



2016 REPORTS & OPINIONS

KNOX COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Knox 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 Knox 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: Monica Mcmanigal, Knox County Assessor

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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.

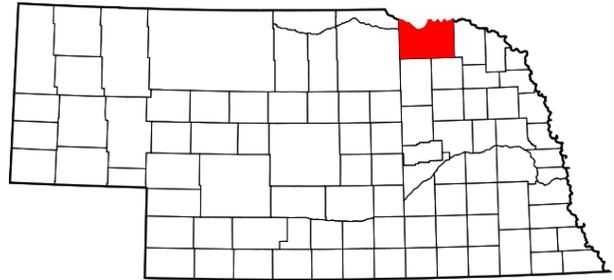
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

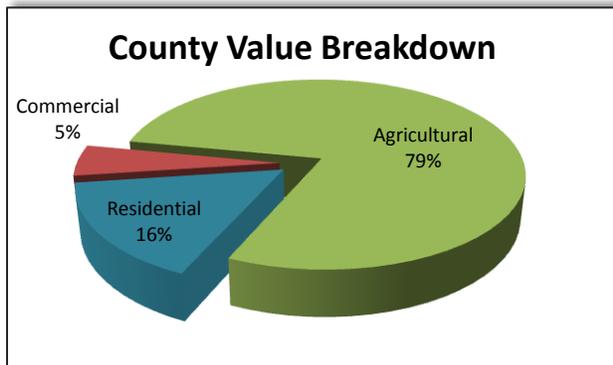
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 1,108 square miles, Knox had 8,482 residents, per the Census Bureau Quick Facts for 2014, a 3% population decline from the 2010 US Census. In a review of the past fifty years, Knox has seen a steady drop in population of 36% (Nebraska Department of Economic Development). Reports indicated that 71% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Knox convene in around Bloomfield and Creighton. Per the latest information available from the U.S. Census Bureau, there were 1,108 employer establishments in Knox. County-wide employment was at 4,505 people, a 2% loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Knox that has fortified the local rural area economies. Knox is included in the Lower Niobrara Natural Resources District (NRD). Grass land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Knox ranks first in corn for silage. In value of sales by commodity group, Knox ranks first in poultry and eggs. In top livestock inventory items, Knox ranks first in pheasants (USDA AgCensus).

Knox County Quick Facts		
Founded	1857	
Namesake	First US Secretary of War Henry Knox	
Region	Northeast	
County Seat	Center	
Other Communities	Bloomfield	Santee
	Bazile Mills	Verdel
	Creighton	Verdigre
	Crofton	Wausa
	Lindy	Winnetoon
	Niobrara	
Most Populated	Creighton (1,120) -3% from 2010 US Census	

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Knox County

Assessment Actions

For the 2016 assessment year valuation groupings 01-Bloomfield, 50-Wausa and 55-Winnetoon were physically reviewed and inspected with lot studies performed and new depreciation put on. Valuation grouping 15-Crofton the improvements were raised 9%, valuation group 45-Verdigre lots were increased 13% and Creighton-10 the improvements were raised 3%. Valuation grouping 20-Lake had subdivisions that were reviewed with adjustments made accordingly to the sales studies performed. For the valuation group 35-Rural the depreciation table was updated for the outbuildings. All pick up work was also completed.

Description of Analysis

Residential sales are stratified into fourteen valuation groupings.

Valuation Grouping	Assessor Location
01	Bloomfield
03	Bazille Mills
05	Center
10	Creighton
15	Crofton
20	Lake
26	Devil's Nest
30	Niobrara
35	Rural
37	Santee
40	Verdel
45	Verdigre
50	Wausa
55	Winnetoon

The residential profile for Knox County is made up of 196 total sales representing eleven of the fourteen valuation groupings. Both the median and mean measure of central tendencies are within the range with the weighted mean just slightly below. The coefficient of dispersion is in the range with the price related differential just slightly above, but not unreasonable and can be attributed to low dollar sales. Overall, residential values increased approximately 3% this year, excluding growth. The valuation increase affected sold properties and the overall class similarly.

2016 Residential Correlation for Knox 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 aspect of the review is to examine the sales verification and qualification processes. In Knox County a sales questionnaire is sent to both the buyer and seller. It's estimated that approximately 80% of verifications are returned. When questionnaires are incomplete or not returned phone calls are made to follow up for additional information to help with the verification of the transaction. Onsite reviews are only done if there are still questions regarding the transaction. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are now being filed on a monthly basis and the county has started electronically submitting the scanned statements to the Division as well. The AVU was also accurate when compared with the property record cards for this review.

The review cycle was also discussed with the county assessor. Within the class, the review work is typically completed in a six year cycle. The residential review consists of two office staff walking door to door with property record card in hand. The PRC is compared to the property and any changes are noted or re-measured, and a new photo is taken. When back in the office the inspection date and initials of the person reviewing the property are entered into the CAMA system. Lot values are being updated as each valuation grouping is reviewed.

During the review, the valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. The valuation groups are defined by economic influence. The assessor stated that possible three of the valuation groupings could possibly be combined into one grouping and will be studied going forward. Each economic area defined is subject to a set of economic forces that impact the value of properties within that area.

2016 Residential Correlation for Knox County

Equalization and Quality of Assessment

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	31	98.02	97.75	92.37	10.58	105.82
05	3	96.87	108.87	99.29	13.56	109.65
10	45	94.42	96.85	91.56	12.54	105.78
15	21	95.09	91.79	87.12	10.59	105.36
20	28	92.96	86.30	86.74	13.15	99.49
26	2	98.99	98.99	100.38	02.40	98.62
30	9	98.13	93.49	89.56	12.29	104.39
35	11	96.84	93.15	89.87	11.79	103.65
45	26	97.53	96.57	93.04	08.47	103.79
50	19	99.53	97.89	94.87	08.89	103.18
55	1	129.34	129.34	129.34	00.00	100.00
____ALL____	196	96.64	95.02	89.81	11.36	105.80

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

Level of Value

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

2016 Commercial Correlation for Knox County

Assessment Actions

For the 2016 assessment year valuation grouping 01-Bloomfield the improvements were raised 5%. Verdigre-45 also had improvements increased 5%. Valuation group's 10-Creighton and 50-Wausa improvements were raised 2% respectively. The Sales Comparison approach was used to determine the changes above. All pick up work was also completed.

Description of Analysis

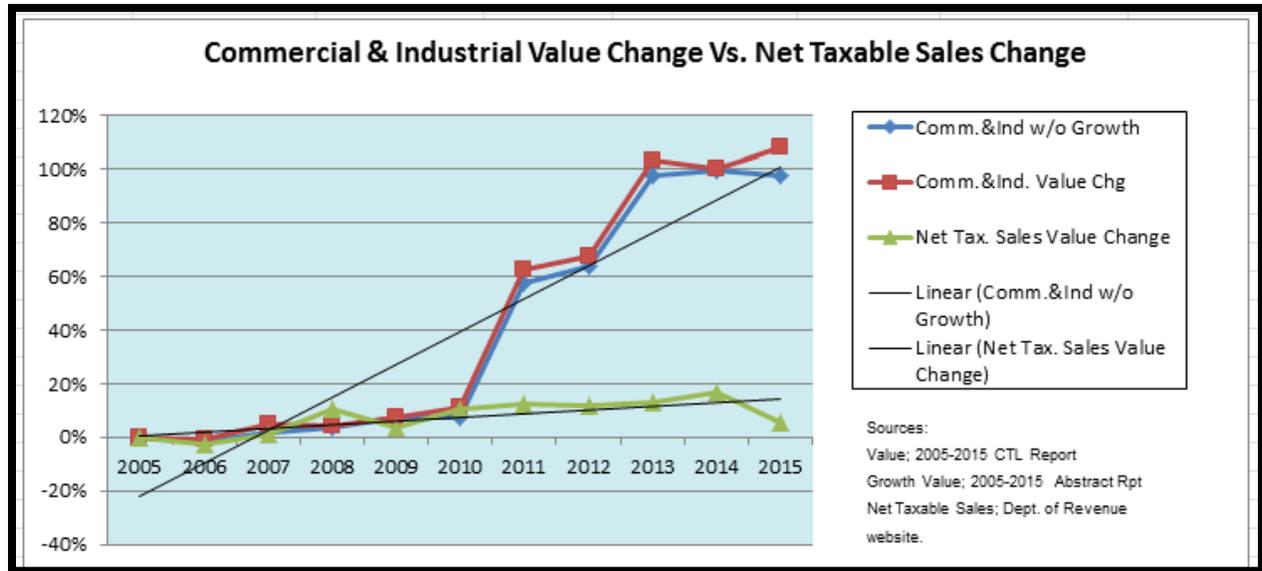
There are fourteen valuation groupings within the commercial class of property.

Valuation Grouping	Assessor Location
01	Bloomfield
03	Bazile Mills
05	Center
10	Creighton
15	Crofton
20	Lake
26	Devil's Nest
30	Niobrara
35	Rural
37	Santee
40	Verdel
45	Verdigre
50	Wausa
55	Winnetoon

The statistical analysis for the commercial class of real property was based on twenty-one sales. These sales are spread over six different valuation groupings with different economic factors. None of them have more than 6 sales, which lessens the reliability for measurement. Both the median and weighted mean measures of central tendency are within the acceptable range. The mean is just slightly over at 101. The coefficient of dispersion and the price related differential are also within the acceptable parameters.

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 noted on the website it is just a modest indicator of commercial market activity.

2016 Commercial Correlation for Knox County



The Net Taxable Sales point toward an Average Annual Rate of .69% net increase over the last eleven years. The Annual Percent Change in assessed value illustrates an average annual percent change excluding growth for the same time period of 6.00%, a 5.31% point difference. The 2013 increase is due to the reappraisal of the commercial class.

This information would tend to indicate that, overall, commercial values within the county have followed a general indicator of commercial market activity. Further, although there were years in the Net Taxable Sales data that indicated a decline from the previous year (years 2012, 2009 and 2006), the remainder were somewhat positive and would tend to indicate that the commercial market is slightly increasing.

There are fourteen different occupancy codes represented in the sales file. These codes were condensed into six occupancy series in order to potentially create a subclass based on primary use of the parcels. One grouping had 8 sales, and another group had 6 sales, all within an acceptable level of value. The other four groups are of smaller size and less reliable.

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 aspect of the review is to examine the sales verification and qualification processes. In Knox County a sales questionnaire is sent to both the buyer and seller. It's estimated that

2016 Commercial Correlation for Knox County

approximately 80% of verifications are returned. When questionnaires are incomplete or not returned, follow-up phone calls are made for additional information to help with the verification of the transaction. Onsite reviews are only done if there are still questions regarding the transaction. 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 now being filed on a monthly basis and are being electronically submitted to the Division. The AVU was also accurate when compared with the property record cards for this review.

The review cycle was also discussed with the county assessor. Within the class, the review work is typically completed in a six year cycle. The commercial review consists of two office staff walking door to door with property record card in hand. The PRC is compared to the property and any changes are noted or re-measured, and a new photo is taken. Income data is also asked for when reviewing the commercial properties that produce income. When back in the office, the inspection date and initials of the person reviewing the property are entered into the CAMA system.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. The valuation groups are defined by economic influence. Each economic area is subject to a set of economic forces that impact the value of properties within that area.

Equalization and Quality of Assessment

The analysis of the statistics supports that values have been established at uniform portions of market value; the review of assessment practices confirmed that the processes used by the county comply with generally accepted mass appraisal standards.

For measurement purposes the commercial sample is unreliable. Due to the sample size, both in each valuation grouping as well as overall, the point estimate does not represent the commercial class as a whole or by substrata.

2016 Commercial Correlation for Knox County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	6	99.64	101.26	100.97	04.13	100.29
10	5	99.59	99.97	99.54	03.03	100.43
15	2	100.18	100.18	101.46	02.63	98.74
30	3	98.87	102.03	97.36	06.85	104.80
45	3	97.84	103.04	99.04	06.95	104.04
50	2	99.48	99.48	97.00	05.33	102.58
<u>ALL</u>	21	99.58	101.04	99.52	04.73	101.53

Level of Value

Based on the review of all available information, the level of value of commercial property in Knox County is 100%.

2016 Agricultural Correlation for Knox County

Assessment Actions

The county has a six year cycle to review land use as well as farm homes and outbuildings which has been completed with the second cycle under way. Other than routine maintenance and pick up work no other systematic valuation change was done.

The county completed an analysis of agricultural land sales. As a result, countywide irrigated land increased 4%, dryland 15% and grass land 20%.

Description of Analysis

Knox County is divided into three market areas. Market Area 1 is the southeast portion of the county with abundant irrigation pivots scattered throughout this area. The counties of Cedar, market area 1, and Pierce are comparable. Market Area 2 is the western portion of the county and has more grassland with hills, tree cover, gullies and rough rangeland. The counties of Boyd, Holt market area 1 and Antelope market area 1 are comparable. Market Area 3 is the north eastern portion of the county with the north border as the Missouri River. This area tends to have a mixture of dry and grass characteristics and minimal irrigation. The comparable county for this market area is Cedar market area 1.

Analysis of sales in each market area by land class showed that market area one was lacking newer sales. Market area two even with a large number of sales was disproportionate in the oldest and newest years. Market Area 3 had a smaller sample lacking sales in the oldest year. Comparable sales from outside Knox County were supplemented in all three samples to maximize the majority land use (MLU) sample sizes and achieve a proportionate and representative mix of sales.

Review of the statistical profile supports that the three market areas are within the acceptable range, as well as the 80% MLU statistics where there is a reliable sample of sales. The values are generally comparable to the adjoining counties, and are believed to be within the acceptable range.

