



**2016 REPORTS & OPINIONS**

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**MORRILL COUNTY**



**Pete Ricketts**  
Governor

**STATE OF NEBRASKA**  
DEPARTMENT OF REVENUE  
PO Box 94818 • Lincoln, Nebraska 68509-4818  
Phone: 402-471-5729 • [revenue.nebraska.gov](http://revenue.nebraska.gov)

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Morrill 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 Morrill 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: Rose Nelson, Morrill County Assessor

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## Introduction

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[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

### **Statistical Analysis:**

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<b>Property Class</b>	<b>COD</b>	<b>PRD</b>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

**Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

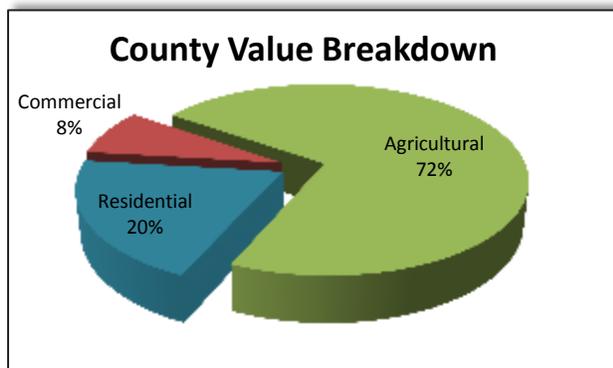
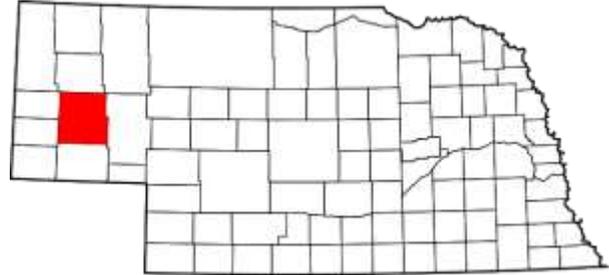
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

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

## County Overview

With a total area of 1,424 square miles, Morrill had 4,862 residents, per the Census Bureau Quick Facts for 2014, a 4% population decline from the 2010 US Census. In a review of the past fifty years, Morrill has seen a steady drop in population of 31% (Nebraska Department of Economic Development). Reports indicated that 69% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Morrill convene in and around Bridgeport, the county seat. Per the latest information available from the U.S. Census Bureau, there were 118 employer establishments in Morrill. County-wide employment was at 2,626 people, a 3% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Morrill that has fortified the local rural area economies. Morrill is included in the North Platte Natural Resource District (NRD). Overall grass land makes up the majority of the land in the county followed by irrigated and some dry.

The ethanol plant, grain handling facilities and fertilizer plant are also contributory factors to the economy.

Morrill County Quick Facts	
Founded	1908
Namesake	Former Lincoln Land Co. president Charles H. Morrill
Region	Panhandle
County Seat	Bridgeport
Other Communities	Angora Bayard Broadwater
Most Populated	Bridgeport (1,522) -2% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

# 2016 Residential Correlation for Morrill County

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## *Assessment Actions*

Within the residential class for assessment year 2016 all annual pickup work was completed in a timely manner. Both towns of Bridgeport and Bayard reported building permits and all of them were followed up on by reviewing each property and collecting or confirming the assessment data and photos. Broadwater did not have any building permits to report. The county assessor and staff completed physical reviews and inspection of Broadwater and confirmed no new improvements.

Stanard Appraisal Service has been retained to consult with the county and assist when needed. The appraisal company reviewed the residential sales within Bridgeport, Broadwater and Bayard to confirm that the models built during the reappraisal did not need to be recalibrated and that they were still working with the current market. All residential properties were reviewed by conducting external inspections. The inspections included a review of the property record cards for accuracy and all necessary changes were documented. All evident updates were accounted for and documented as growth. Building permits were reviewed and documented as growth as well. As a result no major changes occurred for 2016 for the assessor locations of Bayard and Broadwater. A complete update was done for county assessor location Bridgeport. All sales occurring within the last three years were verified as well. The arm's length sales and all relevant data were entered onto a spreadsheet, and using the current market data an updated valuation model was created. Rural residential was quite low statistically, and a 10% blanket increase was given to homes 1930 and newer. Site values were left the same, and there will be a review of these properties in the year 2016.

## *Description of Analysis*

Four valuation groupings have been identified by unique characteristics and varying degrees of economic influence that affect each.

<b>Valuation Grouping</b>	<b>Description</b>
01	Bridgeport
02	Bayard
03	Broadwater
04	Rural

The residential statistical profile for Morrill County encompasses 110 sales and will be considered an adequate and reliable sample for the measurement of the residential class. Of the measures of central tendency only the mean is out and would be most susceptible to outliers such as low dollar sales. When the sample is stratified by valuation groupings the statistics indicate they are at an acceptable level of value as well. The dispersion as shown by the coefficient of dispersion, 14.91, is within the acceptable standard and indicative of a close relationship between

## 2016 Residential Correlation for Morrill County

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the assessment/sales ratios and the average median level of value. The price-related differential is slightly above the recognized standard.

The indicated trend for most of the residential market appears to be on the increase. An approximate 3% increase for the county as a whole is observed by examining the 'Study Yrs' statistics on the profile. This same trend is observed when reviewing the substrata of Bridgeport and Rural Residential. The town of Bayard will display a slight decrease in the market by approximately 1%.

Study Yrs						
10/01/2013 To 09/30/2014	46	100.00	107.51	96.60	20.79	111.29
10/01/2014 To 09/30/2015	54	97.42	99.15	90.55	20.84	109.50

The 2016 County Abstract of Assessment compared to the 2015 Certificate of Taxes Levied (CTL) notes a difference in value of 5.82% excluding growth and is reflective of the assessment actions taken for 2016.

### *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 Assessor for further action.

As part of the annual review the Real Estate Transfers were reviewed to determine if they were being filed in a timely manner and that the information was exact. The county has developed a process for monthly submissions and the data was found to be correct.

An inspection of the values reported on the Assessed Value Update to the property record cards found the values to be accurate with no errors. The frequency of the changes to the sold versus unsold is similar and there is no preference in the treatment of the sold properties.

A review of Morrill County's qualification and verification of the qualified versus non-qualified sales revealed that the County uses all available sales and there is not a bias in the treatment of the sold parcels. A thorough documentation process is in place with the use of questionnaires and/or interviews with parties involved in the transaction. The documentation is available if requested. All arm's-length sales are being made available for measurement purposes. From a review of the utilization of sales over a five year period the most current year shows an increase in usage.

