

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	88,382,250	--	--	--	24,714,210	--	--	--	84,871,435	--	--	--
2006	98,768,680	10,386,430	11.75%	11.75%	25,217,610	503,400	2.04%	2.04%	87,214,230	2,342,795	2.76%	2.76%
2007	108,331,615	9,562,935	9.68%	22.57%	21,082,450	-4,135,160	-16.40%	-14.70%	85,387,755	-1,826,475	-2.09%	0.61%
2008	122,054,275	13,722,660	12.67%	38.10%	19,406,990	-1,675,460	-7.95%	-21.47%	87,945,025	2,557,270	2.99%	3.62%
2009	147,036,090	24,981,815	20.47%	66.36%	23,215,455	3,808,465	19.62%	-6.06%	91,804,055	3,859,030	4.39%	8.17%
2010	158,029,665	10,993,575	7.48%	78.80%	24,516,535	1,301,080	5.60%	-0.80%	99,528,220	7,724,165	8.41%	17.27%
2011	200,403,870	42,374,205	26.81%	126.75%	29,043,850	4,527,315	18.47%	17.52%	106,226,280	6,698,060	6.73%	25.16%
2012	218,310,020	17,906,150	8.94%	147.01%	30,790,500	1,746,650	6.01%	24.59%	110,929,395	4,703,115	4.43%	30.70%
2013	280,869,715	62,559,695	28.66%	217.79%	38,689,980	7,899,480	25.66%	56.55%	110,916,340	-13,055	-0.01%	30.69%
2014	379,435,195	98,565,480	35.09%	329.31%	63,035,675	24,345,695	62.93%	155.06%	154,063,680	43,147,340	38.90%	81.53%
2015	458,032,085	78,596,890	20.71%	418.24%	74,235,835	11,200,160	17.77%	200.38%	189,496,190	35,432,510	23.00%	123.27%

Rate Ann.%chg: Irrigated **17.88%** Dryland **11.63%** Grassland **8.36%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	210,425	--	--	--	0	--	--	--	198,178,320	--	--	--
2006	217,280	6,855	3.26%	3.26%	0	0			211,417,800	13,239,480	6.68%	6.68%
2007	175,705	-41,575	-19.13%	-16.50%	0	0			214,977,525	3,559,725	1.68%	8.48%
2008	111,875	-63,830	-36.33%	-46.83%	(1,580)	-1,580			229,516,585	14,539,060	6.76%	15.81%
2009	121,665	9,790	8.75%	-42.18%	0	1,580			262,177,265	32,660,680	14.23%	32.29%
2010	63,400	-58,265	-47.89%	-69.87%	0	0			282,137,820	19,960,555	7.61%	42.37%
2011	63,450	50	0.08%	-69.85%	0	0			335,737,450	53,599,630	19.00%	69.41%
2012	114,800	51,350	80.93%	-45.44%	7,150	7,150			360,151,865	24,414,415	7.27%	81.73%
2013	272,550	157,750	137.41%	29.52%	0	-7,150	-100.00%		430,748,585	70,596,720	19.60%	117.35%
2014	114,280	-158,270	-58.07%	-45.69%	0	0			596,648,830	165,900,245	38.51%	201.07%
2015	213,280	99,000	86.63%	1.36%	0	0			721,977,390	125,328,560	21.01%	264.31%

Cnty# **39**
County **GREELEY**

Rate Ann.%chg: Total Agric Land **13.80%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)⁽¹⁾