Assessment Practice Review

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

One aspect of the review is to examine the sales verification and qualification processes. In Knox County the sales verification process includes sending a verification questionnaire to both the buyer and seller. It's estimated that approximately 80% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are only done if there

2016 Agricultural Correlation for Knox County

are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length. Irrigation equipment adjustments are made when the personal property is reported on the real estate transfer statement or the returned sales questionnaire. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of real estate transfer statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are now being filed on a monthly basis and the county has started electronically submitting the scanned transfer statements into the Division as well. The AVU was also accurate when compared with the property record cards for this review.

The county's inspection and review cycle for the agricultural class was discussed with the Assessor. The review was determined to be systematic and comprehensive; land use is reviewed as new aerial imagery is available. Inspection of agricultural improvements is completed within the six year cycle and is noted on each property record card as well as a date stamp on the picture.

During the review, the agricultural market areas were discussed to ensure that the market areas adequately identify differences in the agricultural land market. In Knox County, the three market areas are identified by geographic differences, irrigation potential and rainfall. Sales analysis is annually conducted to measure whether these differences are still 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. Parcels of 20 acres and less are considered rural residential/acreages. The land use of every parcel is reviewed through aerial imagery and physical inspection. The county assessor also uses sales questionnaires to monitor use changes; the physical inspection of agricultural land is also very helpful in monitoring non-agricultural activity. The county looks at the entire parcel when determining between rural residential and agricultural.

Equalization

The analysis supports that the county has achieved equalization; comparison of Knox 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

2016 Agricultural Correlation for Knox County

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	37	71.50	80.59	75.43	19.68	106.84
2	63	70.16	73.80	68.80	24.52	107.27
3	22	69.82	71.90	69.47	16.76	103.50
____ALL____	122	70.45	75.52	71.62	21.70	105.45

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	24	68.61	72.56	68.05	20.45	106.63
1	11	71.16	73.45	72.34	09.88	101.53
2	7	56.61	71.60	59.45	38.01	120.44
3	6	66.56	72.05	65.43	23.60	110.12
____Dry____						
County	32	68.68	74.36	72.26	20.18	102.91
1	18	69.12	77.58	74.65	17.90	103.92
2	9	69.10	71.97	68.51	27.48	105.05
3	5	65.69	67.06	63.65	14.16	105.36
____Grass____						
County	45	70.79	73.42	71.29	17.45	102.99
1	3	68.56	71.35	71.69	04.11	99.53
2	36	71.51	73.76	71.03	20.22	103.84
3	6	70.73	72.39	72.40	05.66	99.99
____ALL____	122	70.45	75.52	71.62	21.70	105.45

Level of Value

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

2016 Opinions of the Property Tax Administrator for Knox 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	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	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 Knox County

Residential Real Property - Current

Number of Sales	196	Median	96.64
Total Sales Price	\$20,557,457	Mean	95.02
Total Adj. Sales Price	\$20,390,449	Wgt. Mean	89.81
Total Assessed Value	\$18,312,905	Average Assessed Value of the Base	\$52,007
Avg. Adj. Sales Price	\$104,033	Avg. Assessed Value	\$93,433

Confidence Interval - Current

95% Median C.I	94.06 to 98.02
95% Wgt. Mean C.I	87.35 to 92.27
95% Mean C.I	92.64 to 97.40
% of Value of the Class of all Real Property Value in the	12.75
% of Records Sold in the Study Period	4.01
% of Value Sold in the Study Period	7.21

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	155	95	94.66
2014	155	96	95.55
2013	144	93	93.11
2012	128	94	93.54

2016 Commission Summary for Knox County

Commercial Real Property - Current

Number of Sales	21	Median	99.58
Total Sales Price	\$854,375	Mean	101.04
Total Adj. Sales Price	\$705,175	Wgt. Mean	99.52
Total Assessed Value	\$701,755	Average Assessed Value of the Base	\$92,828
Avg. Adj. Sales Price	\$33,580	Avg. Assessed Value	\$33,417

Confidence Interval - Current

95% Median C.I	96.93 to 104.05
95% Wgt. Mean C.I	97.07 to 101.96
95% Mean C.I	98.11 to 103.97
% of Value of the Class of all Real Property Value in the County	2.92
% of Records Sold in the Study Period	3.35
% of Value Sold in the Study Period	1.21

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	22	100	97.25
2014	19	100	97.45
2013	12		97.42
2012	21		97.97

**54 Knox
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 : 196
 Total Sales Price : 20,557,457
 Total Adj. Sales Price : 20,390,449
 Total Assessed Value : 18,312,905
 Avg. Adj. Sales Price : 104,033
 Avg. Assessed Value : 93,433

MEDIAN : 97
 WGT. MEAN : 90
 MEAN : 95
 COD : 11.36
 PRD : 105.80

COV : 17.89
 STD : 17.00
 Avg. Abs. Dev : 10.98
 MAX Sales Ratio : 244.00
 MIN Sales Ratio : 58.79

95% Median C.I. : 94.06 to 98.02
 95% Wgt. Mean C.I. : 87.35 to 92.27
 95% Mean C.I. : 92.64 to 97.40

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	14	99.84	99.75	96.16	07.24	103.73	75.55	112.61	92.69 to 107.85	105,057	101,018
01-JAN-14 To 31-MAR-14	18	100.09	98.83	96.89	10.10	102.00	79.42	116.42	91.87 to 107.65	101,078	97,930
01-APR-14 To 30-JUN-14	19	98.03	93.50	90.64	07.74	103.16	73.44	105.98	82.57 to 101.37	115,758	104,919
01-JUL-14 To 30-SEP-14	26	96.33	95.94	93.29	09.03	102.84	75.54	134.58	90.74 to 99.53	71,756	66,942
01-OCT-14 To 31-DEC-14	25	99.64	98.01	94.35	07.49	103.88	72.81	111.71	95.02 to 105.17	119,120	112,394
01-JAN-15 To 31-MAR-15	20	96.84	97.85	91.18	10.18	107.32	78.03	117.53	92.06 to 103.62	66,375	60,519
01-APR-15 To 30-JUN-15	44	94.84	93.21	86.84	11.43	107.34	61.96	129.34	87.39 to 99.31	113,323	98,414
01-JUL-15 To 30-SEP-15	30	84.45	88.95	81.52	20.18	109.11	58.79	244.00	75.00 to 92.55	124,783	101,718
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	77	97.90	96.71	93.96	08.83	102.93	73.44	134.58	95.03 to 99.66	95,523	89,753
01-OCT-14 To 30-SEP-15	119	95.03	93.92	87.47	12.99	107.37	58.79	244.00	92.06 to 97.23	109,539	95,815
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	88	97.84	96.59	93.73	08.71	103.05	72.81	134.58	95.48 to 99.64	100,710	94,392
<u>ALL</u>	196	96.64	95.02	89.81	11.36	105.80	58.79	244.00	94.06 to 98.02	104,033	93,433

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	31	98.02	97.75	92.37	10.58	105.82	63.54	120.33	93.73 to 105.98	59,048	54,540
05	3	96.87	108.87	99.29	13.56	109.65	95.16	134.58	N/A	19,600	19,462
10	45	94.42	96.85	91.56	12.54	105.78	72.81	244.00	87.89 to 100.84	94,294	86,339
15	21	95.09	91.79	87.12	10.59	105.36	69.80	107.91	78.29 to 99.64	96,305	83,904
20	28	92.96	86.30	86.74	13.15	99.49	61.96	113.68	75.00 to 95.97	253,700	220,050
26	2	98.99	98.99	100.38	02.40	98.62	96.61	101.37	N/A	189,350	190,065
30	9	98.13	93.49	89.56	12.29	104.39	75.54	111.05	79.63 to 107.30	59,611	53,389
35	11	96.84	93.15	89.87	11.79	103.65	58.79	118.26	82.57 to 105.60	147,545	132,603
45	26	97.53	96.57	93.04	08.47	103.79	72.38	114.74	92.48 to 100.36	63,567	59,140
50	19	99.53	97.89	94.87	08.69	103.18	78.56	116.42	90.74 to 105.64	48,684	46,184
55	1	129.34	129.34	129.34	00.00	100.00	129.34	129.34	N/A	16,000	20,695
<u>ALL</u>	196	96.64	95.02	89.81	11.36	105.80	58.79	244.00	94.06 to 98.02	104,033	93,433

54 Knox
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

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MEDIAN : 97
 WGT. MEAN : 90
 MEAN : 95
 COD : 11.36
 PRD : 105.80

COV : 17.89
 STD : 17.00
 Avg. Abs. Dev : 10.98
 MAX Sales Ratio : 244.00
 MIN Sales Ratio : 58.79

95% Median C.I. : 94.06 to 98.02
 95% Wgt. Mean C.I. : 87.35 to 92.27
 95% Mean C.I. : 92.64 to 97.40

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	156	97.11	96.37	91.06	10.93	105.83	58.79	244.00	94.97 to 98.91	80,607	73,399
06	30	93.37	87.15	87.43	12.63	99.68	61.96	113.68	79.68 to 96.61	249,410	218,051
07	10	100.30	97.50	96.29	11.74	101.26	75.54	118.26	80.52 to 114.40	33,345	32,110
<u>ALL</u>	196	96.64	95.02	89.81	11.36	105.80	58.79	244.00	94.06 to 98.02	104,033	93,433

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	2	189.29	189.29	180.72	28.90	104.74	134.58	244.00	N/A	4,150	7,500
Less Than 15,000	5	116.58	141.94	128.65	28.14	110.33	98.13	244.00	N/A	6,360	8,182
Less Than 30,000	33	103.97	108.89	103.72	13.49	104.98	75.54	244.00	98.73 to 112.26	18,403	19,087
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	194	96.33	94.05	89.77	10.53	104.77	58.79	129.34	93.73 to 97.90	105,063	94,319
Greater Than 14,999	191	95.97	93.79	89.75	10.49	104.50	58.79	129.34	93.72 to 97.58	106,590	95,665
Greater Than 29,999	163	95.03	92.21	89.38	10.42	103.17	58.79	118.26	92.23 to 97.07	121,369	108,485
<u>Incremental Ranges</u>											
0 TO 4,999	2	189.29	189.29	180.72	28.90	104.74	134.58	244.00	N/A	4,150	7,500
5,000 TO 14,999	3	116.42	110.38	110.26	05.28	100.11	98.13	116.58	N/A	7,833	8,637
15,000 TO 29,999	28	102.87	102.98	102.34	09.03	100.63	75.54	129.34	95.60 to 110.76	20,554	21,034
30,000 TO 59,999	49	99.51	99.02	98.78	06.64	100.24	78.72	116.72	97.15 to 101.81	42,759	42,238
60,000 TO 99,999	48	95.23	93.67	93.31	09.86	100.39	72.38	118.26	87.89 to 100.19	77,279	72,110
100,000 TO 149,999	20	81.93	83.41	83.23	12.46	100.22	62.10	101.85	75.10 to 93.72	122,473	101,935
150,000 TO 249,999	25	85.44	85.83	86.21	11.94	99.56	66.99	111.71	77.27 to 94.42	195,600	168,627
250,000 TO 499,999	20	94.54	89.23	89.38	11.22	99.83	58.79	113.68	80.40 to 98.41	302,105	270,017
500,000 TO 999,999	1	83.32	83.32	83.32	00.00	100.00	83.32	83.32	N/A	597,000	497,420
1,000,000 +											
<u>ALL</u>	196	96.64	95.02	89.81	11.36	105.80	58.79	244.00	94.06 to 98.02	104,033	93,433

54 Knox
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 : 21
Total Sales Price : 854,375
Total Adj. Sales Price : 705,175
Total Assessed Value : 701,755
Avg. Adj. Sales Price : 33,580
Avg. Assessed Value : 33,417

MEDIAN : 100
WGT. MEAN : 100
MEAN : 101
COD : 04.73
PRD : 101.53

COV : 06.36
STD : 06.43
Avg. Abs. Dev : 04.71
MAX Sales Ratio : 115.85
MIN Sales Ratio : 93.46

95% Median C.I. : 96.93 to 104.05
95% Wgt. Mean C.I. : 97.07 to 101.96
95% Mean C.I. : 98.11 to 103.97

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	1	104.78	104.78	104.78	00.00	100.00	104.78	104.78	N/A	25,000	26,195
01-JAN-13 To 31-MAR-13	2	101.82	101.82	100.64	02.20	101.17	99.58	104.05	N/A	23,150	23,298
01-APR-13 To 30-JUN-13	2	106.77	106.77	100.48	08.50	106.26	97.69	115.85	N/A	32,500	32,658
01-JUL-13 To 30-SEP-13	1	112.39	112.39	112.39	00.00	100.00	112.39	112.39	N/A	35,000	39,335
01-OCT-13 To 31-DEC-13	2	108.29	108.29	104.33	05.06	103.80	102.81	113.76	N/A	33,788	35,250
01-JAN-14 To 31-MAR-14	4	98.21	97.56	98.21	01.75	99.34	94.13	99.69	N/A	29,875	29,341
01-APR-14 To 30-JUN-14	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	60,000	58,155
01-JUL-14 To 30-SEP-14	4	96.64	98.01	97.39	03.31	100.64	94.18	104.59	N/A	44,200	43,048
01-OCT-14 To 31-DEC-14	2	99.38	99.38	98.59	03.75	100.80	95.65	103.10	N/A	19,000	18,733
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	1	99.59	99.59	99.59	00.00	100.00	99.59	99.59	N/A	22,000	21,910
01-JUL-15 To 30-SEP-15	1	93.46	93.46	93.46	00.00	100.00	93.46	93.46	N/A	50,000	46,730
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	6	104.42	105.72	103.58	05.06	102.07	97.69	115.85	97.69 to 115.85	28,550	29,573
01-OCT-13 To 30-SEP-14	11	97.84	99.62	98.66	03.85	100.97	94.13	113.76	94.18 to 104.59	38,534	38,019
01-OCT-14 To 30-SEP-15	4	97.62	97.95	96.46	03.48	101.54	93.46	103.10	N/A	27,500	26,526
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	7	104.05	106.59	103.68	05.76	102.81	97.69	115.85	97.69 to 115.85	30,554	31,678
01-JAN-14 To 31-DEC-14	11	97.55	98.00	97.69	02.58	100.32	94.13	104.59	94.18 to 103.10	35,845	35,016
<u>ALL</u>	21	99.58	101.04	99.52	04.73	101.53	93.46	115.85	96.93 to 104.05	33,580	33,417