## 2016 Residential Correlation for Morrill County

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The home-site and farm-site values carry the same value as the rural residential parcels. Lot studies for the other residential properties will be done at the time of a reappraisal. A sales comparison will be done to derive a square foot method.

Valuation groupings have been discussed with the county assessor and they have been identified by economic factors unique to each geographic area

### *Equalization and Quality of Assessment*

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

<b>VALUATION GROUPING</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	60	97.93	102.77	98.63	11.29	104.20
02	34	91.74	103.01	96.79	20.44	106.43
03	5	99.75	100.70	94.17	21.61	106.93
04	11	95.03	93.62	87.93	16.04	106.47
_____ ALL _____						
10/01/2013 To 09/30/2015	110	97.52	101.83	96.59	14.91	105.42

### *Level of Value*

Based on the analysis of all available information, the level of value of the residential class of real property in Morrill County is 98%.

# 2016 Commercial Correlation for Morrill County

## *Assessment Actions*

Within the commercial class of Morrill County for assessment year 2016, all annual pickup work was completed in a timely manner.

Stanard Appraisal Service has been retained to consult with the county and assist when needed. With so few sales for comparison in each of the assessor locations within Morrill County, it was decided to leave the commercial as is, and continue to study the commercial sales each year.

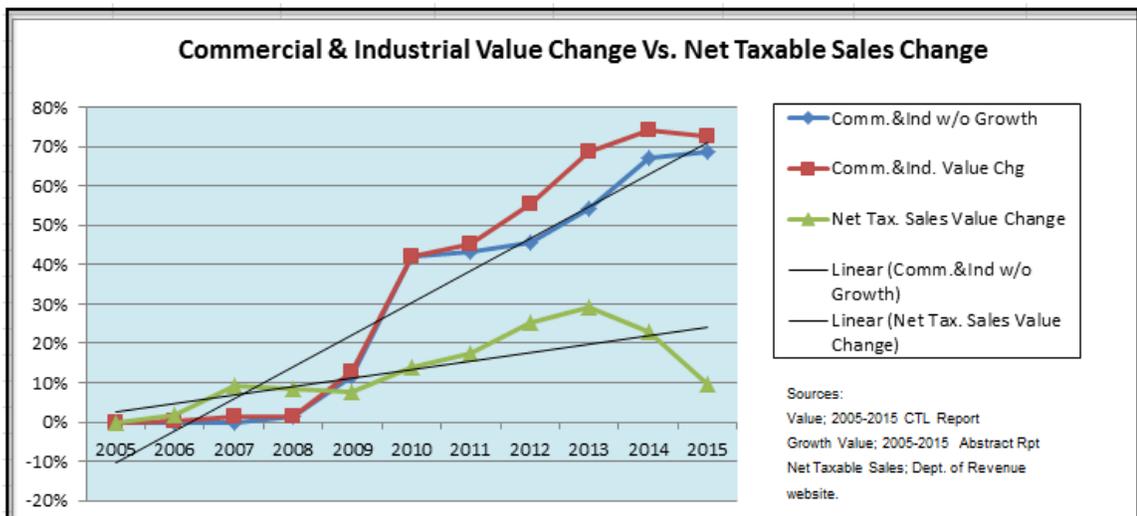
## *Description of Analysis*

There are four valuation groupings utilized in the valuation of the commercial class. There are only eight sales in the current study period. Therefore this sample is considered to be unreliable for measurement purposes.

Valuation Grouping	Description
01	Bridgeport
02	Bayard
03	Broadwater
04	Rural

With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. All measures of central tendency are below the acceptable level and the qualitative measures are not within the standard parameters. Any adjustments to this class would not improve the equalization.

Determination of overall commercial activity within the county included the analysis of Net Taxable Sales—non-Motor Vehicle ([http://revenue.nebraska.gov/research/salestax\\_data.html](http://revenue.nebraska.gov/research/salestax_data.html)) as an indicator of the commercial market activity.



## 2016 Commercial Correlation for Morrill County

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While there is no direct link between the net taxable sales and the market, there is indication of a modest upward trend. The Net Taxable Sales point toward an Average Annual Rate of 1.07% 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 3.18%, an approximate 2 point difference (2.11 when rounded).

Except for 2009, the movement in the Net Taxable Sales had indicated a positive upward trend until 2013 when the sale receipts started to decline. In 2014 some of the loss was due in part to a legislative change in the exemption of sales tax on repair and replacement parts used to repair agricultural equipment.

The 2016 County Abstract of Assessment for Real Property, Form 45 compared with the 2015 Certificate of Taxes Levied shows a -1.09% change in value excluding growth. The change would be reflective of the assessment actions, which stated no changes other than routine maintenance occurred. The change in total value was 926,414 and the growth value was 1,262,720.

There are five occupancy codes represented in the sales file. These would not be considered representative of the population.

### *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.

The measurement of the commercial class relies on the accuracy of reported data. The Real Estate Transfer Statements as submitted by Morrill County were reviewed and determined to be accurate. The county has become more timely in filing on a monthly basis.

Another part of the review consisted of a comparison of the values reported on the Assessed Value Update to the property record card. There was no preferential treatment identified in the sold parcels. The sold and unsold properties are being treated in a uniform and proportionate manner.

The qualification and verification of sales were also examined. The verification process is thorough and documentation is available upon request. There is no apparent bias in the qualification determination of the sold parcels and all available arm's-length transactions are

## 2016 Commercial Correlation for Morrill County

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being used in the measurement of the commercial class. From a historical review there appears to be consistency in the utilization of sales over a five year period.

### *Equalization and Quality of Assessment*

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

<b><u>VALUATION GROUPING</u></b>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	1	22.45	22.45	22.45		100.00
02	4	88.84	79.93	78.51	16.48	101.81
03	1	89.42	89.42	89.42		100.00
04	2	76.27	76.27	71.13	29.20	107.23
<hr/>						
ALL						
10/01/2012 To 09/30/2015	8	88.84	73.02	39.93	23.93	182.87

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

### *Level of Value*

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

# 2016 Agricultural Correlation for Morrill County

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## *Assessment Actions*

The agricultural land market was analyzed for 2016, each market area (2, 3 and 4) was analyzed on its own importance and the county as a whole was reviewed. Research was expanded to the adjoining counties of Box Butte, Sheridan, Garden, Cheyenne, Banner, Scottsbluff and Sioux for comparable sales unique to the market area it adjoined.