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	87,484,395	81,911	1,068			24,992,455	43,510	574			85,044,900	223,715	380		
2006	98,894,475	87,060	1,136	6.36%	6.36%	25,325,165	40,625	623	8.53%	8.53%	87,153,450	221,570	393	3.47%	3.47%
2007	106,104,375	92,438	1,148	1.05%	7.47%	21,744,000	37,991	572	-8.19%	-0.36%	85,793,750	219,143	391	-0.47%	2.99%
2008	122,072,345	100,956	1,209	5.34%	13.21%	19,409,690	34,238	567	-0.95%	-1.31%	87,943,505	215,541	408	4.22%	7.33%
2009	147,123,500	100,657	1,462	20.88%	36.85%	23,308,575	34,331	679	19.76%	18.20%	91,721,710	216,277	424	3.94%	11.56%
2010	157,564,470	101,032	1,560	6.70%	46.02%	24,884,315	34,221	727	7.11%	26.59%	99,378,005	216,778	458	8.10%	20.59%
2011	200,275,025	101,507	1,973	26.51%	84.73%	28,972,330	33,566	863	18.70%	50.27%	106,316,210	216,957	490	6.89%	28.91%
2012	216,709,510	103,286	2,098	6.34%	96.45%	30,865,430	33,495	921	6.76%	60.42%	110,940,780	214,197	518	5.69%	36.25%
2013	280,734,845	105,494	2,661	26.83%	149.16%	38,749,775	33,235	1,166	26.53%	102.98%	110,890,580	213,123	520	0.46%	36.87%
2014	378,679,620	106,013	3,572	34.23%	234.44%	63,118,835	33,620	1,877	61.02%	226.85%	154,161,145	212,248	726	39.59%	91.06%
2015	458,087,455	106,626	4,296	20.27%	302.25%	74,524,215	34,241	2,176	15.93%	278.91%	189,306,320	211,836	894	23.04%	135.08%

Rate Annual %chg Average Value/Acre: 14.93%

14.25%

8.92%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	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	216,575	3,467	62			0	0				197,738,325	352,603	561		
2006	217,540	3,284	66	6.05%	6.05%	0	0				211,590,630	352,538	600	7.03%	7.03%
2007	177,215	3,216	55	-16.83%	-11.80%	180	3	55			213,819,520	352,792	606	0.98%	8.07%
2008	111,875	2,030	55	0.03%	-11.77%	0	0				229,537,415	352,765	651	7.36%	16.03%
2009	122,160	1,526	80	45.22%	28.13%	0	0				262,275,945	352,791	743	14.25%	32.57%
2010	63,385	792	80	-0.02%	28.10%	0	0				281,890,175	352,823	799	7.47%	42.47%
2011	63,450	793	80	0.00%	28.09%	0	0				335,627,015	352,824	951	19.06%	69.63%
2012	79,120	793	100	24.70%	59.73%	0	0				358,594,840	351,771	1,019	7.16%	81.78%
2013	277,150	1,150	241	141.56%	285.84%	7,150	13	550			430,659,500	353,014	1,220	19.67%	117.54%
2014	116,425	1,164	100	-58.51%	60.07%	0	0				596,076,025	353,045	1,688	38.40%	201.07%
2015	213,635	1,068	200	100.02%	220.17%	0	0				722,131,625	353,771	2,041	20.90%	263.99%

39
GREELEY

Rate Annual %chg Average Value/Acre: 13.79%

(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
2,538	GREELEY	41,158,572	3,792,465	7,279,789	38,081,765	9,730,860	0	0	721,977,390	18,560,275	33,700,340	0	874,281,456
cnty.sector.value % of total value:		4.71%	0.43%	0.83%	4.36%	1.11%			82.58%	2.12%	3.85%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
466	GREELEY	271,191	227,353	44,089	8,544,990	1,759,800	0	0	78,315	0	0	0	10,925,738
18.36%	%sector of county sector	0.66%	5.99%	0.61%	22.44%	18.08%			0.01%				1.25%
	%sector of municipality	2.48%	2.08%	0.40%	78.21%	16.11%			0.72%				100.00%
318	SCOTIA	690,787	215,864	13,813	5,855,995	962,355	0	0	85,340	0	0	0	7,824,154
12.53%	%sector of county sector	1.68%	5.69%	0.19%	15.38%	9.89%			0.01%				0.89%
	%sector of municipality	8.83%	2.76%	0.18%	74.85%	12.30%			1.09%				100.00%
490	SPALDING	1,487,743	358,823	452,651	9,795,590	2,182,850	0	0	0	0	0	0	14,277,657
19.31%	%sector of county sector	3.61%	9.46%	6.22%	25.72%	22.43%							1.63%
	%sector of municipality	10.42%	2.51%	3.17%	68.61%	15.29%							100.00%
283	WOLBACH	126,341	191,621	38,155	4,717,140	492,360	0	0	381,095	0	43,630	0	5,990,342
11.15%	%sector of county sector	0.31%	5.05%	0.52%	12.39%	5.06%			0.05%		0.13%		0.69%
	%sector of municipality	2.11%	3.20%	0.64%	78.75%	8.22%			6.36%		0.73%		100.00%
1,557	Total Municipalities	2,576,062	993,661	548,708	28,913,715	5,397,365	0	0	544,750	0	43,630	0	39,017,891
61.35%	%all municip.sect of cnty	6.26%	26.20%	7.54%	75.93%	55.47%			0.08%		0.13%		4.46%