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	6	99.64	101.26	100.97	04.13	100.29	94.13	112.39	94.13 to 112.39	34,717	35,054
10	5	99.59	99.97	99.54	03.03	100.43	95.65	104.59	N/A	31,600	31,455
15	2	100.18	100.18	101.46	02.63	98.74	97.55	102.81	N/A	39,100	39,673
30	3	98.87	102.03	97.36	06.85	104.80	93.46	113.76	N/A	28,958	28,195
45	3	97.84	103.04	99.04	06.95	104.04	95.44	115.85	N/A	26,667	26,412
50	2	99.48	99.48	97.00	05.33	102.56	94.18	104.78	N/A	46,900	45,495
<u>ALL</u>	21	99.58	101.04	99.52	04.73	101.53	93.46	115.85	96.93 to 104.05	33,580	33,417

54 Knox
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 : 21	MEDIAN : 100	COV : 06.36	95% Median C.I. : 96.93 to 104.05
Total Sales Price : 854,375	WGT. MEAN : 100	STD : 06.43	95% Wgt. Mean C.I. : 97.07 to 101.96
Total Adj. Sales Price : 705,175	MEAN : 101	Avg. Abs. Dev : 04.71	95% Mean C.I. : 98.11 to 103.97
Total Assessed Value : 701,755			
Avg. Adj. Sales Price : 33,580	COD : 04.73	MAX Sales Ratio : 115.85	
Avg. Assessed Value : 33,417	PRD : 101.53	MIN Sales Ratio : 93.46	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	21	99.58	101.04	99.52	04.73	101.53	93.46	115.85	96.93 to 104.05	33,580	33,417
04											
<u>ALL</u>	21	99.58	101.04	99.52	04.73	101.53	93.46	115.85	96.93 to 104.05	33,580	33,417

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	113.76	111.22	110.93	03.45	100.26	104.05	115.85	N/A	10,125	11,232
Less Than 30,000	8	103.58	104.27	102.43	05.16	101.80	94.13	115.85	94.13 to 115.85	17,484	17,910
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	99.58	101.04	99.52	04.73	101.53	93.46	115.85	96.93 to 104.05	33,580	33,417
Greater Than 14,999	18	98.36	99.35	99.00	03.53	100.35	93.46	112.39	95.65 to 102.81	37,489	37,114
Greater Than 29,999	13	97.69	99.06	98.79	03.44	100.27	93.46	112.39	95.44 to 102.81	43,485	42,960
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	113.76	111.22	110.93	03.45	100.26	104.05	115.85	N/A	10,125	11,232
15,000 TO 29,999	5	99.59	100.09	100.08	02.99	100.01	94.13	104.78	N/A	21,900	21,917
30,000 TO 59,999	8	98.71	100.11	99.84	04.00	100.27	93.46	112.39	93.46 to 112.39	40,413	40,347
60,000 TO 99,999	5	96.93	97.38	97.40	02.22	99.98	94.18	102.81	N/A	48,400	47,140
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>	21	99.58	101.04	99.52	04.73	101.53	93.46	115.85	96.93 to 104.05	33,580	33,417

54 Knox
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

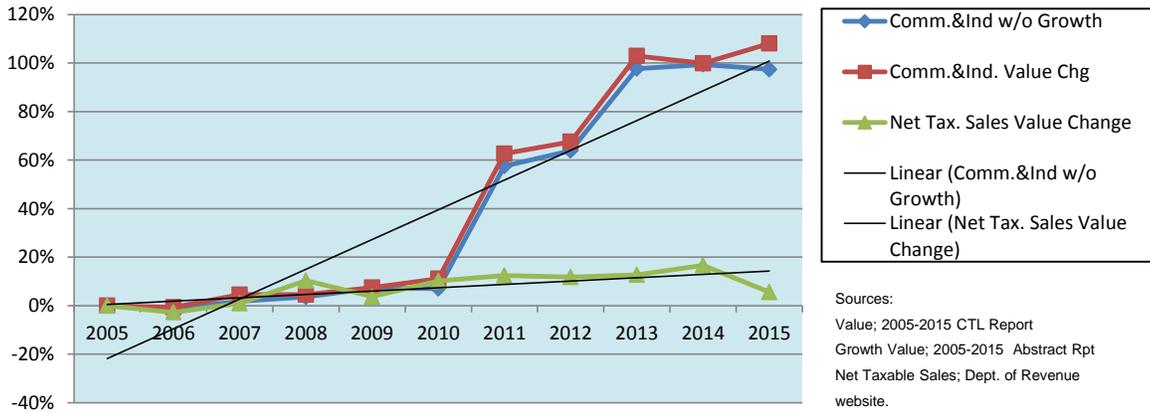
Number of Sales : 21	MEDIAN : 100	COV : 06.36	95% Median C.I. : 96.93 to 104.05
Total Sales Price : 854,375	WGT. MEAN : 100	STD : 06.43	95% Wgt. Mean C.I. : 97.07 to 101.96
Total Adj. Sales Price : 705,175	MEAN : 101	Avg. Abs. Dev : 04.71	95% Mean C.I. : 98.11 to 103.97
Total Assessed Value : 701,755			
Avg. Adj. Sales Price : 33,580	COD : 04.73	MAX Sales Ratio : 115.85	
Avg. Assessed Value : 33,417	PRD : 101.53	MIN Sales Ratio : 93.46	

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
297	1	97.69	97.69	97.69	00.00	100.00	97.69	97.69	N/A	55,000	53,730
304	1	112.39	112.39	112.39	00.00	100.00	112.39	112.39	N/A	35,000	39,335
326	1	94.13	94.13	94.13	00.00	100.00	94.13	94.13	N/A	20,000	18,825
336	1	113.76	113.76	113.76	00.00	100.00	113.76	113.76	N/A	9,375	10,665
344	1	97.55	97.55	97.55	00.00	100.00	97.55	97.55	N/A	20,000	19,510
350	1	93.46	93.46	93.46	00.00	100.00	93.46	93.46	N/A	50,000	46,730
353	2	101.35	101.35	101.01	01.74	100.34	99.59	103.10	N/A	18,500	18,688
386	1	94.18	94.18	94.18	00.00	100.00	94.18	94.18	N/A	68,800	64,795
406	5	99.69	103.26	100.59	04.65	102.65	97.84	115.85	N/A	27,100	27,261
442	2	100.02	100.02	100.21	04.58	99.81	95.44	104.59	N/A	36,500	36,575
481	1	102.81	102.81	102.81	00.00	100.00	102.81	102.81	N/A	58,200	59,835
528	1	104.78	104.78	104.78	00.00	100.00	104.78	104.78	N/A	25,000	26,195
531	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	60,000	58,155
532	2	97.62	97.62	98.03	02.02	99.58	95.65	99.58	N/A	29,150	28,575
<u>ALL</u>	21	99.58	101.04	99.52	04.73	101.53	93.46	115.85	96.93 to 104.05	33,580	33,417

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	\$ 26,487,175	\$ 590,740	2.23%	\$ 25,896,435	-	\$ 38,887,642	-
2006	\$ 26,321,590	\$ 202,890	0.77%	\$ 26,118,700	-1.39%	\$ 37,825,632	-2.73%
2007	\$ 27,698,615	\$ 714,905	2.58%	\$ 26,983,710	2.52%	\$ 39,281,335	3.85%
2008	\$ 27,681,610	\$ 240,065	0.87%	\$ 27,441,545	-0.93%	\$ 42,909,107	9.24%
2009	\$ 28,468,440	\$ 70,700	0.25%	\$ 28,397,740	2.59%	\$ 40,335,045	-6.00%
2010	\$ 29,434,845	\$ 1,072,005	3.64%	\$ 28,362,840	-0.37%	\$ 42,856,278	6.25%
2011	\$ 43,084,660	\$ 1,349,483	3.13%	\$ 41,735,177	41.79%	\$ 43,714,549	2.00%
2012	\$ 44,388,395	\$ 972,515	2.19%	\$ 43,415,880	0.77%	\$ 43,448,714	-0.61%
2013	\$ 53,740,720	\$ 1,368,855	2.55%	\$ 52,371,865	17.99%	\$ 43,848,568	0.92%
2014	\$ 52,956,510	\$ 129,876	0.25%	\$ 52,826,634	-1.70%	\$ 45,338,248	3.40%
2015	\$ 55,107,420	\$ 2,828,564	5.13%	\$ 52,278,856	-1.28%	\$ 41,060,322	-9.44%
Ann %chg	7.60%			Average	6.00%	1.72%	0.69%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-1.39%	-0.63%	-2.73%
2007	1.87%	4.57%	1.01%
2008	3.60%	4.51%	10.34%
2009	7.21%	7.48%	3.72%
2010	7.08%	11.13%	10.21%
2011	57.57%	62.66%	12.41%
2012	63.91%	67.58%	11.73%
2013	97.73%	102.89%	12.76%
2014	99.44%	99.93%	16.59%
2015	97.37%	108.05%	5.59%

County Number	54
County Name	Knox

54 Knox
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 : 122
 Total Sales Price : 72,386,227
 Total Adj. Sales Price : 72,186,992
 Total Assessed Value : 51,703,641
 Avg. Adj. Sales Price : 591,697
 Avg. Assessed Value : 423,800

MEDIAN : 70
 WGT. MEAN : 72
 MEAN : 76
 COD : 21.70
 PRD : 105.45

COV : 30.38
 STD : 22.94
 Avg. Abs. Dev : 15.29
 MAX Sales Ratio : 186.09
 MIN Sales Ratio : 35.23

95% Median C.I. : 68.21 to 73.43
 95% Wgt. Mean C.I. : 68.16 to 75.09
 95% Mean C.I. : 71.45 to 79.59

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrrs</u>												
01-OCT-12 To 31-DEC-12	27	76.18	80.19	73.71	23.30	108.79	43.78	124.83	65.51 to 93.72	735,674	542,293	
01-JAN-13 To 31-MAR-13	8	102.02	103.87	93.17	29.19	111.48	62.62	186.09	62.62 to 186.09	428,888	399,615	
01-APR-13 To 30-JUN-13												
01-JUL-13 To 30-SEP-13	4	72.68	87.05	88.71	34.96	98.13	55.28	147.58	N/A	321,391	285,114	
01-OCT-13 To 31-DEC-13	15	69.98	70.48	69.27	09.83	101.75	52.77	96.63	65.32 to 76.16	731,654	506,786	
01-JAN-14 To 31-MAR-14	9	73.43	70.51	72.06	16.89	97.85	47.45	92.43	56.96 to 92.39	361,524	260,500	
01-APR-14 To 30-JUN-14	12	70.66	67.92	66.42	09.58	102.26	49.53	80.18	58.25 to 74.84	597,996	397,171	
01-JUL-14 To 30-SEP-14	7	68.52	82.27	70.46	29.68	116.76	56.00	130.58	56.00 to 130.58	220,840	155,599	
01-OCT-14 To 31-DEC-14	13	71.50	73.70	71.41	18.90	103.21	44.63	122.01	61.03 to 87.88	765,240	546,444	
01-JAN-15 To 31-MAR-15	8	70.28	72.05	70.36	12.85	102.40	53.24	88.21	53.24 to 88.21	579,175	407,481	
01-APR-15 To 30-JUN-15	13	67.29	70.21	66.48	23.90	105.61	38.72	108.06	48.82 to 86.79	605,653	402,657	
01-JUL-15 To 30-SEP-15	6	61.81	56.45	60.16	14.92	93.83	35.23	68.21	35.23 to 68.21	366,960	220,777	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	39	76.97	85.75	77.21	28.52	111.06	43.78	186.09	68.00 to 95.05	630,253	486,648	
01-OCT-13 To 30-SEP-14	43	70.23	71.69	68.85	14.68	104.12	47.45	130.58	65.55 to 74.23	533,729	367,478	
01-OCT-14 To 30-SEP-15	40	68.23	69.65	68.63	19.70	101.49	35.23	122.01	62.23 to 71.99	616,419	423,071	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	27	70.66	82.83	76.09	25.81	108.86	52.77	186.09	68.00 to 79.00	581,166	442,191	
01-JAN-14 To 31-DEC-14	41	71.08	72.77	69.80	17.71	104.26	44.63	130.58	64.14 to 74.23	534,724	373,257	
<u>ALL</u>	122	70.45	75.52	71.62	21.70	105.45	35.23	186.09	68.21 to 73.43	591,697	423,800	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	37	71.50	80.59	75.43	19.68	106.84	57.90	186.09	68.24 to 76.16	791,804	597,258	
2	63	70.16	73.80	68.80	24.52	107.27	35.23	147.58	62.62 to 75.02	452,552	311,351	
3	22	69.82	71.90	69.47	16.76	103.50	43.87	119.80	62.03 to 80.18	653,612	454,091	
<u>ALL</u>	122	70.45	75.52	71.62	21.70	105.45	35.23	186.09	68.21 to 73.43	591,697	423,800	

54 Knox
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 : 122
 Total Sales Price : 72,386,227
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 95% Wgt. Mean C.I. : 68.16 to 75.09
 95% Mean C.I. : 71.45 to 79.59