Modifications were made to the land values in each market area as identified in the agricultural analysis. Sales containing accretion lands used for recreation were reviewed, and the value of the accretion was set at 100% of market value. Special value was set into place in the year 2014 and continues to be updated as the Special Value Application are turned in. There were a few more turned in last year.

For assessment year 2016, work is continuing with the anticipation of having more geographic information loaded onto the county's administrative computer system. The Morrill County Assessor's office went online with administrative data information in the year 2013. The GISWorkshop is also online and has proven to be an immense benefit for the County. Morrill County is saturated with small agricultural parcels, it has been difficult and very time consuming to research these parcels and verify the accuracy of the data. Work continues on all layers within the geographic information software as time permits. The county assessor uses several years of aerial images now to assist in the discovery of new construction or the demolition of improvement and land use changes. The county is fortunate that the deputy county assessor is well versed in geographic information mapping. The deputy county assessor is an asset in updating the online information.

## *Description of Analysis*

Morrill County is located in the Panhandle of Nebraska and is managed by the North Platte Natural Resource District (NRD). Three markets areas have been created by geographic characteristics with differing economic factors. Market Area 2 is in the northern part of the county and all Sandhill's. Comparable counties around this area are Scottsbluff market area 3, Sioux, Box Butte market area 1, Sheridan and Garden.

Market Area 3 is basically the rest of the county with the exception of land along and including in the North Platte River. This area is approximately two-thirds grass and one-third cropland. Counties that would be comparable to this area are Garden, Cheyenne market area 3, Banner and Scottsbluff market area 3.

Market Area 4 is along and including the North Platte River. The river area is recognized as special value due to the hunting and recreational use. There are never more than a few sales in

## 2016 Agricultural Correlation for Morrill County

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this area to analyze. Since this area is along the river, searching for comparable sales is limited to only the counties of Garden and Scottsbluff market area 2.

An analysis was done of the agricultural market within Morrill County; the overall sales were analyzed and then further stratified by market area. Comparable sales were sought for each market area from the appropriate counties surrounding it. The samples for Market Areas 2 and 3 were considered to be proportionate and representative for measurement. There was not an abundance of comparable sales for market area four however, along the river where the area is somewhat homogeneous and variation in the market is minimal, it may be logical to consider the sample a reasonable indicator of the market.

The assessment actions are confirmed in the final statistical analysis in that an overall level of value has been achieved.

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
2	21	68.75	69.44	67.92	18.69	102.24
3	34	69.35	72.98	67.95	23.59	107.40
4	9	64.34	76.05	69.18	37.05	109.93

### *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.

Part of this review included the examination of the accuracy and timely filing of the Real Estate Transfer Statements as submitted by Morrill County. It was discovered this process was being done efficiently and correctly.

A review of the determination of qualified versus non-qualified sales supported the counties use of all available sales. There is not a bias in the determination of qualified sales. The verification process is thorough and documentation is available upon request. A review of the usage of sales shows that the utilization has stayed somewhat consistent over a five year period.

The county has a systematic process of reviewing the unimproved agricultural land and improvements with the use of the most current imagery, building permits, and maps provided by taxpayers and the NRD's. On-site inspections are done by office staff and a contract appraisal firm if needed.

## 2016 Agricultural Correlation for Morrill County

Agricultural homes, rural residential homes or recreational homes are defined based on their current primary use. Recreational parcels are purchased primarily for hunting along the North and South Platte Rivers. A sales comparison study was done on a very small number of sales in an attempt to arrive at a market value for parcels that are recreational, agricultural or rural residential. The study was also utilized to determine the uninfluenced value of the parcels if they were approved for special value.

### *Equalization and Quality of Assessment*

Many factors were considered in determining the level of value for the agricultural class of real property within Morrill County. The sales data, as provided by the county assessor, in the state sales file was examined and tested. The resulting statistics were indicators of assessment actions and uniform and proportionate treatment within the class and subclasses were sufficient sales exist. To strengthen the confidence in the data further observations were made of the actions of adjoining counties and the economics across the region.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	19	67.62	74.25	68.91	31.16	107.75
2	4	57.82	71.05	64.18	35.07	110.70
3	12	68.56	68.55	67.89	20.27	100.97
4	3	75.74	101.28	88.32	59.78	114.67
<u>Dry</u>						
County	8	74.21	72.40	72.07	15.81	100.46
2	2	74.50	74.50	73.96	07.06	100.73
3	6	74.19	71.70	71.70	18.72	100.00
<u>Grass</u>						
County	22	70.46	70.64	68.08	17.97	103.76
2	14	70.25	69.39	69.59	15.37	99.71
3	6	71.40	72.31	66.01	25.01	109.54
4	2	74.36	74.36	76.34	13.47	97.41
<u>ALL</u>						
10/01/2012 To 09/30/2015	64	69.19	72.25	68.07	23.62	106.14

### *Level of Value*

The overall median of 69% will be used in determining the level of value for the agricultural class of real property within Morrill County.

### *Special Value*

## **2016 Agricultural Correlation for Morrill County**

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A review of the agricultural land values in Morrill County in areas that have other non-agricultural influence indicates the assessed values used are similar to other areas in the County where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Morrill County is 69%.

## 2016 Opinions of the Property Tax Administrator for Morrill County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>98</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>69</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>69</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Morrill County

### Residential Real Property - Current

Number of Sales	110	Median	97.52
Total Sales Price	\$8,782,874	Mean	101.83
Total Adj. Sales Price	\$8,782,874	Wgt. Mean	96.59
Total Assessed Value	\$8,483,760	Average Assessed Value of the Base	\$49,066
Avg. Adj. Sales Price	\$79,844	Avg. Assessed Value	\$77,125

### Confidence Interval - Current

95% Median C.I	95.03 to 100.01
95% Wgt. Mean C.I	93.60 to 99.59
95% Mean C.I	97.27 to 106.39
% of Value of the Class of all Real Property Value in the	15.02
% of Records Sold in the Study Period	4.60
% of Value Sold in the Study Period	7.23

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	121	97	96.73
2014	108	98	98.25
2013	84	100	100.09
2012	57	98	97.65

## 2016 Commission Summary for Morrill County

### Commercial Real Property - Current

Number of Sales	8	Median	88.84
Total Sales Price	\$881,300	Mean	73.02
Total Adj. Sales Price	\$881,300	Wgt. Mean	39.93
Total Assessed Value	\$351,895	Average Assessed Value of the Base	\$90,899
Avg. Adj. Sales Price	\$110,163	Avg. Assessed Value	\$43,987