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
39	GREELEY

CHART 5

EXHIBIT

39B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 3,058	Value : 910,744,720	Growth 2,350,268	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	117	418,995	5	17,840	5	63,460	127	500,295	
02. Res Improve Land	739	1,795,655	33	446,810	53	863,310	825	3,105,775	
03. Res Improvements	749	29,770,145	33	3,595,710	65	4,786,965	847	38,152,820	
04. Res Total	866	31,984,795	38	4,060,360	70	5,713,735	974	41,758,890	702,758
% of Res Total	88.91	76.59	3.90	9.72	7.19	13.68	31.85	4.59	29.90
05. Com UnImp Land	26	92,030	5	38,805	0	0	31	130,835	
06. Com Improve Land	140	393,200	16	261,235	3	71,455	159	725,890	
07. Com Improvements	147	6,067,055	18	3,077,525	5	1,752,335	170	10,896,915	
08. Com Total	173	6,552,285	23	3,377,565	5	1,823,790	201	11,753,640	126,840
% of Com Total	86.07	55.75	11.44	28.74	2.49	15.52	6.57	1.29	5.40
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	866	31,984,795	38	4,060,360	70	5,713,735	974	41,758,890	702,758
% of Res & Rec Total	88.91	76.59	3.90	9.72	7.19	13.68	31.85	4.59	29.90
Com & Ind Total	173	6,552,285	23	3,377,565	5	1,823,790	201	11,753,640	126,840
% of Com & Ind Total	86.07	55.75	11.44	28.74	2.49	15.52	6.57	1.29	5.40
17. Taxable Total	1,039	38,537,080	61	7,437,925	75	7,537,525	1,175	53,512,530	829,598
% of Taxable Total	88.43	72.02	5.19	13.90	6.38	14.09	38.42	5.88	35.30

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	222,140	1,847,200
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	222,140	1,847,200
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	222,140	1,847,200

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	138	27	181	346

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	485,545	46	9,272,580	1,244	476,293,665	1,301	486,051,790
28. Ag-Improved Land	6	247,655	43	12,153,445	523	309,975,190	572	322,376,290
29. Ag Improvements	0	0	39	2,070,415	543	46,733,695	582	48,804,110
30. Ag Total							1,883	857,232,190

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	16	16.98	195,000	
33. HomeSite Improvements	0	0.00	0	16	0.00	1,209,645	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	4.81	7,620	
36. FarmSite Improv Land	0	0.00	0	31	102.76	181,990	
37. FarmSite Improvements	0	0.00	0	37	0.00	860,770	
38. FarmSite Total							
39. Road & Ditches	3	1.02	0	52	133.81	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	13	13.00	156,000	13	13.00	156,000	
32. HomeSite Improv Land	283	300.61	3,528,010	299	317.59	3,723,010	
33. HomeSite Improvements	291	0.00	14,730,070	307	0.00	15,939,715	0
34. HomeSite Total				320	330.59	19,818,725	
35. FarmSite UnImp Land	52	133.38	174,595	56	138.19	182,215	
36. FarmSite Improv Land	485	1,883.98	3,587,630	516	1,986.74	3,769,620	
37. FarmSite Improvements	525	0.00	32,003,625	562	0.00	32,864,395	1,520,670
38. FarmSite Total				618	2,124.93	36,816,230	
39. Road & Ditches	1,279	4,101.79	0	1,334	4,236.62	0	
40. Other- Non Ag Use	12	600.92	877,120	12	600.92	877,120	
41. Total Section VI				938	7,293.06	57,512,075	1,520,670