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	78.62	78.62	78.62	00.00	100.00	78.62	78.62	N/A	810,000	636,800
1	1	78.62	78.62	78.62	00.00	100.00	78.62	78.62	N/A	810,000	636,800
_____Dry_____											
County	23	69.98	75.94	75.07	18.91	101.16	45.08	123.73	66.20 to 76.16	615,665	462,185
1	15	69.98	79.89	76.68	19.15	104.19	60.33	123.73	66.59 to 94.13	767,948	588,841
2	5	70.16	71.32	73.60	20.47	96.90	45.08	108.06	N/A	298,728	219,866
3	3	65.69	63.91	60.86	13.69	105.01	49.53	76.51	N/A	382,478	232,766
_____Grass_____											
County	34	72.20	75.95	73.59	15.66	103.21	48.70	130.58	68.56 to 76.97	413,284	304,130
1	3	68.56	71.35	71.69	04.11	99.53	68.52	76.97	N/A	285,333	204,545
2	26	73.83	77.53	74.75	18.35	103.72	48.70	130.58	69.58 to 85.57	402,873	301,139
3	5	70.66	70.50	69.72	03.62	101.12	67.21	76.53	N/A	544,192	379,430
_____ALL_____	122	70.45	75.52	71.62	21.70	105.45	35.23	186.09	68.21 to 73.43	591,697	423,800

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	24	68.61	72.56	68.05	20.45	106.63	43.87	124.83	63.83 to 76.19	891,739	606,792
1	11	71.16	73.45	72.34	09.88	101.53	63.83	108.98	65.43 to 78.62	1,080,448	781,543
2	7	56.61	71.60	59.45	38.01	120.44	44.63	124.83	44.63 to 124.83	622,452	370,044
3	6	66.56	72.05	65.43	23.60	110.12	43.87	119.80	43.87 to 119.80	859,939	562,621
_____Dry_____											
County	32	68.68	74.36	72.26	20.18	102.91	43.78	125.52	65.69 to 74.84	619,307	447,493
1	18	69.12	77.58	74.65	17.90	103.92	57.90	123.73	66.20 to 76.16	780,528	582,696
2	9	69.10	71.97	68.51	27.48	105.05	43.78	125.52	45.08 to 108.06	365,143	250,147
3	5	65.69	67.06	63.65	14.16	105.36	49.53	81.53	N/A	496,408	315,987
_____Grass_____											
County	45	70.79	73.42	71.29	17.45	102.99	35.23	130.58	68.00 to 76.18	450,071	320,863
1	3	68.56	71.35	71.69	04.11	99.53	68.52	76.97	N/A	285,333	204,545
2	36	71.51	73.76	71.03	20.22	103.84	35.23	130.58	62.94 to 77.34	441,840	313,826
3	6	70.73	72.39	72.40	05.66	99.99	67.21	81.86	67.21 to 81.86	581,827	421,242
_____ALL_____	122	70.45	75.52	71.62	21.70	105.45	35.23	186.09	68.21 to 73.43	591,697	423,800

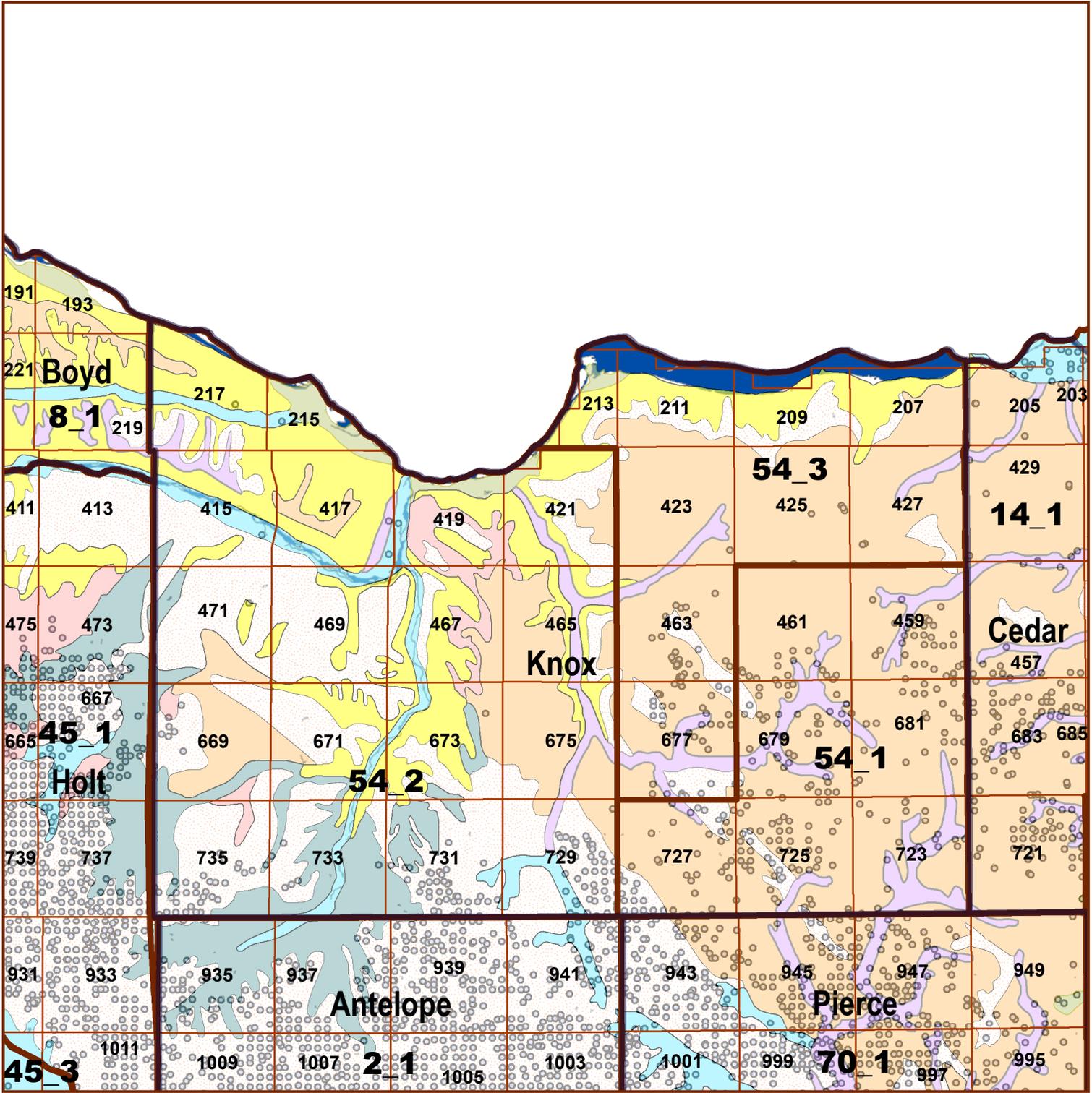
Knox County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Knox	1	5,810	5,804	5,605	5,604	5,452	5,461	5,365	5,381	5,559
Pierce	1	6,496	6,267	5,874	5,767	5,665	5,489	4,368	4,133	5,646
Cedar	1	5,970	5,970	5,910	5,910	5,300	5,300	4,685	4,685	5,339
Knox	3	4,962	4,978	4,866	4,755	4,585	4,409	3,575	3,519	4,233
Knox	2	3,630	3,509	3,373	3,144	2,995	2,875	2,596	2,475	3,112
Boyd	1	3,470	3,470	3,260	3,260	3,080	3,080	2,820	2,820	3,086
Holt	1	4,800	4,800	4,800	4,800	4,587	4,600	4,396	4,398	4,619
Antelope	1	5,280	5,280	5,250	5,250	5,100	5,100	4,125	3,850	4,979

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Knox	1	5,165	5,165	4,960	4,744	4,625	4,330	4,050	4,050	4,615
Pierce	1	5,570	5,395	5,085	4,850	4,210	4,085	2,840	2,480	4,639
Cedar	1	5,221	5,220	5,185	5,185	5,169	5,167	4,029	4,029	4,769
Knox	3	3,683	3,560	3,415	3,369	3,284	3,105	2,750	2,285	3,160
Knox	2	2,904	2,824	2,385	2,160	2,110	2,075	2,050	2,035	2,341
Boyd	1	2,310	2,310	2,050	2,050	1,850	1,850	1,670	1,670	2,062
Holt	1	1,800	1,800	1,800	1,800	1,800	1,799	1,800	1,800	1,800
Antelope	1	3,360	3,240	2,900	2,900	2,575	2,575	1,860	1,530	2,652

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Knox	1	1,599	1,615	1,613	1,615	1,600	1,600	1,597	1,600	1,603
Pierce	1	2,275	2,105	2,050	1,920	1,855	1,755	1,465	1,295	1,652
Cedar	1	2,230	2,230	2,030	2,030	1,845	1,845	1,645	1,646	1,767
Knox	3	1,585	1,585	1,585	1,585	1,575	1,575	1,575	1,575	1,576
Knox	2	1,317	1,314	1,239	1,286	1,280	1,280	1,304	1,308	1,301
Boyd	1	1,380	1,380	1,240	1,240	1,160	1,160	1,150	1,150	1,172
Holt	1	1,401	1,400	1,303	1,300	1,300	1,301	1,200	1,035	1,181
Antelope	1	1,380	1,350	1,350	1,350	1,350	1,350	1,235	1,180	1,267

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



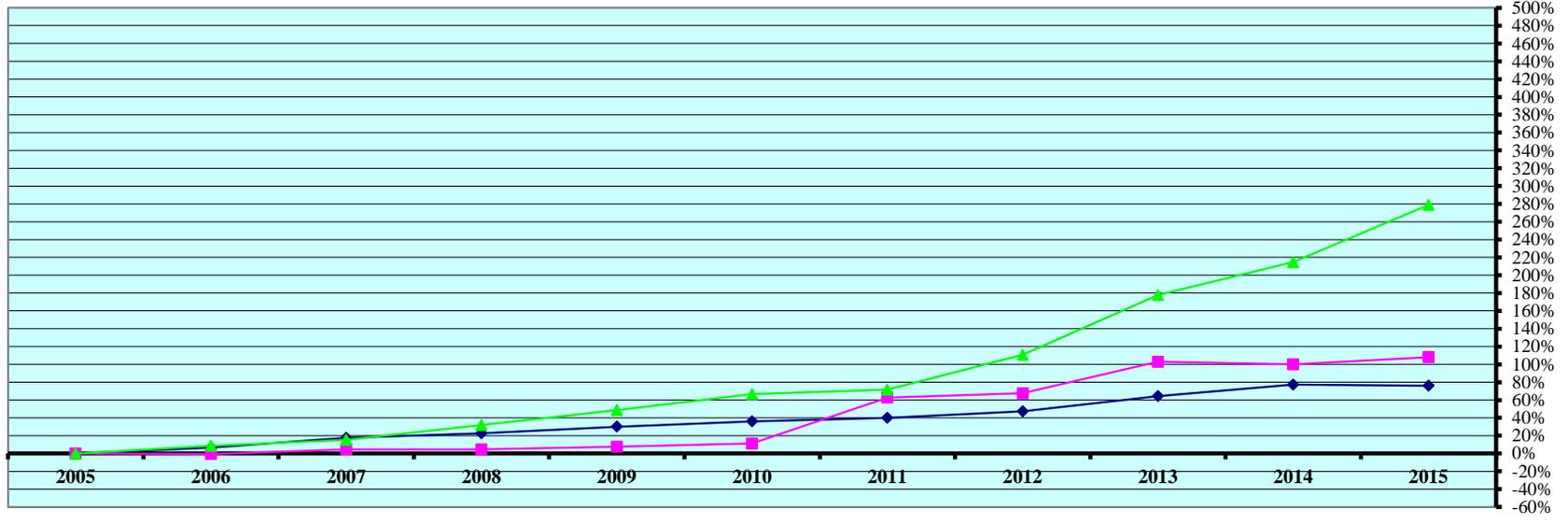
Legend

- 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

Knox 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	135,205,455	--	--	--	26,487,175	--	--	--	364,614,700	--	--	--
2006	144,330,970	9,125,515	6.75%	6.75%	26,321,590	-165,585	-0.63%	-0.63%	396,151,075	31,536,375	8.65%	8.65%
2007	159,065,470	14,734,500	10.21%	17.65%	27,698,615	1,377,025	5.23%	4.57%	420,905,175	24,754,100	6.25%	15.44%
2008	165,877,515	6,812,045	4.28%	22.69%	27,681,610	-17,005	-0.06%	4.51%	480,898,490	59,993,315	14.25%	31.89%
2009	175,917,410	10,039,895	6.05%	30.11%	28,468,440	786,830	2.84%	7.48%	542,155,015	61,256,525	12.74%	48.69%
2010	184,040,390	8,122,980	4.62%	36.12%	29,434,845	966,405	3.39%	11.13%	607,744,530	65,589,515	12.10%	66.68%
2011	189,237,910	5,197,520	2.82%	39.96%	43,084,660	13,649,815	46.37%	62.66%	625,627,125	17,882,595	2.94%	71.59%
2012	199,200,795	9,962,885	5.26%	47.33%	44,388,395	1,303,735	3.03%	67.58%	768,450,220	142,823,095	22.83%	110.76%
2013	222,219,950	23,019,155	11.56%	64.36%	53,740,720	9,352,325	21.07%	102.89%	1,012,430,010	243,979,790	31.75%	177.67%
2014	239,739,260	17,519,310	7.88%	77.31%	52,956,510	-784,210	-1.46%	99.93%	1,147,475,650	135,045,640	13.34%	214.71%
2015	238,150,835	-1,588,425	-0.66%	76.14%	55,107,420	2,150,910	4.06%	108.05%	1,381,378,940	233,903,290	20.38%	278.86%