### Confidence Interval - Current

95% Median C.I	22.45 to 99.83
95% Wgt. Mean C.I	4.06 to 75.80
95% Mean C.I	48.53 to 97.51
% of Value of the Class of all Real Property Value in the County	4.26
% of Records Sold in the Study Period	2.19
% of Value Sold in the Study Period	1.06

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	23	100	97.81
2014	21	100	93.24
2013	19		95.90
2012	11		97.45

**62 Morrill  
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 : 110  
 Total Sales Price : 8,782,874  
 Total Adj. Sales Price : 8,782,874  
 Total Assessed Value : 8,483,760  
 Avg. Adj. Sales Price : 79,844  
 Avg. Assessed Value : 77,125

MEDIAN : 98  
 WGT. MEAN : 97  
 MEAN : 102  
 COD : 14.91  
 PRD : 105.42

COV : 23.94  
 STD : 24.38  
 Avg. Abs. Dev : 14.54  
 MAX Sales Ratio : 216.74  
 MIN Sales Ratio : 43.66

95% Median C.I. : 95.03 to 100.01  
 95% Wgt. Mean C.I. : 93.60 to 99.59  
 95% Mean C.I. : 97.27 to 106.39

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	11	105.47	115.57	107.51	25.13	107.50	72.28	216.74	82.45 to 170.38	58,948	63,373
01-JAN-14 To 31-MAR-14	12	98.95	98.87	94.19	17.17	104.97	60.02	128.07	78.99 to 123.19	64,204	60,474
01-APR-14 To 30-JUN-14	12	98.59	96.53	99.34	09.92	97.17	82.49	118.92	83.77 to 101.11	77,521	77,012
01-JUL-14 To 30-SEP-14	14	96.75	94.91	93.03	13.55	102.02	43.66	132.38	78.54 to 107.85	107,643	100,143
01-OCT-14 To 31-DEC-14	16	96.79	109.67	99.01	18.94	110.77	79.88	183.80	91.62 to 137.57	73,794	73,065
01-JAN-15 To 31-MAR-15	11	97.51	104.50	97.68	15.35	106.98	81.69	193.50	87.92 to 108.97	82,604	80,684
01-APR-15 To 30-JUN-15	15	99.07	103.62	96.44	14.06	107.45	70.13	163.62	94.02 to 103.04	81,157	78,268
01-JUL-15 To 30-SEP-15	19	92.17	94.65	92.85	06.00	101.94	78.13	110.62	91.04 to 100.41	85,266	79,171
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	49	99.79	100.91	97.22	16.50	103.80	43.66	216.74	92.99 to 103.25	78,697	76,509
01-OCT-14 To 30-SEP-15	61	96.49	102.57	96.10	13.41	106.73	70.13	193.50	93.98 to 99.75	80,766	77,620
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	54	97.53	100.52	96.18	15.15	104.51	43.66	183.80	93.37 to 101.03	81,267	78,164
<u>ALL</u>	110	97.52	101.83	96.59	14.91	105.42	43.66	216.74	95.03 to 100.01	79,844	77,125

<b>VALUATION GROUPING</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	60	97.93	102.77	98.63	11.29	104.20	43.66	216.74	95.73 to 100.60	83,998	82,847
02	34	91.74	103.01	96.79	20.44	106.43	70.13	183.80	87.27 to 109.61	70,107	67,854
03	5	99.75	100.70	94.17	21.61	106.93	60.02	141.87	N/A	34,020	32,036
04	11	95.03	93.62	87.93	16.04	106.47	72.28	132.38	74.99 to 118.34	108,116	95,063
<u>ALL</u>	110	97.52	101.83	96.59	14.91	105.42	43.66	216.74	95.03 to 100.01	79,844	77,125

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	110	97.52	101.83	96.59	14.91	105.42	43.66	216.74	95.03 to 100.01	79,844	77,125
06											
07											
<u>ALL</u>	110	97.52	101.83	96.59	14.91	105.42	43.66	216.74	95.03 to 100.01	79,844	77,125

**62 Morrill**  
**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 : 110  
Total Sales Price : 8,782,874  
Total Adj. Sales Price : 8,782,874  
Total Assessed Value : 8,483,760  
Avg. Adj. Sales Price : 79,844  
Avg. Assessed Value : 77,125

MEDIAN : 98  
WGT. MEAN : 97  
MEAN : 102  
COD : 14.91  
PRD : 105.42

COV : 23.94  
STD : 24.38  
Avg. Abs. Dev : 14.54  
MAX Sales Ratio : 216.74  
MIN Sales Ratio : 43.66

95% Median C.I. : 95.03 to 100.01  
95% Wgt. Mean C.I. : 93.60 to 99.59  
95% Mean C.I. : 97.27 to 106.39

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	13	139.95	136.78	134.97	24.42	101.34	82.45	216.74	83.57 to 183.80	23,473	31,681	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	110	97.52	101.83	96.59	14.91	105.42	43.66	216.74	95.03 to 100.01	79,844	77,125	
Greater Than 14,999	110	97.52	101.83	96.59	14.91	105.42	43.66	216.74	95.03 to 100.01	79,844	77,125	
Greater Than 29,999	97	96.49	97.15	95.21	10.70	102.04	43.66	170.38	93.98 to 99.75	87,399	83,216	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	13	139.95	136.78	134.97	24.42	101.34	82.45	216.74	83.57 to 183.80	23,473	31,681	
30,000 TO 59,999	26	100.08	99.97	100.60	13.98	99.37	43.66	170.38	91.61 to 104.78	42,936	43,195	
60,000 TO 99,999	46	98.31	98.63	98.20	08.85	100.44	70.13	132.38	95.03 to 100.36	76,715	75,334	
100,000 TO 149,999	13	93.98	94.18	94.67	08.81	99.48	77.14	118.92	82.49 to 105.30	109,769	103,919	
150,000 TO 249,999	10	90.05	89.05	89.23	07.28	99.80	78.29	101.03	78.54 to 97.84	189,450	169,052	
250,000 TO 499,999	2	86.26	86.26	86.50	13.07	99.72	74.99	97.53	N/A	255,500	221,010	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	110	97.52	101.83	96.59	14.91	105.42	43.66	216.74	95.03 to 100.01	79,844	77,125	