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	896.80	4.05%	3,475,135	4.14%	3,875.04
47. 2A1	1,926.31	8.71%	7,445,195	8.88%	3,865.00
48. 2A	1,186.39	5.36%	4,561,680	5.44%	3,845.01
49. 3A1	1,596.55	7.22%	6,106,825	7.28%	3,825.01
50. 3A	3,055.80	13.82%	11,612,040	13.84%	3,800.00
51. 4A1	8,810.44	39.83%	33,259,455	39.65%	3,775.00
52. 4A	4,647.11	21.01%	17,426,885	20.77%	3,750.05
53. Total	22,119.40	100.00%	83,887,215	100.00%	3,792.47
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	154.58	2.56%	312,240	3.06%	2,019.92
56. 2D1	659.60	10.94%	1,325,790	12.99%	2,009.99
57. 2D	359.31	5.96%	718,620	7.04%	2,000.00
58. 3D1	786.85	13.05%	1,455,695	14.26%	1,850.03
59. 3D	967.94	16.05%	1,771,335	17.35%	1,830.00
60. 4D1	2,277.80	37.78%	3,587,545	35.14%	1,575.00
61. 4D	823.41	13.66%	1,037,510	10.16%	1,260.02
62. Total	6,029.49	100.00%	10,208,735	100.00%	1,693.13
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	152.44	0.21%	167,745	0.25%	1,100.40
65. 2G1	769.15	1.06%	831,005	1.25%	1,080.42
66. 2G	607.33	0.84%	620,045	0.93%	1,020.94
67. 3G1	4,446.25	6.15%	4,535,685	6.81%	1,020.11
68. 3G	1,968.86	2.72%	1,880,690	2.82%	955.22
69. 4G1	14,866.77	20.55%	13,603,700	20.42%	915.04
70. 4G	49,543.51	68.47%	44,978,345	67.52%	907.86
71. Total	72,354.31	100.00%	66,617,215	100.00%	920.71
Irrigated Total					
	22,119.40	22.01%	83,887,215	52.20%	3,792.47
Dry Total					
	6,029.49	6.00%	10,208,735	6.35%	1,693.13
Grass Total					
	72,354.31	71.99%	66,617,215	41.45%	920.71
72. Waste	6.17	0.01%	1,240	0.00%	200.97
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	100,509.37	100.00%	160,714,405	100.00%	1,599.00

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	21,061.61	24.91%	115,312,450	28.18%	5,475.01
47. 2A1	15,147.35	17.92%	79,902,390	19.52%	5,275.01
48. 2A	3,485.09	4.12%	16,885,280	4.13%	4,845.01
49. 3A1	3,858.86	4.56%	18,271,685	4.46%	4,735.00
50. 3A	3,204.73	3.79%	14,677,645	3.59%	4,579.99
51. 4A1	17,472.29	20.67%	79,324,165	19.38%	4,540.00
52. 4A	20,305.96	24.02%	84,878,905	20.74%	4,180.00
53. Total	84,535.89	100.00%	409,252,520	100.00%	4,841.17
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,075.76	18.18%	14,110,600	20.68%	2,780.00
56. 2D1	5,483.14	19.64%	14,667,435	21.49%	2,675.01
57. 2D	911.54	3.26%	2,438,410	3.57%	2,675.04
58. 3D1	1,216.23	4.36%	3,125,705	4.58%	2,569.99
59. 3D	611.20	2.19%	1,503,555	2.20%	2,460.00
60. 4D1	6,884.01	24.66%	15,833,265	23.20%	2,300.01
61. 4D	7,738.05	27.72%	16,559,515	24.27%	2,140.01
62. Total	27,919.93	100.00%	68,238,485	100.00%	2,444.08
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,987.93	2.87%	5,091,290	3.16%	1,276.67
65. 2G1	4,269.78	3.07%	5,178,890	3.21%	1,212.92
66. 2G	1,408.70	1.01%	1,705,715	1.06%	1,210.84
67. 3G1	1,216.14	0.87%	1,459,910	0.91%	1,200.45
68. 3G	1,499.23	1.08%	1,772,340	1.10%	1,182.17
69. 4G1	31,187.46	22.41%	36,456,170	22.60%	1,168.94
70. 4G	95,613.17	68.70%	109,642,735	67.97%	1,146.73
71. Total	139,182.41	100.00%	161,307,050	100.00%	1,158.96
Irrigated Total					
Irrigated Total	84,535.89	33.46%	409,252,520	64.05%	4,841.17
Dry Total					
Dry Total	27,919.93	11.05%	68,238,485	10.68%	2,444.08
Grass Total					
Grass Total	139,182.41	55.08%	161,307,050	25.24%	1,158.96
72. Waste	1,038.24	0.41%	207,655	0.03%	200.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	252,676.47	100.00%	639,005,710	100.00%	2,528.95