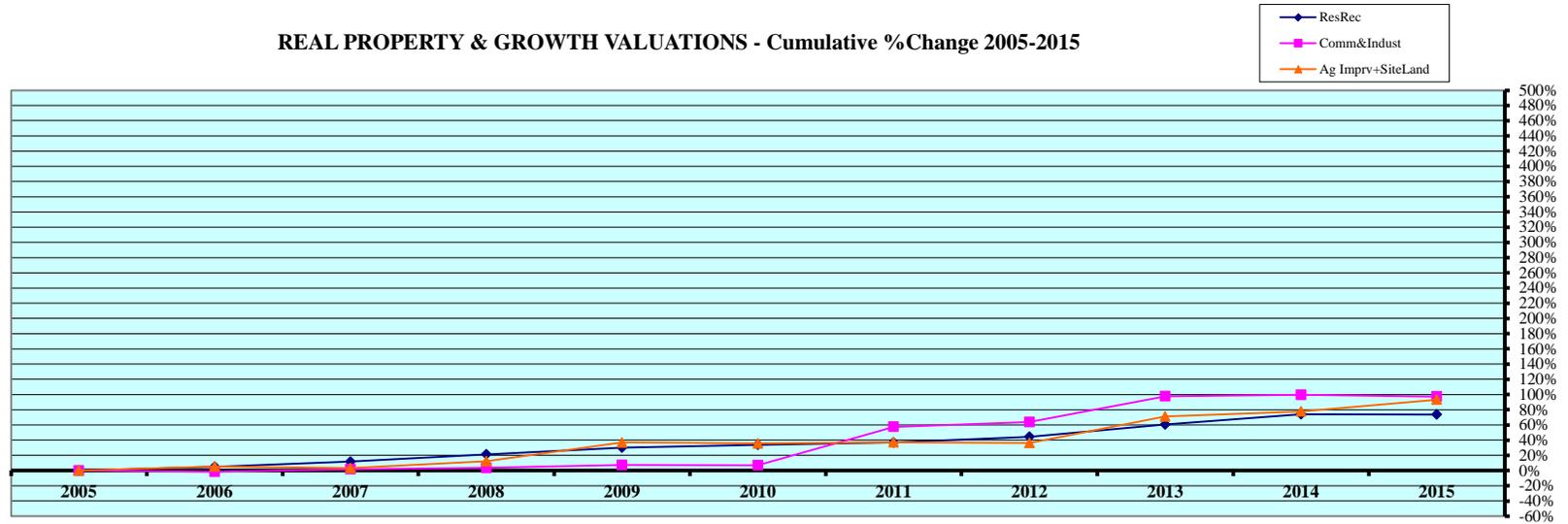
Rate Annual %chg: Residential & Recreational **5.82%** Commercial & Industrial **7.60%** Agricultural Land **14.25%**

Cnty# **54**
County **KNOX**

CHART 1 EXHIBIT 54B 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	135,205,455	3,297,583	2.44%	131,907,872	--	--	26,487,175	590,740	2.23%	25,896,435	--	--	
2006	144,330,970	2,432,512	1.69%	141,898,458	4.95%	4.95%	26,321,590	202,890	0.77%	26,118,700	-1.39%	-1.39%	
2007	159,065,470	7,880,381	4.95%	151,185,089	4.75%	11.82%	27,698,615	714,905	2.58%	26,983,710	2.52%	1.87%	
2008	165,877,515	1,983,232	1.20%	163,894,283	3.04%	21.22%	27,681,610	240,065	0.87%	27,441,545	-0.93%	3.60%	
2009	175,917,410	0	0.00%	175,917,410	6.05%	30.11%	28,468,440	70,700	0.25%	28,397,740	2.59%	7.21%	
2010	184,040,390	2,940,883	1.60%	181,099,507	2.95%	33.94%	29,434,845	1,072,005	3.64%	28,362,840	-0.37%	7.08%	
2011	189,237,910	4,022,000	2.13%	185,215,910	0.64%	36.99%	43,084,660	1,349,483	3.13%	41,735,177	41.79%	57.57%	
2012	199,200,795	3,794,310	1.90%	195,406,485	3.26%	44.53%	44,388,395	972,515	2.19%	43,415,880	0.77%	63.91%	
2013	222,219,950	5,212,817	2.35%	217,007,133	8.94%	60.50%	53,740,720	1,368,855	2.55%	52,371,865	17.99%	97.73%	
2014	239,739,260	4,460,972	1.86%	235,278,288	5.88%	74.02%	52,956,510	129,876	0.25%	52,826,634	-1.70%	99.44%	
2015	238,150,835	3,337,329	1.40%	234,813,506	-2.05%	73.67%	55,107,420	2,828,564	5.13%	52,278,856	-1.28%	97.37%	
Rate Ann%chg	5.82%			Resid & Rec. w/o growth			7.60%			C & I w/o growth			6.00%

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	% growth of value		
2005	33,842,075	18,992,365	52,834,440	0	0.00%	52,834,440	--
2006	40,229,635	18,262,650	58,492,285	2,920,234	4.99%	55,572,051	5.18%
2007	40,382,420	18,891,025	59,273,445	4,700,371	7.93%	54,573,074	-6.70%
2008	41,047,235	19,875,000	60,922,235	1,574,810	2.58%	59,347,425	0.12%
2009	49,131,480	23,187,785	72,319,265	0	0.00%	72,319,265	18.71%
2010	49,543,610	23,901,230	73,444,840	1,748,665	2.38%	71,696,175	-0.86%
2011	49,617,340	25,684,580	75,301,920	2,861,870	3.80%	72,440,050	-1.37%
2012	48,985,630	26,542,325	75,527,955	3,601,950	4.77%	71,926,005	-4.48%
2013	57,720,995	37,020,020	94,741,015	4,395,950	4.64%	90,345,065	19.62%
2014	58,156,615	37,400,070	95,556,685	1,615,920	1.69%	93,940,765	-0.84%
2015	64,843,985	41,820,510	106,664,495	4,602,257	4.31%	102,062,238	6.81%
Rate Ann%chg	6.72%	8.21%	7.28%	Ag Imprv+Site w/o growth		3.62%	

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

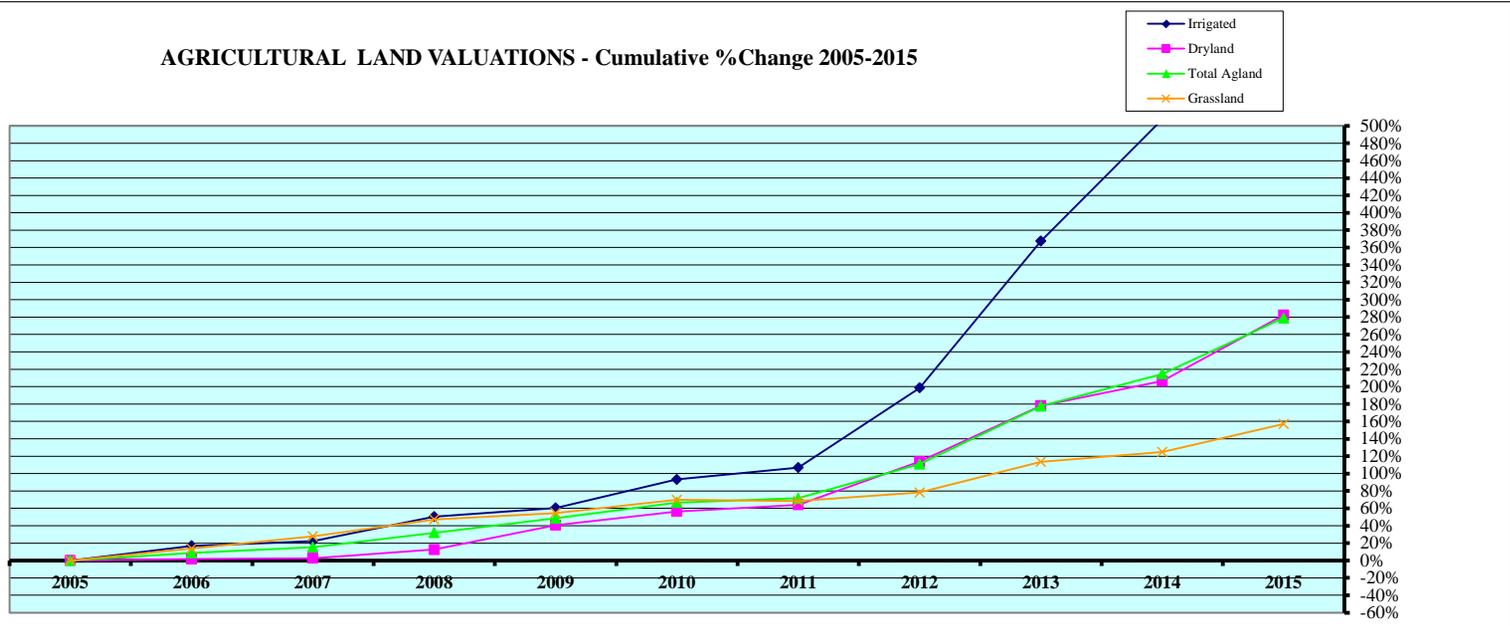
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 54
County KNOX

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	51,249,280	--	--	--	163,624,845	--	--	--	148,141,735	--	--	--
2006	59,898,925	8,649,645	16.88%	16.88%	166,279,165	2,654,320	1.62%	1.62%	168,536,850	20,395,115	13.77%	13.77%
2007	62,652,420	2,753,495	4.60%	22.25%	167,841,820	1,562,655	0.94%	2.58%	189,106,520	20,569,670	12.20%	27.65%
2008	77,044,445	14,392,025	22.97%	50.33%	184,184,420	16,342,600	9.74%	12.57%	218,249,695	29,143,175	15.41%	47.32%
2009	82,180,670	5,136,225	6.67%	60.35%	230,109,885	45,925,465	24.93%	40.63%	229,077,340	10,827,645	4.96%	54.63%
2010	98,986,065	16,805,395	20.45%	93.15%	255,894,345	25,784,460	11.21%	56.39%	251,386,255	22,308,915	9.74%	69.69%
2011	106,010,205	7,024,140	7.10%	106.85%	268,519,370	12,625,025	4.93%	64.11%	249,571,895	-1,814,360	-0.72%	68.47%
2012	153,015,465	47,005,260	44.34%	198.57%	349,589,615	81,070,245	30.19%	113.65%	263,907,040	14,335,145	5.74%	78.14%
2013	239,590,755	86,575,290	56.58%	367.50%	455,001,045	105,411,430	30.15%	178.08%	316,130,185	52,223,145	19.79%	113.40%
2014	311,405,300	71,814,545	29.97%	507.63%	501,233,990	46,232,945	10.16%	206.33%	333,088,580	16,958,395	5.36%	124.84%
2015	373,268,040	61,862,740	19.87%	628.34%	625,633,865	124,399,875	24.82%	282.36%	380,667,895	47,579,315	14.28%	156.96%

Rate Ann.%chg: Irrigated **21.96%** Dryland **14.35%** Grassland **9.90%**

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	1,511,240	--	--	--	87,600	--	--	--	364,614,700	--	--	--
2006	1,348,535	-162,705	-10.77%	-10.77%	87,600	0	0.00%	0.00%	396,151,075	31,536,375	8.65%	8.65%
2007	1,304,415	-44,120	-3.27%	-13.69%	0	-87,600	-100.00%	-100.00%	420,905,175	24,754,100	6.25%	15.44%
2008	1,419,930	115,515	8.86%	-6.04%	0	0	--	-100.00%	480,898,490	59,993,315	14.25%	31.89%
2009	446,920	-973,010	-68.53%	-70.43%	340,200	340,200	--	288.36%	542,155,015	61,256,525	12.74%	48.69%
2010	1,126,465	679,545	152.05%	-25.46%	351,400	11,200	3.29%	301.14%	607,744,530	65,589,515	12.10%	66.68%
2011	1,174,725	48,260	4.28%	-22.27%	350,930	-470	-0.13%	300.61%	625,627,125	17,882,595	2.94%	71.59%
2012	1,595,190	420,465	35.79%	5.56%	342,910	-8,020	-2.29%	291.45%	768,450,220	142,823,095	22.83%	110.76%
2013	1,362,365	-232,825	-14.60%	-9.85%	345,660	2,750	0.80%	294.59%	1,012,430,010	243,979,790	31.75%	177.67%
2014	1,407,445	45,080	3.31%	-6.87%	340,335	-5,325	-1.54%	288.51%	1,147,475,650	135,045,640	13.34%	214.71%
2015	1,460,630	53,185	3.78%	-3.35%	348,510	8,175	2.40%	297.84%	1,381,378,940	233,903,290	20.38%	278.86%

Cnty# **54**
County **KNOX**

Rate Ann.%chg: Total Agric Land **14.25%**

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	51,156,940	50,656	1,010			163,890,185	226,946	722			147,665,965	346,493	426		
2006	59,605,740	53,913	1,106	9.48%	9.48%	166,343,095	217,338	765	5.98%	5.98%	168,364,255	355,279	474	11.20%	11.20%
2007	61,974,195	54,442	1,138	2.96%	12.72%	167,159,835	213,212	784	2.44%	8.56%	189,541,975	359,074	528	11.39%	23.86%
2008	77,010,105	57,935	1,329	16.77%	31.62%	183,683,780	212,494	864	10.26%	19.70%	218,047,285	356,261	612	15.95%	43.61%
2009	82,280,800	60,233	1,366	2.77%	35.27%	230,364,585	212,408	1,085	25.46%	50.18%	229,557,695	366,342	627	2.38%	47.03%
2010	99,141,030	62,824	1,578	15.52%	56.26%	255,530,760	209,617	1,219	12.40%	68.81%	252,191,345	361,654	697	11.28%	63.63%
2011	106,045,680	64,585	1,642	4.05%	62.59%	268,016,920	209,257	1,281	5.07%	77.36%	249,657,190	359,023	695	-0.28%	63.17%
2012	152,554,725	65,990	2,312	40.80%	128.92%	349,793,475	209,276	1,671	30.50%	131.45%	264,706,510	354,899	746	7.26%	75.01%
2013	240,203,100	72,811	3,299	42.70%	226.67%	454,106,835	214,202	2,120	26.84%	193.57%	316,267,390	341,248	927	24.26%	117.47%
2014	310,199,265	77,851	3,985	20.78%	294.55%	500,843,935	211,030	2,373	11.95%	228.65%	333,018,285	337,893	986	6.34%	131.26%
2015	372,345,820	84,327	4,415	10.82%	337.22%	626,371,020	211,132	2,967	25.00%	310.82%	381,092,150	331,684	1,149	16.58%	169.60%