**62 Morrill**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 8  
Total Sales Price : 881,300  
Total Adj. Sales Price : 881,300  
Total Assessed Value : 351,895  
Avg. Adj. Sales Price : 110,163  
Avg. Assessed Value : 43,987

MEDIAN : 89  
WGT. MEAN : 40  
MEAN : 73  
COD : 23.93  
PRD : 182.87

COV : 40.11  
STD : 29.29  
Avg. Abs. Dev : 21.26  
MAX Sales Ratio : 99.83  
MIN Sales Ratio : 22.45

95% Median C.I. : 22.45 to 99.83  
95% Wgt. Mean C.I. : 4.06 to 75.80  
95% Mean C.I. : 48.53 to 97.51

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	1	98.54	98.54	98.54	00.00	100.00	98.54	98.54	N/A	25,000	24,635
01-JAN-13 To 31-MAR-13	1	22.45	22.45	22.45	00.00	100.00	22.45	22.45	N/A	600,300	134,765
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13	1	54.00	54.00	54.00	00.00	100.00	54.00	54.00	N/A	40,000	21,600
01-OCT-13 To 31-DEC-13	1	99.83	99.83	99.83	00.00	100.00	99.83	99.83	N/A	15,000	14,975
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	1	88.36	88.36	88.36	00.00	100.00	88.36	88.36	N/A	7,000	6,185
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	1	89.42	89.42	89.42	00.00	100.00	89.42	89.42	N/A	12,000	10,730
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	2	65.77	65.77	76.38	35.79	86.11	42.23	89.31	N/A	91,000	69,503
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	3	54.00	58.33	27.21	46.96	214.37	22.45	98.54	N/A	221,767	60,333
01-OCT-13 To 30-SEP-14	2	94.10	94.10	96.18	06.10	97.84	88.36	99.83	N/A	11,000	10,580
01-OCT-14 To 30-SEP-15	3	89.31	73.65	77.18	17.61	95.43	42.23	89.42	N/A	64,667	49,912
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	3	54.00	58.76	26.15	47.76	224.70	22.45	99.83	N/A	218,433	57,113
01-JAN-14 To 31-DEC-14	2	88.89	88.89	89.03	00.60	99.84	88.36	89.42	N/A	9,500	8,458
<u>ALL</u>	8	88.84	73.02	39.93	23.93	182.87	22.45	99.83	22.45 to 99.83	110,163	43,987

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	22.45	22.45	22.45	00.00	100.00	22.45	22.45	N/A	600,300	134,765
02	4	88.84	79.93	78.51	16.48	101.81	42.23	99.83	N/A	51,000	40,041
03	1	89.42	89.42	89.42	00.00	100.00	89.42	89.42	N/A	12,000	10,730
04	2	76.27	76.27	71.13	29.20	107.23	54.00	98.54	N/A	32,500	23,118
<u>ALL</u>	8	88.84	73.02	39.93	23.93	182.87	22.45	99.83	22.45 to 99.83	110,163	43,987

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	89.31	89.31	89.31	00.00	100.00	89.31	89.31	N/A	132,000	117,890
03	6	88.89	78.73	66.60	19.35	118.21	42.23	99.83	42.23 to 99.83	24,833	16,540
04	1	22.45	22.45	22.45	00.00	100.00	22.45	22.45	N/A	600,300	134,765
<u>ALL</u>	8	88.84	73.02	39.93	23.93	182.87	22.45	99.83	22.45 to 99.83	110,163	43,987

**62 Morrill**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 8  
Total Sales Price : 881,300  
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Total Assessed Value : 351,895  
Avg. Adj. Sales Price : 110,163  
Avg. Assessed Value : 43,987

MEDIAN : 89  
WGT. MEAN : 40  
MEAN : 73  
COD : 23.93  
PRD : 182.87

COV : 40.11  
STD : 29.29  
Avg. Abs. Dev : 21.26  
MAX Sales Ratio : 99.83  
MIN Sales Ratio : 22.45

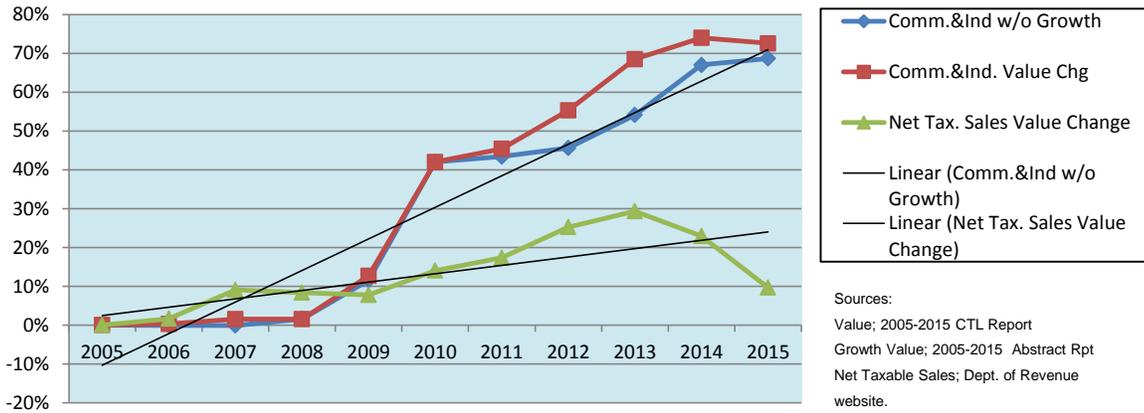
95% Median C.I. : 22.45 to 99.83  
95% Wgt. Mean C.I. : 4.06 to 75.80  
95% Mean C.I. : 48.53 to 97.51