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	64.56	280,970	2,979.29	14,098,185	103,611.44	478,760,580	106,655.29	493,139,735
77. Dry Land	102.07	256,455	801.56	1,810,235	33,045.79	76,380,530	33,949.42	78,447,220
78. Grass	169.24	195,775	4,662.36	5,103,840	206,705.12	222,624,650	211,536.72	227,924,265
79. Waste	0.00	0	145.78	29,155	898.63	179,740	1,044.41	208,895
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	335.87	733,200	8,588.99	21,041,415	344,260.98	777,945,500	353,185.84	799,720,115

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	106,655.29	30.20%	493,139,735	61.66%	4,623.68
Dry Land	33,949.42	9.61%	78,447,220	9.81%	2,310.71
Grass	211,536.72	59.89%	227,924,265	28.50%	1,077.47
Waste	1,044.41	0.30%	208,895	0.03%	200.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	353,185.84	100.00%	799,720,115	100.00%	2,264.30

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 Greeley Vill Residential	40	217,260	213	580,925	216	7,998,305	256	8,796,490	137,515
83.2 Hwy Rural Res W/in 1 Mile	5	17,840	50	694,485	50	4,885,560	55	5,597,885	64,275
83.3 Market Area 1	0	0	0	0	2	38,085	2	38,085	0
83.4 Market Area 2	3	22,000	2	14,000	12	290,490	15	326,490	0
83.5 Rural Res Over 1 Mile/hwy	3	6,800	32	593,070	34	3,008,130	37	3,608,000	53,575
83.6 Scotia Vill Residential	26	105,020	157	424,390	157	6,799,080	183	7,328,490	153,615
83.7 Spalding Vill Residential	31	60,245	229	448,030	231	10,776,405	262	11,284,680	254,068
83.8 Wolbach Vill Res <14k	5	6,185	103	177,060	105	3,045,430	110	3,228,675	35,345
83.9 Wolbach Vill Res >14k	14	64,945	39	173,815	40	1,311,335	54	1,550,095	4,365
84 Residential Total	127	500,295	825	3,105,775	847	38,152,820	974	41,758,890	702,758

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Greeley Vill Commercial	10	38,455	43	170,670	43	2,205,900	53	2,415,025	0
85.2	Rural Commercial	4	36,600	17	293,875	21	4,545,800	25	4,876,275	126,840
85.3	Scotia Vill Commercial	4	1,845	21	25,665	24	1,274,170	28	1,301,680	0
85.4	Spalding Vill Commercial	8	50,660	46	186,500	50	2,212,825	58	2,449,985	0
85.5	Wolbach Vill Commercial	5	3,275	32	49,180	32	658,220	37	710,675	0
86	Commercial Total	31	130,835	159	725,890	170	10,896,915	201	11,753,640	126,840

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	148.76	0.21%	163,625	0.25%	1,099.93
89. 2G1	752.29	1.04%	812,460	1.22%	1,079.98
90. 2G	578.62	0.80%	590,185	0.89%	1,019.99
91. 3G1	4,419.29	6.13%	4,507,645	6.80%	1,019.99
92. 3G	1,961.47	2.72%	1,873,450	2.82%	955.13
93. 4G1	14,779.71	20.51%	13,518,185	20.38%	914.64
94. 4G	49,429.88	68.59%	44,869,790	67.64%	907.75
95. Total	72,070.02	100.00%	66,335,340	100.00%	920.43
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	3.68	1.29%	4,120	1.46%	1,119.57
98. 2C1	16.86	5.93%	18,545	6.58%	1,099.94
99. 2C	28.71	10.10%	29,860	10.59%	1,040.06
100. 3C1	26.96	9.48%	28,040	9.95%	1,040.06
101. 3C	7.39	2.60%	7,240	2.57%	979.70
102. 4C1	87.06	30.62%	85,515	30.34%	982.25
103. 4C	113.63	39.97%	108,555	38.51%	955.34
104. Total	284.29	100.00%	281,875	100.00%	991.51
Timber					
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	72,070.02	99.61%	66,335,340	99.58%	920.43
CRP Total	284.29	0.39%	281,875	0.42%	991.51
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	72,354.31	100.00%	66,617,215	100.00%	920.71