Rate Annual %chg Average Value/Acre: 15.90%

15.18%

10.43%

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	1,524,185	30,481	50			468,870	1,627	288			364,706,145	656,203	556		
2006	1,359,880	27,194	50	0.01%	0.01%	477,520	2,337	204	-29.10%	-29.10%	396,150,490	656,060	604	8.65%	8.65%
2007	1,305,615	26,107	50	0.00%	0.01%	657,055	2,607	252	23.32%	-12.56%	420,638,675	655,442	642	6.28%	15.47%
2008	1,300,420	25,952	50	0.20%	0.21%	511,965	2,425	211	-16.22%	-26.74%	480,553,555	655,068	734	14.31%	31.99%
2009	358,215	7,161	50	-0.18%	0.03%	882,935	8,898	99	-53.00%	-65.57%	543,444,230	655,043	830	13.09%	49.27%
2010	461,280	9,101	51	1.33%	1.36%	1,084,780	12,885	84	-15.15%	-70.79%	608,409,195	656,082	927	11.78%	66.85%
2011	1,130,670	9,941	114	124.41%	127.45%	1,115,285	12,699	88	4.31%	-69.53%	625,965,745	655,506	955	2.98%	71.82%
2012	1,748,855	16,133	108	-4.69%	116.79%	940,385	9,648	97	10.99%	-66.18%	769,743,950	655,945	1,173	22.89%	111.14%
2013	1,355,365	15,739	86	-20.56%	72.22%	1,033,660	9,658	107	9.80%	-62.87%	1,012,966,350	653,658	1,550	32.06%	178.83%
2014	1,406,390	15,688	90	4.10%	79.28%	1,050,955	9,757	108	0.64%	-62.63%	1,146,518,830	652,219	1,758	13.43%	216.29%
2015	1,457,300	15,589	93	4.28%	86.95%	1,143,830	10,114	113	4.99%	-60.76%	1,382,410,120	652,847	2,118	20.46%	281.00%

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KNOX

Rate Annual %chg Average Value/Acre: 14.31%

(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
8,701	KNOX	94,150,739	7,249,816	873,753	138,419,450	55,107,420	0	99,731,385	1,381,378,940	64,843,985	41,820,510	0	1,883,575,998
cnty sectorvalue % of total value:		5.00%	0.38%	0.05%	7.35%	2.93%		5.29%	73.34%	3.44%	2.22%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
29	BAZILE MILLS	171,887	2,435	144	798,735	0	0	0	0	0	0	0	973,201
0.33%	%sector of county sector	0.18%	0.03%	0.02%	0.58%								0.05%
	%sector of municipality	17.66%	0.25%	0.01%	82.07%								100.00%
1,028	BLOOMFIELD	1,949,426	1,175,659	71,910	20,812,940	7,778,060	0	0	0	0	0	0	31,787,995
11.81%	%sector of county sector	2.07%	16.22%	8.23%	15.04%	14.11%							1.69%
	%sector of municipality	6.13%	3.70%	0.23%	65.47%	24.47%							100.00%
94	CENTER	22,831	75,323	4,444	1,095,600	304,740	0	0	0	0	0	0	1,502,938
1.08%	%sector of county sector	0.02%	1.04%	0.51%	0.79%	0.55%							0.08%
	%sector of municipality	1.52%	5.01%	0.30%	72.90%	20.28%							100.00%
1,154	CREIGHTON	1,162,991	411,926	26,409	27,953,055	5,050,980	0	0	0	0	0	0	34,605,361
13.26%	%sector of county sector	1.24%	5.68%	3.02%	20.19%	9.17%							1.84%
	%sector of municipality	3.36%	1.19%	0.08%	80.78%	14.60%							100.00%
726	CROFTON	1,810,836	346,181	21,786	22,746,285	4,584,430	0	0	0	0	0	0	29,509,518
8.34%	%sector of county sector	1.92%	4.78%	2.49%	16.43%	8.32%							1.57%
	%sector of municipality	6.14%	1.17%	0.07%	77.08%	15.54%							100.00%
370	NIOBRARA	306,577	179,209	10,572	9,324,665	2,980,205	0	0	0	0	0	0	12,801,228
4.25%	%sector of county sector	0.33%	2.47%	1.21%	6.74%	5.41%							0.68%
	%sector of municipality	2.39%	1.40%	0.08%	72.84%	23.28%							100.00%
346	SANTEE	38,977	10,227	603	222,125	0	0	0	0	0	0	0	271,932
3.98%	%sector of county sector	0.04%	0.14%	0.07%	0.16%								0.01%
	%sector of municipality	14.33%	3.76%	0.22%	81.68%								100.00%
30	VERDEL	24,741	0	0	549,655	38,040	0	42,745	0	0	0	0	655,181
0.34%	%sector of county sector	0.03%	0.00%	0.40%	0.07%	0.04%		0.04%					0.03%
	%sector of municipality	3.78%			83.89%	5.81%		6.52%					100.00%
575	VERDIGRE	1,488,292	177,005	10,442	10,058,810	2,009,395	0	0	0	0	0	0	13,743,944
6.61%	%sector of county sector	1.58%	2.44%	1.20%	7.27%	3.65%							0.73%
	%sector of municipality	10.83%	1.29%	0.08%	73.19%	14.62%							100.00%
634	WAUSA	1,560,775	429,004	26,523	12,287,715	2,343,110	0	0	0	0	0	0	16,647,127
7.29%	%sector of county sector	1.66%	5.92%	3.04%	8.88%	4.25%							0.88%
	%sector of municipality	9.38%	2.58%	0.16%	73.81%	14.08%							100.00%
68	WINNETOON	172,942	69,613	4,107	1,007,925	273,995	0	0	0	0	0	0	1,528,582
0.78%	%sector of county sector	0.18%	0.96%	0.47%	0.73%	0.50%							0.08%
	%sector of municipality	11.31%	4.55%	0.27%	65.94%	17.92%							100.00%
5,054	Total Municipalities	8,710,275	2,876,582	176,940	106,857,510	25,362,955	0	42,745	0	0	0	0	144,027,007
58.09%	%all municip.sect of cnty	9.25%	39.68%	20.25%	77.20%	46.02%		0.04%					7.65%

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

Cnty#	County
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CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 11,033	Value : 1,992,694,570	Growth 13,171,532	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	331	1,896,910	14	33,855	7	62,305	352	1,993,070	
02. Res Improve Land	2,237	8,922,425	90	2,995,915	227	7,836,760	2,554	19,755,100	
03. Res Improvements	2,271	103,000,760	95	7,502,320	263	16,104,855	2,629	126,607,935	
04. Res Total	2,602	113,820,095	109	10,532,090	270	24,003,920	2,981	148,356,105	2,082,200
% of Res Total	87.29	76.72	3.66	7.10	9.06	16.18	27.02	7.44	15.81
05. Com UnImp Land	70	203,450	5	9,815	5	26,490	80	239,755	
06. Com Improve Land	462	1,695,165	26	299,620	30	5,475,920	518	7,470,705	
07. Com Improvements	475	25,508,595	27	2,489,675	44	22,401,295	546	50,399,565	
08. Com Total	545	27,407,210	32	2,799,110	49	27,903,705	626	58,110,025	1,988,820
% of Com Total	87.06	47.16	5.11	4.82	7.83	48.02	5.67	2.92	15.10
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	1,201	11,292,395	1,201	11,292,395	
14. Rec Improve Land	0	0	2	88,200	676	17,242,495	678	17,330,695	
15. Rec Improvements	0	0	4	87,385	698	76,934,810	702	77,022,195	
16. Rec Total	0	0	4	175,585	1,899	105,469,700	1,903	105,645,285	3,726,780
% of Rec Total	0.00	0.00	0.21	0.17	99.79	99.83	17.25	5.30	28.29
Res & Rec Total	2,602	113,820,095	113	10,707,675	2,169	129,473,620	4,884	254,001,390	5,808,980
% of Res & Rec Total	53.28	44.81	2.31	4.22	44.41	50.97	44.27	12.75	44.10
Com & Ind Total	545	27,407,210	32	2,799,110	49	27,903,705	626	58,110,025	1,988,820
% of Com & Ind Total	87.06	47.16	5.11	4.82	7.83	48.02	5.67	2.92	15.10
17. Taxable Total	3,147	141,227,305	145	13,506,785	2,218	157,377,325	5,510	312,111,415	7,797,800
% of Taxable Total	57.11	45.25	2.63	4.33	40.25	50.42	49.94	15.66	59.20

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	6,580	3,305	0	0	0
19. Commercial	4	460,730	1,735,685	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	6,580	3,305
19. Commercial	0	0	0	4	460,730	1,735,685
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				5	467,310	1,738,990

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	399	79	726	1,204

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	229	40,402,975	3,807	1,019,058,655	4,036	1,059,461,630
28. Ag-Improved Land	0	0	112	31,777,545	1,323	493,619,005	1,435	525,396,550
29. Ag Improvements	0	0	113	7,153,790	1,374	88,571,185	1,487	95,724,975
30. Ag Total							5,523	1,680,583,155

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	10,000	
32. HomeSite Improv Land	0	0.00	0	87	92.00	940,000	
33. HomeSite Improvements	0	0.00	0	89	90.00	5,396,990	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	23	38.16	41,335	
36. FarmSite Improv Land	0	0.00	0	106	444.63	452,710	
37. FarmSite Improvements	0	0.00	0	79	0.00	1,756,800	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	421.80	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	13	13.00	130,000	14	14.00	140,000	
32. HomeSite Improv Land	943	997.69	9,702,785	1,030	1,089.69	10,642,785	
33. HomeSite Improvements	1,060	987.69	52,666,345	1,149	1,077.69	58,063,335	5,373,732
34. HomeSite Total				1,163	1,103.69	68,846,120	
35. FarmSite UnImp Land	256	546.22	549,220	279	584.38	590,555	
36. FarmSite Improv Land	1,257	6,730.35	6,746,780	1,363	7,174.98	7,199,490	
37. FarmSite Improvements	995	0.00	35,904,840	1,074	0.00	37,661,640	0
38. FarmSite Total				1,353	7,759.36	45,451,685	
39. Road & Ditches	0	10,024.08	0	0	10,445.88	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,516	19,308.93	114,297,805	5,373,732

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	7	888.00	978,705	7	888.00	978,705

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	2,750.94	6.81%	15,982,985	7.11%	5,810.01
46. 1A	11,595.21	28.68%	67,296,230	29.95%	5,803.80
47. 2A1	2,529.89	6.26%	14,180,050	6.31%	5,605.01
48. 2A	1,888.14	4.67%	10,580,665	4.71%	5,603.75
49. 3A1	4,092.91	10.13%	22,315,465	9.93%	5,452.22
50. 3A	1,103.29	2.73%	6,025,450	2.68%	5,461.35
51. 4A1	15,813.25	39.12%	84,840,695	37.75%	5,365.16
52. 4A	649.76	1.61%	3,496,215	1.56%	5,380.78
53. Total	40,423.39	100.00%	224,717,755	100.00%	5,559.10
Dry					
54. 1D1	5,258.49	6.34%	27,160,110	7.09%	5,165.00
55. 1D	26,774.07	32.26%	138,288,185	36.10%	5,165.00
56. 2D1	3,947.92	4.76%	19,581,690	5.11%	4,960.00
57. 2D	3,400.44	4.10%	16,132,590	4.21%	4,744.27
58. 3D1	8,293.72	9.99%	38,359,220	10.01%	4,625.09
59. 3D	1,698.10	2.05%	7,352,805	1.92%	4,330.02
60. 4D1	32,830.87	39.56%	132,965,440	34.71%	4,050.01
61. 4D	785.78	0.95%	3,182,455	0.83%	4,050.06
62. Total	82,989.39	100.00%	383,022,495	100.00%	4,615.32
Grass					
63. 1G1	410.05	1.47%	655,795	1.47%	1,599.30
64. 1G	3,924.27	14.07%	6,337,715	14.18%	1,615.00
65. 2G1	1,588.33	5.70%	2,561,870	5.73%	1,612.93
66. 2G	1,697.87	6.09%	2,742,045	6.13%	1,614.99
67. 3G1	1,713.58	6.14%	2,741,760	6.13%	1,600.02
68. 3G	3,083.09	11.06%	4,932,930	11.04%	1,600.00
69. 4G1	10,069.98	36.11%	16,084,270	35.99%	1,597.25
70. 4G	5,399.84	19.36%	8,639,765	19.33%	1,600.00
71. Total	27,887.01	100.00%	44,696,150	100.00%	1,602.76
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Irrigated Total	40,423.39	26.63%	224,717,755	34.42%	5,559.10
Dry Total	82,989.39	54.67%	383,022,495	58.67%	4,615.32
Grass Total	27,887.01	18.37%	44,696,150	6.85%	1,602.76
72. Waste	150.01	0.10%	7,525	0.00%	50.16
73. Other	357.08	0.24%	343,895	0.05%	963.08
74. Exempt	1,045.94	0.69%	0	0.00%	0.00
75. Market Area Total	151,806.88	100.00%	652,787,820	100.00%	4,300.12