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	2	88.89	88.89	89.03	00.60	99.84	88.36	89.42	N/A	9,500	8,458	
Less Than 30,000	4	93.98	94.04	95.81	05.48	98.15	88.36	99.83	N/A	14,750	14,131	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	8	88.84	73.02	39.93	23.93	182.87	22.45	99.83	22.45 to 99.83	110,163	43,987	
Greater Than 14,999	6	71.66	67.73	38.85	39.31	174.34	22.45	99.83	22.45 to 99.83	143,717	55,830	
Greater Than 29,999	4	48.12	52.00	35.92	40.86	144.77	22.45	89.31	N/A	205,575	73,843	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	88.89	88.89	89.03	00.60	99.84	88.36	89.42	N/A	9,500	8,458	
15,000 TO 29,999	2	99.19	99.19	99.03	00.66	100.16	98.54	99.83	N/A	20,000	19,805	
30,000 TO 59,999	2	48.12	48.12	47.46	12.24	101.39	42.23	54.00	N/A	45,000	21,358	
60,000 TO 99,999												
100,000 TO 149,999	1	89.31	89.31	89.31	00.00	100.00	89.31	89.31	N/A	132,000	117,890	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999	1	22.45	22.45	22.45	00.00	100.00	22.45	22.45	N/A	600,300	134,765	
1,000,000 +												
___ ALL ___	8	88.84	73.02	39.93	23.93	182.87	22.45	99.83	22.45 to 99.83	110,163	43,987	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	1	89.42	89.42	89.42	00.00	100.00	89.42	89.42	N/A	12,000	10,730	
344	1	22.45	22.45	22.45	00.00	100.00	22.45	22.45	N/A	600,300	134,765	
352	1	89.31	89.31	89.31	00.00	100.00	89.31	89.31	N/A	132,000	117,890	
406	3	88.36	76.81	58.72	21.73	130.81	42.23	99.83	N/A	24,000	14,092	
471	1	54.00	54.00	54.00	00.00	100.00	54.00	54.00	N/A	40,000	21,600	
478	1	98.54	98.54	98.54	00.00	100.00	98.54	98.54	N/A	25,000	24,635	
___ ALL ___	8	88.84	73.02	39.93	23.93	182.87	22.45	99.83	22.45 to 99.83	110,163	43,987	

### 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	\$ 18,740,222	\$ 343,577	1.83%	\$ 18,396,645	-	\$ 23,753,260	-
2006	\$ 18,795,695	\$ 75,168	0.40%	\$ 18,720,527	-0.11%	\$ 24,144,573	1.65%
2007	\$ 19,024,634	\$ 303,104	1.59%	\$ 18,721,530	-0.39%	\$ 25,912,986	7.32%
2008	\$ 19,031,822	\$ 1,600	0.01%	\$ 19,030,222	0.03%	\$ 25,742,447	-0.66%
2009	\$ 21,122,371	\$ 216,134	1.02%	\$ 20,906,237	9.85%	\$ 25,602,872	-0.54%
2010	\$ 26,612,012	\$ -	0.00%	\$ 26,612,012	25.99%	\$ 27,086,963	5.80%
2011	\$ 27,249,788	\$ 376,720	1.38%	\$ 26,873,068	0.98%	\$ 27,879,629	2.93%
2012	\$ 29,099,628	\$ 1,810,390	6.22%	\$ 27,289,238	0.14%	\$ 29,753,231	6.72%
2013	\$ 31,579,336	\$ 2,699,858	8.55%	\$ 28,879,478	-0.76%	\$ 30,728,206	3.28%
2014	\$ 32,602,835	\$ 1,307,108	4.01%	\$ 31,295,727	-0.90%	\$ 29,202,073	-4.97%
2015	\$ 32,342,558	\$ 727,541	2.25%	\$ 31,615,017	-3.03%	\$ 26,042,963	-10.82%
<b>Ann %chg</b>	5.61%			<b>Average</b>	<b>3.18%</b>	<b>2.32%</b>	<b>1.07%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.11%	0.30%	1.65%
2007	-0.10%	1.52%	9.09%
2008	1.55%	1.56%	8.37%
2009	11.56%	12.71%	7.79%
2010	42.00%	42.00%	14.03%
2011	43.40%	45.41%	17.37%
2012	45.62%	55.28%	25.26%
2013	54.10%	68.51%	29.36%
2014	67.00%	73.97%	22.94%
2015	68.70%	72.58%	9.64%

County Number: 62  
 County Name: Morrill

**62 Morrill**  
**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 : 64  
Total Sales Price : 26,419,946  
Total Adj. Sales Price : 26,330,446  
Total Assessed Value : 17,922,676  
Avg. Adj. Sales Price : 411,413  
Avg. Assessed Value : 280,042

MEDIAN : 69  
WGT. MEAN : 68  
MEAN : 72  
COD : 23.62  
PRD : 106.14

COV : 32.97  
STD : 23.82  
Avg. Abs. Dev : 16.34  
MAX Sales Ratio : 181.97  
MIN Sales Ratio : 30.18

95% Median C.I. : 64.11 to 76.00  
95% Wgt. Mean C.I. : 63.65 to 72.48  
95% Mean C.I. : 66.41 to 78.09

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	10	71.40	71.37	70.36	12.38	101.44	49.25	89.81	58.35 to 81.27	426,655	300,176
01-JAN-13 To 31-MAR-13	4	83.77	104.75	104.79	35.96	99.96	69.50	181.97	N/A	185,156	194,033
01-APR-13 To 30-JUN-13	4	63.96	65.63	58.43	23.22	112.32	49.38	85.22	N/A	308,011	179,981
01-JUL-13 To 30-SEP-13	3	91.14	95.43	91.22	15.79	104.62	76.00	119.16	N/A	211,667	193,087
01-OCT-13 To 31-DEC-13	4	76.79	78.21	78.37	21.94	99.80	53.53	105.73	N/A	292,407	229,149
01-JAN-14 To 31-MAR-14	3	57.45	56.31	54.15	08.84	103.99	48.12	63.35	N/A	454,347	246,015
01-APR-14 To 30-JUN-14	4	74.11	71.86	62.67	18.43	114.66	52.28	86.94	N/A	564,232	353,621
01-JUL-14 To 30-SEP-14	2	73.58	73.58	79.56	08.60	92.48	67.25	79.90	N/A	534,640	425,333
01-OCT-14 To 31-DEC-14	9	65.86	63.47	62.21	12.74	102.03	45.84	77.24	51.60 to 75.22	305,014	189,758
01-JAN-15 To 31-MAR-15	7	75.46	71.06	75.01	25.89	94.73	41.04	119.31	41.04 to 119.31	291,617	218,746
01-APR-15 To 30-JUN-15	6	64.76	71.97	64.56	22.92	111.48	46.58	123.16	46.58 to 123.16	863,909	557,753
01-JUL-15 To 30-SEP-15	8	56.73	65.71	64.51	36.26	101.86	30.18	111.39	30.18 to 111.39	453,432	292,532
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	21	76.00	80.07	73.86	21.26	108.41	49.25	181.97	68.25 to 85.22	327,344	241,766
01-OCT-13 To 30-SEP-14	13	67.25	70.49	66.90	19.61	105.37	48.12	105.73	53.53 to 84.38	450,683	301,522
01-OCT-14 To 30-SEP-15	30	64.93	67.54	65.64	25.10	102.89	30.18	123.16	54.26 to 75.22	453,245	297,527
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	15	79.76	85.38	79.21	25.90	107.79	49.38	181.97	69.20 to 91.14	251,820	199,461
01-JAN-14 To 31-DEC-14	18	65.10	65.26	63.37	14.87	102.98	45.84	86.94	53.13 to 75.22	413,021	261,723
<u>ALL</u>	64	69.19	72.25	68.07	23.62	106.14	30.18	181.97	64.11 to 76.00	411,413	280,042