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	3,842.17	2.80%	4,898,890	3.08%	1,275.03
89. 2G1	4,062.66	2.96%	4,915,845	3.09%	1,210.01
90. 2G	1,384.77	1.01%	1,675,565	1.05%	1,210.00
91. 3G1	1,206.21	0.88%	1,447,450	0.91%	1,200.00
92. 3G	1,484.49	1.08%	1,754,355	1.10%	1,181.79
93. 4G1	30,503.97	22.26%	35,708,510	22.47%	1,170.62
94. 4G	94,545.09	69.00%	108,510,585	68.28%	1,147.71
95. Total	137,029.36	100.00%	158,911,200	100.00%	1,159.69
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	145.76	6.77%	192,400	8.03%	1,319.98
98. 2C1	207.12	9.62%	263,045	10.98%	1,270.01
99. 2C	23.93	1.11%	30,150	1.26%	1,259.92
100. 3C1	9.93	0.46%	12,460	0.52%	1,254.78
101. 3C	14.74	0.68%	17,985	0.75%	1,220.15
102. 4C1	683.49	31.75%	747,660	31.21%	1,093.89
103. 4C	1,068.08	49.61%	1,132,150	47.25%	1,059.99
104. Total	2,153.05	100.00%	2,395,850	100.00%	1,112.77
Timber					
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	137,029.36	98.45%	158,911,200	98.51%	1,159.69
CRP Total	2,153.05	1.55%	2,395,850	1.49%	1,112.77
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	139,182.41	100.00%	161,307,050	100.00%	1,158.96

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

39 Greeley

	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	38,081,765	41,758,890	3,677,125	9.66%	702,758	7.81%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	18,560,275	19,818,725	1,258,450	6.78%	0	6.78%
04. Total Residential (sum lines 1-3)	56,642,040	61,577,615	4,935,575	8.71%	702,758	7.47%
05. Commercial	9,730,860	11,753,640	2,022,780	20.79%	126,840	19.48%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	33,700,340	36,816,230	3,115,890	9.25%	1,520,670	4.73%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	43,431,200	48,569,870	5,138,670	11.83%	1,647,510	8.04%
10. Total Non-Agland Real Property	100,073,240	111,024,605	10,951,365	10.94%	2,350,268	8.59%
11. Irrigated	458,032,085	493,139,735	35,107,650	7.66%		
12. Dryland	74,235,835	78,447,220	4,211,385	5.67%		
13. Grassland	189,496,190	227,924,265	38,428,075	20.28%		
14. Wasteland	213,280	208,895	-4,385	-2.06%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	721,977,390	799,720,115	77,742,725	10.77%		
17. Total Value of all Real Property (Locally Assessed)	822,050,630	910,744,720	88,694,090	10.79%	2,350,268	10.50%

2016 Assessment Survey for Greeley County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	-
3.	Other full-time employees:
	-
4.	Other part-time employees:
	1
5.	Number of shared employees:
	-
6.	Assessor's requested budget for current fiscal year:
	\$125,970
7.	Adopted budget, or granted budget if different from above:
	\$124,425
8.	Amount of the total assessor's budget set aside for appraisal work:
	Commisioners agreed to take it out of General.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$22,905
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,315
12.	Other miscellaneous funds:
	\$15,100
13.	Amount of last year's assessor's budget not used:
	\$4,496

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes greeley.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor staff and GIS Workshop Inc
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Scotia, Spalding, Greeley, and Wolbach
4.	When was zoning implemented?
	Spalding - 1998; Scotia and Greeley - 1999; Wolbach - 2008

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Inc
2.	GIS Services:
	GIS Workshop Inc
3.	Other services:
	-

E. Appraisal /Listing Services

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

2016 Residential Assessment Survey for Greeley County

1.	Valuation data collection done by:																												
	Appraisal staff																												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Greeley/Scotia/Wolbach - Villages ranging in population from 280 to 460 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Spalding - Largest village in the county; population of about 480; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Acreage - All rural residential properties located outside the villages.</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	Greeley/Scotia/Wolbach - Villages ranging in population from 280 to 460 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.	03	Spalding - Largest village in the county; population of about 480; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes	05	Acreage - All rural residential properties located outside the villages.	Ag	Agricultural homes and outbuildings															
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																												
01	Greeley/Scotia/Wolbach - Villages ranging in population from 280 to 460 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.																												
03	Spalding - Largest village in the county; population of about 480; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes																												
05	Acreage - All rural residential properties located outside the villages.																												
Ag	Agricultural homes and outbuildings																												
3.	List and describe the approach(es) used to estimate the market value of residential properties.																												
	The cost approach is applied using local depreciation derived from local market sales. The sales comparison approach is also utilized through unit of comparison studies.																												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																												
	Depreciation tables are developed based on local market information.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	No																												
6.	Describe the methodology used to determine the residential lot values?																												
	Sales comparison; lots are analyzed by the square foot.																												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																												
	All lots are treated the same; no applications to combine lots have been received.																												
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2011-2013</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">05</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>				<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	2016	2015	2016	2011-2013	03	2016	2015	2016	2013	05	2016	2015	2016	2013	Ag	2016	2015	2016	2013
<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	2016	2015	2016	2011-2013																									
03	2016	2015	2016	2013																									
05	2016	2015	2016	2013																									
Ag	2016	2015	2016	2013																									