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,972.43	13.01%	14,419,195	15.17%	3,629.82
46. 1A	3,372.29	11.04%	11,832,335	12.45%	3,508.69
47. 2A1	3,948.91	12.93%	13,318,450	14.01%	3,372.69
48. 2A	6,083.62	19.92%	19,124,280	20.12%	3,143.57
49. 3A1	3,607.51	11.81%	10,803,525	11.37%	2,994.73
50. 3A	3,107.52	10.17%	8,934,245	9.40%	2,875.04
51. 4A1	5,432.07	17.79%	14,104,235	14.84%	2,596.48
52. 4A	1,017.00	3.33%	2,517,010	2.65%	2,474.94
53. Total	30,541.35	100.00%	95,053,275	100.00%	3,112.28
Dry					
54. 1D1	10,472.79	13.83%	30,417,295	17.16%	2,904.41
55. 1D	11,280.20	14.90%	31,855,885	17.97%	2,824.05
56. 2D1	6,652.71	8.79%	15,866,695	8.95%	2,385.00
57. 2D	15,737.91	20.78%	33,992,560	19.18%	2,159.92
58. 3D1	5,658.66	7.47%	11,939,400	6.74%	2,109.93
59. 3D	3,983.86	5.26%	8,266,230	4.66%	2,074.93
60. 4D1	19,208.74	25.37%	39,378,585	22.21%	2,050.03
61. 4D	2,726.83	3.60%	5,549,180	3.13%	2,035.03
62. Total	75,721.70	100.00%	177,265,830	100.00%	2,341.02
Grass					
63. 1G1	2,214.23	0.95%	2,917,655	0.96%	1,317.68
64. 1G	7,604.22	3.26%	9,996,685	3.29%	1,314.62
65. 2G1	5,729.03	2.46%	7,105,455	2.34%	1,240.25
66. 2G	14,575.94	6.25%	18,760,845	6.18%	1,287.11
67. 3G1	7,971.86	3.42%	10,211,540	3.36%	1,280.95
68. 3G	14,376.81	6.16%	18,412,405	6.06%	1,280.70
69. 4G1	69,084.04	29.61%	90,077,370	29.66%	1,303.88
70. 4G	111,739.73	47.90%	146,167,450	48.14%	1,308.11
71. Total	233,295.86	100.00%	303,649,405	100.00%	1,301.56
Irrigated Total					
Irrigated Total	30,541.35	8.48%	95,053,275	16.45%	3,112.28
Dry Total					
Dry Total	75,721.70	21.03%	177,265,830	30.67%	2,341.02
Grass Total					
Grass Total	233,295.86	64.79%	303,649,405	52.54%	1,301.56
72. Waste	13,162.73	3.66%	1,490,525	0.26%	113.24
73. Other	7,362.60	2.04%	525,600	0.09%	71.39
74. Exempt	12,936.54	3.59%	0	0.00%	0.00
75. Market Area Total	360,084.24	100.00%	577,984,635	100.00%	1,605.14

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	640.31	4.07%	3,176,955	4.77%	4,961.59
46. 1A	3,075.53	19.54%	15,309,800	22.98%	4,977.94
47. 2A1	1,054.52	6.70%	5,131,775	7.70%	4,866.46
48. 2A	2,148.48	13.65%	10,216,340	15.33%	4,755.15
49. 3A1	851.14	5.41%	3,902,710	5.86%	4,585.27
50. 3A	511.85	3.25%	2,256,550	3.39%	4,408.62
51. 4A1	6,986.87	44.39%	24,979,655	37.49%	3,575.23
52. 4A	469.43	2.98%	1,652,135	2.48%	3,519.45
53. Total	15,738.13	100.00%	66,625,920	100.00%	4,233.41
Dry					
54. 1D1	4,140.12	8.26%	15,249,835	9.63%	3,683.43
55. 1D	12,197.32	24.34%	43,419,055	27.42%	3,559.72
56. 2D1	3,566.25	7.12%	12,178,375	7.69%	3,414.90
57. 2D	5,352.79	10.68%	18,034,920	11.39%	3,369.26
58. 3D1	2,780.59	5.55%	9,132,600	5.77%	3,284.41
59. 3D	540.77	1.08%	1,679,120	1.06%	3,105.05
60. 4D1	20,353.93	40.62%	55,975,375	35.35%	2,750.10
61. 4D	1,177.44	2.35%	2,690,475	1.70%	2,285.02
62. Total	50,109.21	100.00%	158,359,755	100.00%	3,160.29
Grass					
63. 1G1	475.37	0.68%	753,500	0.69%	1,585.08
64. 1G	4,395.95	6.30%	6,967,585	6.34%	1,585.00
65. 2G1	2,609.58	3.74%	4,136,150	3.76%	1,584.99
66. 2G	2,151.55	3.08%	3,410,165	3.10%	1,584.98
67. 3G1	2,097.44	3.01%	3,303,525	3.00%	1,575.03
68. 3G	1,038.57	1.49%	1,635,770	1.49%	1,575.02
69. 4G1	24,049.64	34.48%	37,878,485	34.45%	1,575.01
70. 4G	32,937.68	47.22%	51,877,085	47.18%	1,575.01
71. Total	69,755.78	100.00%	109,962,265	100.00%	1,576.39
Irrigated Total					
Irrigated Total	15,738.13	11.22%	66,625,920	19.86%	4,233.41
Dry Total					
Dry Total	50,109.21	35.71%	158,359,755	47.20%	3,160.29
Grass Total					
Grass Total	69,755.78	49.71%	109,962,265	32.77%	1,576.39
72. Waste	2,273.67	1.62%	113,765	0.03%	50.04
73. Other	2,449.45	1.75%	451,190	0.13%	184.20
74. Exempt	11,786.31	8.40%	0	0.00%	0.00
75. Market Area Total	140,326.24	100.00%	335,512,895	100.00%	2,390.95

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	3,846.47	17,420,150	82,856.40	368,976,800	86,702.87	386,396,950
77. Dry Land	0.00	0	11,985.21	39,608,760	196,835.09	679,039,320	208,820.30	718,648,080
78. Grass	0.00	0	10,033.51	13,640,795	320,905.14	444,667,025	330,938.65	458,307,820
79. Waste	0.00	0	621.27	45,125	14,965.14	1,566,690	15,586.41	1,611,815
80. Other	0.00	0	351.83	21,645	9,817.30	1,299,040	10,169.13	1,320,685
81. Exempt	0.00	0	1,916.87	0	23,851.92	0	25,768.79	0
82. Total	0.00	0	26,838.29	70,736,475	625,379.07	1,495,548,875	652,217.36	1,566,285,350

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	86,702.87	13.29%	386,396,950	24.67%	4,456.56
Dry Land	208,820.30	32.02%	718,648,080	45.88%	3,441.47
Grass	330,938.65	50.74%	458,307,820	29.26%	1,384.87
Waste	15,586.41	2.39%	1,611,815	0.10%	103.41
Other	10,169.13	1.56%	1,320,685	0.08%	129.87
Exempt	25,768.79	3.95%	0	0.00%	0.00
Total	652,217.36	100.00%	1,566,285,350	100.00%	2,401.48

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 Bazile Mills	20	155,185	22	217,275	22	505,010	42	877,470	0
83.2 Bloomfield	48	215,600	476	2,133,500	476	20,893,925	524	23,243,025	146,351
83.3 Center	15	31,305	53	166,995	54	946,700	69	1,145,000	4,055
83.4 Creighton	71	365,765	569	2,732,690	570	26,911,850	641	30,010,305	164,280
83.5 Crofton	49	334,600	328	1,740,915	335	21,319,220	384	23,394,735	84,185
83.6 Devils Nest	707	2,055,955	24	93,200	24	1,964,095	731	4,113,250	110,615
83.7 Lake	479	7,758,150	652	15,190,650	671	74,023,895	1,150	96,972,695	3,574,970
83.8 Niobrara	19	63,920	180	813,490	200	8,589,450	219	9,466,860	40,880
83.9 Rural	36	1,635,585	317	12,834,980	363	24,829,110	399	39,299,675	1,528,754
83.10 Santee	1	415	8	3,535	8	224,745	9	228,695	0
83.11 Verdel	30	33,935	34	15,690	34	480,290	64	529,915	625
83.12 Verdigre	28	96,630	253	451,845	257	9,728,430	285	10,276,905	36,320
83.13 Wausa	28	205,180	274	643,815	274	12,428,130	302	13,277,125	105,725
83.14 Winnetoon	22	333,240	42	47,215	43	785,280	65	1,165,735	12,220
84 Residential Total	1,553	13,285,465	3,232	37,085,795	3,331	203,630,130	4,884	254,001,390	5,808,980

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	Bazile Mills	0	0	0	0	1	26,930	1	26,930	26,930
85.2	Bloomfield	15	57,640	98	464,310	103	8,717,185	118	9,239,135	828,215
85.3	Center	2	1,200	11	11,980	11	310,585	13	323,765	19,770
85.4	Creighton	17	60,845	103	407,915	104	4,774,895	121	5,243,655	21,390
85.5	Crofton	12	44,975	62	232,030	67	4,309,070	79	4,586,075	14,035
85.6	Lake	0	0	13	251,585	14	1,866,385	14	2,117,970	210,330
85.7	Niobrara	6	17,685	43	267,955	44	2,729,885	50	3,015,525	87,265
85.8	Rural	9	29,815	41	5,512,635	55	22,951,625	64	28,494,075	642,730
85.9	Verdel	6	3,805	8	4,945	8	26,530	14	35,280	0
85.10	Verdigre	6	8,630	58	95,720	58	2,110,400	64	2,214,750	17,715
85.11	Wausa	7	15,160	66	205,895	66	2,318,825	73	2,539,880	120,440
85.12	Winnetoon	0	0	15	15,735	15	257,250	15	272,985	0
86	Commercial Total	80	239,755	518	7,470,705	546	50,399,565	626	58,110,025	1,988,820

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	408.18	1.48%	652,775	1.47%	1,599.23
88. 1G	3,889.24	14.06%	6,281,135	14.17%	1,615.00
89. 2G1	1,588.33	5.74%	2,561,870	5.78%	1,612.93
90. 2G	1,697.32	6.14%	2,741,155	6.18%	1,614.99
91. 3G1	1,669.78	6.04%	2,671,680	6.03%	1,600.02
92. 3G	3,083.09	11.15%	4,932,930	11.13%	1,600.00
93. 4G1	9,921.89	35.87%	15,847,330	35.75%	1,597.21
94. 4G	5,399.29	19.52%	8,638,885	19.49%	1,600.00
95. Total	27,657.12	100.00%	44,327,760	100.00%	1,602.76
CRP					
96. 1C1	1.87	0.81%	3,020	0.82%	1,614.97
97. 1C	35.03	15.24%	56,580	15.36%	1,615.19
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.55	0.24%	890	0.24%	1,618.18
100. 3C1	43.80	19.05%	70,080	19.02%	1,600.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	148.09	64.42%	236,940	64.32%	1,599.97
103. 4C	0.55	0.24%	880	0.24%	1,600.00
104. Total	229.89	100.00%	368,390	100.00%	1,602.46
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
Grass Total					
	27,657.12	99.18%	44,327,760	99.18%	1,602.76
CRP Total					
	229.89	0.82%	368,390	0.82%	1,602.46
Timber Total					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	27,887.01	100.00%	44,696,150	100.00%	1,602.76

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	2,010.17	0.88%	2,647,270	0.89%	1,316.94
88. 1G	7,177.15	3.15%	9,430,805	3.18%	1,314.00
89. 2G1	5,616.04	2.46%	6,955,740	2.34%	1,238.55
90. 2G	14,073.82	6.17%	18,095,525	6.09%	1,285.76
91. 3G1	7,671.22	3.36%	9,816,190	3.31%	1,279.61
92. 3G	14,164.00	6.21%	18,132,560	6.11%	1,280.19
93. 4G1	67,308.48	29.50%	87,742,525	29.55%	1,303.59
94. 4G	110,162.41	48.28%	144,093,245	48.53%	1,308.01
95. Total	228,183.29	100.00%	296,913,860	100.00%	1,301.21
CRP					
96. 1C1	202.90	6.03%	268,845	6.06%	1,325.01
97. 1C	418.69	12.44%	554,770	12.50%	1,325.01
98. 2C1	91.28	2.71%	120,945	2.73%	1,324.99
99. 2C	448.63	13.33%	594,425	13.40%	1,324.98
100. 3C1	276.70	8.22%	363,860	8.20%	1,315.00
101. 3C	152.61	4.53%	200,685	4.52%	1,315.02
102. 4C1	1,644.23	48.85%	2,162,170	48.72%	1,315.00
103. 4C	130.73	3.88%	171,915	3.87%	1,315.04
104. Total	3,365.77	100.00%	4,437,615	100.00%	1,318.45
Timber					
105. 1T1	1.16	0.07%	1,540	0.07%	1,327.59
106. 1T	8.38	0.48%	11,110	0.48%	1,325.78
107. 2T1	21.71	1.24%	28,770	1.25%	1,325.20
108. 2T	53.49	3.06%	70,895	3.09%	1,325.39
109. 3T1	23.94	1.37%	31,490	1.37%	1,315.37
110. 3T	60.20	3.45%	79,160	3.44%	1,314.95
111. 4T1	131.33	7.52%	172,675	7.51%	1,314.82
112. 4T	1,446.59	82.81%	1,902,290	82.78%	1,315.02
113. Total	1,746.80	100.00%	2,297,930	100.00%	1,315.51
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Grass Total	228,183.29	97.81%	296,913,860	97.78%	1,301.21
CRP Total	3,365.77	1.44%	4,437,615	1.46%	1,318.45
Timber Total	1,746.80	0.75%	2,297,930	0.76%	1,315.51
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114. Market Area Total	233,295.86	100.00%	303,649,405	100.00%	1,301.56