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	21	68.75	69.44	67.92	18.69	102.24	46.58	119.31	54.26 to 79.76	368,348	250,183
3	34	69.35	72.98	67.95	23.59	107.40	30.18	123.16	63.99 to 79.18	466,827	317,206
4	9	64.34	76.05	69.18	37.05	109.93	46.13	181.97	49.38 to 84.38	302,555	209,315
<u>ALL</u>	64	69.19	72.25	68.07	23.62	106.14	30.18	181.97	64.11 to 76.00	411,413	280,042

**62 Morrill**  
**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 : 64  
Total Sales Price : 26,419,946  
Total Adj. Sales Price : 26,330,446  
Total Assessed Value : 17,922,676  
Avg. Adj. Sales Price : 411,413  
Avg. Assessed Value : 280,042

MEDIAN : 69  
WGT. MEAN : 68  
MEAN : 72  
COD : 23.62  
PRD : 106.14

COV : 32.97  
STD : 23.82  
Avg. Abs. Dev : 16.34  
MAX Sales Ratio : 181.97  
MIN Sales Ratio : 30.18

95% Median C.I. : 64.11 to 76.00  
95% Wgt. Mean C.I. : 63.65 to 72.48  
95% Mean C.I. : 66.41 to 78.09

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	14	75.60	81.57	79.68	29.43	102.37	41.04	181.97	52.18 to 111.39	324,342	258,425
2	2	91.33	91.33	97.65	30.64	93.53	63.35	119.31	N/A	284,250	277,577
3	9	75.46	72.84	74.51	17.59	97.76	41.04	111.39	52.18 to 85.22	358,365	267,002
4	3	75.74	101.28	88.32	59.78	114.67	46.13	181.97	N/A	249,000	219,924
<b>Dry</b>											
County	7	69.24	71.43	71.79	17.32	99.50	45.88	89.81	45.88 to 89.81	156,136	112,087
2	2	74.50	74.50	73.96	07.06	100.73	69.24	79.76	N/A	94,313	69,753
3	5	69.20	70.20	71.34	21.20	98.40	45.88	89.81	N/A	180,866	129,021
<b>Grass</b>											
County	16	74.47	74.43	73.66	14.14	101.05	46.58	105.73	64.34 to 84.10	362,488	266,994
2	12	74.47	72.27	72.10	12.53	100.24	46.58	86.94	64.11 to 81.57	389,390	280,752
3	2	87.45	87.45	84.28	20.90	103.76	69.17	105.73	N/A	267,090	225,108
4	2	74.36	74.36	76.34	13.47	97.41	64.34	84.38	N/A	296,477	226,332
<b>ALL</b>	<b>64</b>	<b>69.19</b>	<b>72.25</b>	<b>68.07</b>	<b>23.62</b>	<b>106.14</b>	<b>30.18</b>	<b>181.97</b>	<b>64.11 to 76.00</b>	<b>411,413</b>	<b>280,042</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	19	67.62	74.25	68.91	31.16	107.75	41.04	181.97	52.18 to 77.13	400,752	276,162
2	4	57.82	71.05	64.18	35.07	110.70	49.25	119.31	N/A	504,750	323,940
3	12	68.56	68.55	67.89	20.27	100.97	41.04	111.39	52.18 to 77.13	404,024	274,295
4	3	75.74	101.28	88.32	59.78	114.67	46.13	181.97	N/A	249,000	219,924
<b>Dry</b>											
County	8	74.21	72.40	72.07	15.81	100.46	45.88	89.81	45.88 to 89.81	142,103	102,418
2	2	74.50	74.50	73.96	07.06	100.73	69.24	79.76	N/A	94,313	69,753
3	6	74.19	71.70	71.70	18.72	100.00	45.88	89.81	45.88 to 89.81	158,033	113,307
<b>Grass</b>											
County	22	70.46	70.64	68.08	17.97	103.76	30.18	105.73	63.99 to 81.57	555,546	378,214
2	14	70.25	69.39	69.59	15.37	99.71	46.58	86.94	54.26 to 81.57	382,371	266,083
3	6	71.40	72.31	66.01	25.01	109.54	30.18	105.73	30.18 to 105.73	1,045,979	690,479
4	2	74.36	74.36	76.34	13.47	97.41	64.34	84.38	N/A	296,477	226,332
<b>ALL</b>	<b>64</b>	<b>69.19</b>	<b>72.25</b>	<b>68.07</b>	<b>23.62</b>	<b>106.14</b>	<b>30.18</b>	<b>181.97</b>	<b>64.11 to 76.00</b>	<b>411,413</b>	<b>280,042</b>