2016 Commercial Assessment Survey for Greeley County

1.	Valuation data collection done by:			
	Stanard Appraisal			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	All commercial parcels within Greeley County		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach is applied using Marshall & Swift with depreciation tables supplied by the CAMA vendor, adjusted as needed. The sales comparison approach is also utilized through unit of comparison studies.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Utilization of the state sales file query function and work through the liaisons.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Tables provided by the CAMA vendor are utilized and are adjusted as needed.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison; lots are analyzed by the square foot.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2016	2015	2016

2016 Agricultural Assessment Survey for Greeley County

1.	Valuation data collection done by:										
	Assessor staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.</td> <td style="text-align: center;">2012-2015</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.</td> <td style="text-align: center;">2012-2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.	2012-2015	02	This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.	2012-2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
01	This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.	2012-2015									
02	This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.	2012-2015									
3.	Describe the process used to determine and monitor market areas.										
	The market areas are developed by topography, similar soil characteristics, and geographic characteristics.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Rural residential/recreational land is identified by size of parcel, residence, and non-agricultural influences in the market. Questionnaires from buyers/owners are also used to determine the purpose of their land. Value is then based upon selling prices of vacant land.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Yes										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Non-agricultural influences are identified by monitoring and reviewing sales; however, Greeley County has had little, if any, non-agricultural influence, with the understanding that recreation is an incidental use on all classes of property.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
7a.	How many special valuation applications are on file?										
	N/A										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	N/A										

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

2015 PLAN OF ASSESSMENT FOR GREELEY COUNTY
Assessment Years 2016, 2017 and 2018

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Reference, Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Greeley County:

Per the 2014 County Abstract, Greeley County consists of 3,027 parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	965	31.81%	4.65%
Commercial	197	6.49%	1.18%
Industrial	NA	NA	NA
Recreational	NA	NA	NA
Agricultural	1,872	61.70%	94.17%
Special Value	NA	NA	NA

Agricultural land - taxable acres: 353,770.53

Other pertinent facts: Approximately 95% acres of the county is agricultural land and of that 60% is grassland, 30% is irrigated cropland and 10% consists of dry cropland and waste.

Current Resources:

- A. Staff –one Assessor, one Deputy Assessor, and one Staff Assistant. The assessor is required to obtain 60 hours of continuing education every 4 years. The Deputy is also required to meet the same required education. Both attend workshops and meetings to further their knowledge of the assessment field.

The Assessor is also licensed with the Nebraska Real Property Appraiser Board and is required to obtain 28 hours of continuing education every two years.

- B. Cadastral Maps –
The Greeley County cadastral maps were originally done in 1969. The assessment staff maintains the cadastral maps. All changes such as annexation and parcel splits are kept up to date, as well as ownership transfers.
- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc.
A concentrated effort towards a “paperless” property record card is in effect. Greeley County Assessment Office went on-line June, 2006 with the property record information.
- D. Software for CAMA, Assessment Administration.
Greeley County uses the MIPS software for CAMA and Assessment Administration. Greeley County does have a GIS system.
- E. Web based – property record information access – Property record information is available at: <http://greeley.gisworkshop.com> and www.nebraskaassessorsonline.us

- F. GIS software is used to measure rural parcels to aid the conversion from old alpha soil symbols to new numeric symbols. This change was completed for tax year 2010. This software program is also beneficial in processing splits of property.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews the sales, takes new pictures, and checks the accuracy of the data we currently are using, and visits with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to the property are entered in the computer for later review.
- B. Data Collection – In accordance with Neb. Statute 77-1311.03 the county is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions with each Assessor Location. These are onsite inspections. The market areas are reviewed annually and compared for equity between like classes of property as well as other classes. If necessary a market boundary will be adjusted to more accurately reflect the market activity. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