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	473.74	0.68%	750,915	0.69%	1,585.08
88. 1G	4,369.33	6.30%	6,925,385	6.33%	1,585.00
89. 2G1	2,570.91	3.71%	4,074,855	3.73%	1,584.99
90. 2G	2,145.15	3.09%	3,400,025	3.11%	1,584.98
91. 3G1	2,067.59	2.98%	3,256,510	2.98%	1,575.03
92. 3G	1,038.31	1.50%	1,635,360	1.50%	1,575.02
93. 4G1	23,813.50	34.32%	37,506,555	34.29%	1,575.01
94. 4G	32,903.07	47.42%	51,822,570	47.38%	1,575.01
95. Total	69,381.60	100.00%	109,372,175	100.00%	1,576.39
CRP					
96. 1C1	1.63	0.44%	2,585	0.44%	1,585.89
97. 1C	25.29	6.81%	40,090	6.85%	1,585.21
98. 2C1	38.67	10.42%	61,295	10.47%	1,585.08
99. 2C	6.40	1.72%	10,140	1.73%	1,584.38
100. 3C1	29.85	8.04%	47,015	8.03%	1,575.04
101. 3C	0.26	0.07%	410	0.07%	1,576.92
102. 4C1	234.53	63.17%	369,395	63.10%	1,575.04
103. 4C	34.61	9.32%	54,515	9.31%	1,575.12
104. Total	371.24	100.00%	585,445	100.00%	1,577.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1.33	45.24%	2,110	45.43%	1,586.47
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	1.61	54.76%	2,535	54.57%	1,574.53
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2.94	100.00%	4,645	100.00%	1,579.93
<hr/>					
Grass Total	69,381.60	99.46%	109,372,175	99.46%	1,576.39
CRP Total	371.24	0.53%	585,445	0.53%	1,577.00
Timber Total	2.94	0.00%	4,645	0.00%	1,579.93
<hr/>					
114. Market Area Total	69,755.78	100.00%	109,962,265	100.00%	1,576.39

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

54 Knox

	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	138,419,450	148,356,105	9,936,655	7.18%	2,082,200	5.67%
02. Recreational	99,731,385	105,645,285	5,913,900	5.93%	3,726,780	2.19%
03. Ag-Homesite Land, Ag-Res Dwelling	64,843,985	68,846,120	4,002,135	6.17%	5,373,732	-2.12%
04. Total Residential (sum lines 1-3)	302,994,820	322,847,510	19,852,690	6.55%	11,182,712	2.86%
05. Commercial	55,107,420	58,110,025	3,002,605	5.45%	1,988,820	1.84%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	41,820,510	45,451,685	3,631,175	8.68%	0	8.68%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	96,927,930	103,561,710	6,633,780	6.84%	1,988,820	4.79%
10. Total Non-Agland Real Property	399,922,750	426,409,220	26,486,470	6.62%	13,171,532	3.33%
11. Irrigated	373,268,040	386,396,950	13,128,910	3.52%		
12. Dryland	625,633,865	718,648,080	93,014,215	14.87%		
13. Grassland	380,667,895	458,307,820	77,639,925	20.40%		
14. Wasteland	1,460,630	1,611,815	151,185	10.35%		
15. Other Agland	348,510	1,320,685	972,175	278.95%		
16. Total Agricultural Land	1,381,378,940	1,566,285,350	184,906,410	13.39%		
17. Total Value of all Real Property (Locally Assessed)	1,781,301,690	1,992,694,570	211,392,880	11.87%	13,171,532	11.13%

2016 Assessment Survey for Knox County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Three
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$221,833.87
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$34,050.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$24,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$3,400.73 of General and \$10,506 of the reappraisal.

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters formally Terra Scan
2.	CAMA software:
	Thomson Reuters formally Terra Scan
3.	Are cadastral maps currently being used?
	We maintain them but use GIS as main go-to.
4.	If so, who maintains the Cadastral Maps?
	Connie - Assessor Assistant
5.	Does the county have GIS software?
	GIS Workshop
6.	Is GIS available to the public? If so, what is the web address?
	Yes. Knox.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Deputy Assessor
8.	Personal Property software:
	Thomson Reuters formally Terra Scan

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?
	All towns and villages
4.	When was zoning implemented?
	July 1995

D. Contracted Services

1.	Appraisal Services:
	In House
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	None currently, hoping for possible future outside help.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2016 Residential Assessment Survey for Knox County

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2016 Agricultural Assessment Survey for Knox County

1.	Valuation data collection done by:													
	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: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Area 1 is the south eastern portion of the county with borders of Cedar and Pierce Counties. This area has a substantial amount of uplands, silty soil, with abundant irrigation pivots scattered throughout the area. This area has some of the same characteristics as the bordering counties and does have more tillable acres. This area has significant rainfall.</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Area 2 is the western portion of the county with borders of Holt and Antelope Counties. This area is utilized more for the grassland characteristics. Sandy soils are abundant with silty, clay subsoils. Majority hilly, wooded, gullies, rough rangeland acres. Less cropland available. Extreme less rainfall.</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Area 3 is the north eastern portion of the county with the north border as the Missouri River and the eastern border Cedar County with a portion dropping down into the central portion of the county. This area tends to have a mixture of dry and grass characteristics and minimal irrigation wells. This area becomes hilly with sandy soils and less rainfall as you gradually travel in northwesterly direction. Much rangeland. Geo 677 has the Bazile Creek winding through the southern portion with rough hilly areas to the south and west. Geo 463 has cropland with majority of grassland with waste and gullies becoming more prevalent as you travel North.</td> <td style="text-align: center;">2012-2014</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Area 1 is the south eastern portion of the county with borders of Cedar and Pierce Counties. This area has a substantial amount of uplands, silty soil, with abundant irrigation pivots scattered throughout the area. This area has some of the same characteristics as the bordering counties and does have more tillable acres. This area has significant rainfall.	2012-2014	2	Area 2 is the western portion of the county with borders of Holt and Antelope Counties. This area is utilized more for the grassland characteristics. Sandy soils are abundant with silty, clay subsoils. Majority hilly, wooded, gullies, rough rangeland acres. Less cropland available. Extreme less rainfall.	2012-2014	3	Area 3 is the north eastern portion of the county with the north border as the Missouri River and the eastern border Cedar County with a portion dropping down into the central portion of the county. This area tends to have a mixture of dry and grass characteristics and minimal irrigation wells. This area becomes hilly with sandy soils and less rainfall as you gradually travel in northwesterly direction. Much rangeland. Geo 677 has the Bazile Creek winding through the southern portion with rough hilly areas to the south and west. Geo 463 has cropland with majority of grassland with waste and gullies becoming more prevalent as you travel North.	2012-2014
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3.	Describe the process used to determine and monitor market areas.													
	Market areas were established in 2010 using factors such as soil type, irrigation potential, land use and topography. We totally revamped the county according to detailed soil and rainfall charts. Each year I plot all the sales on a county map and monitor the markets in each established area.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	Rural residential land is 20 acres or less. Recreational land has lake influence. Recreational may also now include agland that is no longer used to sustain agricultural purposes.													
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?													
	Yes they carry the same value.													
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	We value WRP by maintaining the LVG codes, whether grass or waste. Currently no sales on typical WRP land so as a basis we value at one-half of the regular grass value. We maintain that there are at least two types of WRP-the typical area along a creek bed that floods regularly and is not sustainable for recreation and the second is the upland areas that are sustained for more specific activities with ideal characteristics for recreation.													

	<u>If your county has special value applications, please answer the following</u>
7a.	How many special valuation applications are on file?
	11
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales are closely monitored. Questionnaires are studied looking for any non-agricultural characteristics and these are kept on record.
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	None
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 Knox County 3 year Plan of Assessment

<u>Real Estate Only</u>	<u>Parcels</u>	<u>% total parcels</u>	<u>Valuation</u>	<u>% total valuation</u>
Residential/Recreational	4886	44.39%	\$ 237,466,390	13.33%
Commercial	621	5.64%	\$ 55,782,735	3.13%
Agricultural	<u>5499</u>	<u>49.96%</u>	\$ <u>1,488,798,755</u>	<u>83.54%</u>
<u>2015 Abstract Totals</u>	<u>11,006</u>	100.00%	\$ <u>1,782,047,880</u>	100.00%

Personal Property Schedules 1,426

2015-2016 Proposed Budget

Assessor Budget-\$ 220,815.23

Re-Appraisal Budget-\$ 32,300.00

Total- \$253,115.23

Staff

1 Assessor

1 Deputy Assessor

3 Full Time Clerks/Appraisers

All staff functions are performed by everyone in the office. Clerks have their specific job they are in charge of but all is shared. This makes all help accessible at all times to any customer. The Assessor does all of the reports. The Deputy helps work on valuations for the upcoming year and is in charge of all GIS and mapping.

Contract Appraiser- none. We will consider in the future for help with the rural review &/or Commercial review.

GIS-GIS Workshop

Training

As the Assessor, I have attended all workshops and completed my educational hours needed to maintain my Assessor Certificate. The Deputy Assessor and the office clerks all try to attend school on a regular basis. The GoToMeeting training has been utilized. It is a good idea for education that is otherwise hard to acquire.

2015 R & O Statistics

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	95.00%	10.24	104.07
Commercial	97.00%	8.42	101.15
Agricultural	70.00%	24.22	105.03

3 Year Appraisal Plan

Current 2015

Residential

Lake- Yearly maintenance will be done for the lake parcels, which include building permits, sale review and pickup work.

Towns-Review work continues of all town/village parcels. This will be a two to three year process. Again, as in the past, all towns will be walked door-to-door looking for new growth and updating the current file information as needed. New file folders will be used.

Last year we walked Niobrara, Crofton and Verdel. This year's schedule includes Bloomfield, Wausa and Winnetoon. (This leaves Santee, Center, Verdigre, Bazile Mills and Creighton for the coming year.)

Yearly maintenance will include sale review and pickup work. Sale reviews include questionnaires, telephone calls &/or physical inspection of the property. We make all efforts to talk to either the buyer or the seller. All building permits and information statements are physically reviewed. We continually review all files for accuracy and correct statistics.

Commercial

Appraisal maintenance will be the agenda for all commercial properties. Knox County generally has a low number of commercial sales with many single type sales. Normally it is very hard to compare because of the uniqueness and the small number of properties selling. Sale review includes either a physical inspection of the property and/or questionnaires or telephone calls. We make all efforts to contact either the buyer or the seller or the realtor involved. Pickup work includes physical inspection of all building permits. We will continually review each file for accuracy and correct statistics.

Agricultural

A market analysis of agricultural sales by land classification groupings will be conducted to determine any possible adjustments to comply with statistical measures. As in the past, all sales will be plotted on a county map in our office showing the market areas and the price paid. The market analysis is conducted in house, by myself, using all information collected. My liaison is kept up to date and I ask him for advice. Sales review and pickup work will also be completed by the office staff. GIS updates are continuing using the new 2014 aerials that were provided to us from the US Government last fall.

Other

Personnel shall continue to transfer all information, gather personal property, file homestead exemptions, work within the sales rosters and set the yearly values, file abstract, handle all 521 transfer statements and get the required original into the state department one and one-half months after the sale date, implement 521 sale transfers, change property names, handle the splits, maintain property record cards, generate yearly records, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued notices, hear protests, review and visit each protest sight, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, combine and balance levies, prepare Certified Tax List, prepare school aid reports, generate tax roles, tax list corrections, prepare update with FSA records, work with the local NRD's, update CRP records and prepare for TERC.

2016

Residential

The cycle shall continue with door to door inspections of each town and village in Knox County. Towns and villages remaining to be reviewed are Santee, Center, Verdigre, Bazile Mills and Creighton. Yearly appraisal maintenance will be done for the residential lake and city, which includes sales review and pickup work. Sale review includes either a physical inspection of the property and/or questionnaires, telephone calls or physical inspection of the property. We make all efforts to contact either the buyer or the seller or the realtor involved. Pickup work includes physical inspection of all building permits. We will continually review each file for accuracy and correct statistics.

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2017

Residential

The cycle shall continue with door to door inspections of each town and village in Knox County. We should be able to begin to finalize all files for the 2017 assessment. Yearly appraisal maintenance will be done for the residential lake and city, which includes sale reviews and pickup work. Sale review includes either a physical inspection of the property and/or questionnaires, telephone calls or physical inspection of the property. We make all efforts to contact either the buyer or the seller or the realtor involved. Pickup work

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Agricultural

A rural farm site review will begin, either with our own office help or with the hiring of an appraisal company or part time reviewers. This will include reviewing the homes and all outbuildings. A market analysis of agricultural sales by land classification groupings will be conducted to determine any possible adjustments to comply with statistical measures. As in the past, all sales will be plotted on a county map in our office showing the market areas and the price paid. The market analysis is conducted in house, by myself, using all information collected. My liaison is also asked for advice. Sales review and pickup work will also be completed by the office staff. GIS updates are continuing.

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2018

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Commercial

Appraisal review will be the agenda for all commercial properties. With the office help reviewing the rural sector, it will be difficult to do both reviews at the same time. We shall consider hiring for the commercial review. Knox County generally has a low number of commercial sales with many single type sales. Normally it is very hard to compare because of the uniqueness and the small number of properties selling. Sale review includes either a physical inspection of the property and/or questionnaires or telephone calls. We make all efforts to contact either the buyer or the seller or the realtor involved. Pickup work includes physical inspection of all building permits. We will continually review each file for accuracy and correct statistics.

Agricultural

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2019

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	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
<u>Residential</u>	Resume Town Review Market Analysis	Continue Town Review Market Analysis	Finalize Town Market Analysis	Market Analysis	Market Analysis
<u>Commercial</u>	Market Analysis	Market Analysis	Market Analysis	Begin Commercial Review	Continue Review
<u>Agricultural</u>	GIS Updates Aerial updates Market Analysis	GIS Updates Aerial Updates Obliques Available Market Analysis	GIS Updates Aerial Updates Begin Review Market Analysis	GIS Updates Aerial Updates Continue Review Market Analysis	GIS Updates Aerial Updates Continue Review Market Analysis

March 1, 2016

KNOX COUNTY

2016 Methodology for Special Value

During an intensive market study in Knox County, all sales were examined thoroughly and through this process, I have concluded that there is no difference in the market to show a reason to value by special valuation. There were no market factors shown other than that of purely agricultural purposes. Knox County consists mostly of rolling grasslands to the West and North and heavier cropped soils to the South and East, all conducive to our grazing/farming industry.

Knox County accepted applications in March of 2012.

#1) Jerry Hanefeldt-8 applications all in either 13-30-5 or 24-30-5 Valley Township

#2) Foner Farms-3 applications all in either 7-32-5 or 8-32-5 Niobrara Township