The permit and sales review system offer opportunity for individual property reviews annually. Working with agricultural property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed with trends in the market. This information is reviewed several times throughout the year. For each assessor location and market area consideration is given to the number of sales in the study and the time frames of the parcel data. Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons – Similar properties are studied to determine if and what actions will be necessary for the upcoming year

- 2) Cost Approach; cost manual used & date of manual and latest depreciation study—

The MIPS CAMA system is used for costing and applying market depreciation. Marshall & Swift cost manuals are updated when appropriate to revaluing and introducing updated depreciation tables. The latest depreciation study varies by assessor location and property class.

- 3) Income Approach; income and expense data collection/analysis from the market –

Gather income information as available on commercial properties. Rental income has been requested from residential rental property owners. The income approach generally is not used since income/expense data is not readily available.

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

Sales are plotted on a map indicate to the land use at 80% of each class i.e. irrigation, grassland, or dry cropland with the selling price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: Number of sales, time frame of sales, and number of acres sold. Further review is completed in an attempt to make note of any difference in price paid per acre to be classed as special value.

- E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to value with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions - Sales assessment ratios are reviewed after final values are applied to the sales base within all sub-classes and classes of properties and then applied to the entire population of properties within the sub-classes and classes within the county. Finally a unit of comparison analysis is completed to insure uniformity with the class or sub-class.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st of each year. These are mailed to the last known address of property owners. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed The office also sends out a letter informing the owner of what area of the county will be reviewed, and a reminder of the zoning requirements and removal of buildings. This notice is on a bright colored paper as to attract their attention.

Level of Value, Quality, and Uniformity for assessment year 2014:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	95%	0	0
Commercial	100%	0	0
Agricultural Land	72%	0	0
Special Value Agland	N/A	N\A	N\A

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2015 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2015:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. And last but not least correct data on the CAMA system to correct errors contained in the conversion and review all data on file.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. 2015 we contracted Stanard Appraisal to begin the new Commercial Appraisal review for all Commercial and Exempt properties which number approximately 280 parcels located in the county. Review sales transactions and buyer/seller questionnaires. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. And last but not least correct data on the CAMA system to correct errors contained in the conversion and review all data on file.

Agricultural Land (and/or subclass): Update sales to the current study period for the current assessment year. Review statistics for any needed changes to remain in compliance for the year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. And last but not least correct data on the CAMA system to correct errors contained in the conversion and review all data on file.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. If so determine special value area and steps to implement. We have none in Greeley County at this time.

Assessment Actions Planned for Assessment Year 2016:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six year cycle review which will include the Village of Greeley to begin for 2016 for the coming year which will include approximately 285 parcels. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. When we do the reviews we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. We intend to do a market study on areas of each town to determine proper assessment figures.

Commercial (and/or subclasses): Apply the new Reappraisal from the Commercial review done last year by Stanard Appraisal. Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. Dates and new photos and current information are listed in the computer system.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six year cycle of the rural review of Greeley County. This includes onsite inspections and new photos of the houses and outbuildings for current assessment year. We intend to review the precincts of Logan-O'Connor-Center- and Wallace Creek which will be approximately 201 rural parcels. When we do the reviews we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. If so determine special value area and steps to implement. We have none at this time in Greeley County

Assessment Actions Planned for Assessment Year 2017:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six year cycle review process for Greeley County which we intend to review Wolbach Village which will be approximately 178 parcels. When we do the reviews we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six year cycle of the rural review of Greeley County which we intend to review the precincts of Scotia-Fish Creek-Brayton- and Spring Creek which will be approximately 169 parcels. When we do the reviews we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agricultural – Review sales within the current study period for a use other than agricultural. If so determine special value area and steps to implement. We have none at this time in Greeley County.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract of Real Property
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. Tax Equalization and Review Commission Appeals – appraiser prepares information and attends taxpayer appeal hearings before the Commission, defend valuation.
13. Tax Equalization and Review Commission Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the Commission.
14. Education: Assessor and/or Appraiser Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the assessor certification requires 60 hours of approved continuing education every four years. Retention of the appraiser license requires 28 hours of continuing education every two years.

Conclusion:

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

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

Respectfully submitted:

Joan M Goodrich
Assessor
For Greeley County