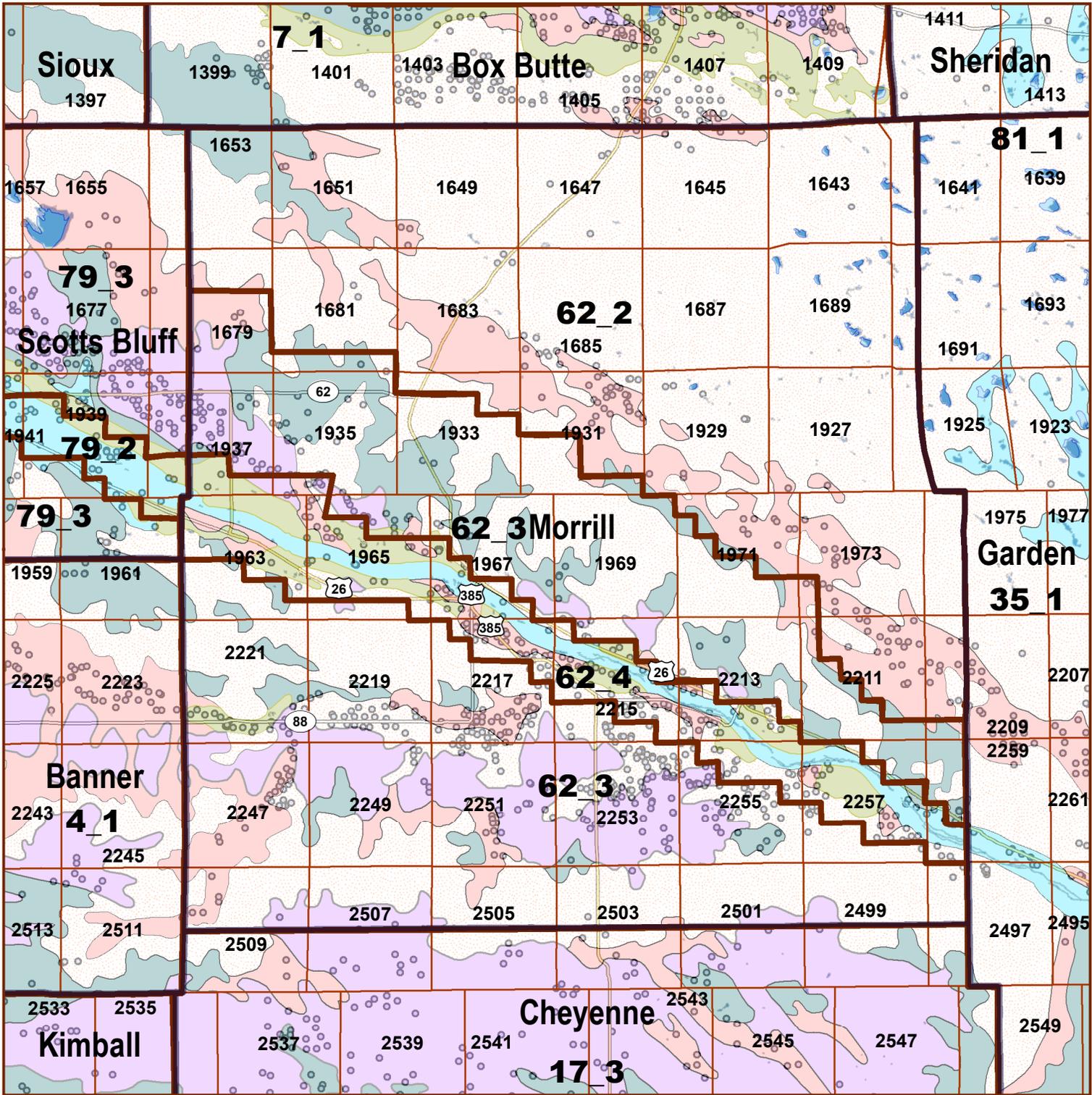
## Morrill County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Morrill	2	n/a	2,100	2,100	2,100	n/a	2,100	2,100	2,100	<b>2,100</b>
ScottsBluff	3	n/a	n/a	2,673	2,675	2,090	1,630	1,630	1,630	<b>2,296</b>
Sioux	1	n/a	1,350	1,270	1,270	1,220	1,220	1,180	1,180	<b>1,232</b>
Box Butte	1	n/a	2,838	2,571	2,856	2,900	2,883	2,846	2,851	<b>2,856</b>
Sheridan	1	n/a	1,775	1,660	1,605	1,585	1,585	1,570	1,525	<b>1,651</b>
Garden	1	n/a	2,160	2,160	2,160	2,160	2,105	2,105	2,105	<b>2,120</b>
Morrill	3	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	<b>2,250</b>
Garden	1	n/a	2,160	2,160	2,160	2,160	2,105	2,105	2,105	<b>2,120</b>
Cheyenne	3	n/a	2,780	2,775	2,770	2,765	2,600	2,525	2,480	<b>2,751</b>
Banner	1	n/a	2,000	1,900	1,800	1,800	1,800	1,600	1,291	<b>1,734</b>
ScottsBluff	3	n/a	n/a	2,673	2,675	2,090	1,630	1,630	1,630	<b>2,296</b>
Morrill	4	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	<b>2,234</b>
Garden	1	n/a	2,160	2,160	2,160	2,160	2,105	2,105	2,105	<b>2,120</b>
ScottsBluff	2	n/a	n/a	2,675	2,675	2,090	1,630	1,630	1,630	<b>2,201</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	<b>437</b>
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	<b>427</b>
Sioux	1	n/a	600	495	450	435	435	430	410	<b>458</b>
Box Butte	1	n/a	415	n/a	415	415	415	415	415	<b>415</b>
Sheridan	1	n/a	690	620	615	600	570	560	550	<b>614</b>
Garden	1	n/a	930	930	905	905	900	875	875	<b>918</b>
Morrill	3	n/a	500	500	450	450	450	450	450	<b>461</b>
Garden	1	n/a	930	930	905	905	900	875	875	<b>918</b>
Cheyenne	3	n/a	940	935	875	865	850	835	825	<b>921</b>
Banner	1	n/a	620	590	580	550	500	470	430	<b>560</b>
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	<b>427</b>
Morrill	4	n/a	530	530	530	n/a	470	470	470	<b>482</b>
Garden	1	n/a	930	930	905	905	900	875	875	<b>918</b>
ScottsBluff	2	n/a	n/a	465	465	n/a	385	385	350	<b>404</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Morrill</b>	2	n/a	330	330	330	n/a	330	330	330	<b>330</b>
<b>ScottsBluff</b>	3	n/a	n/a	345	345	340	340	340	340	<b>341</b>
<b>Sioux</b>	1	n/a	400	385	385	380	380	360	340	<b>358</b>
<b>Box Butte</b>	1	n/a	315	315	316	320	315	310	310	<b>311</b>
<b>Sheridan</b>	1	n/a	475	440	440	430	430	385	350	<b>381</b>
<b>Garden</b>	1	n/a	372	360	360	355	355	350	350	<b>350</b>
<b>Morrill</b>	3	n/a	460	425	390	360	360	360	360	<b>364</b>
<b>Garden</b>	1	n/a	372	360	360	355	355	350	350	<b>350</b>
<b>Cheyenne</b>	3	n/a	636	611	606	600	551	551	325	<b>453</b>
<b>Banner</b>	1	n/a	460	450	420	400	370	360	332	<b>360</b>
<b>ScottsBluff</b>	3	n/a	n/a	345	345	340	340	340	340	<b>341</b>
<b>Morrill</b>	4	n/a	400	400	409	350	350	354	374	<b>366</b>
<b>Garden</b>	1	n/a	372	360	360	355	355	350	350	<b>350</b>
<b>ScottsBluff</b>	2	n/a	n/a	392	407	421	369	369	360	<b>366</b>

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



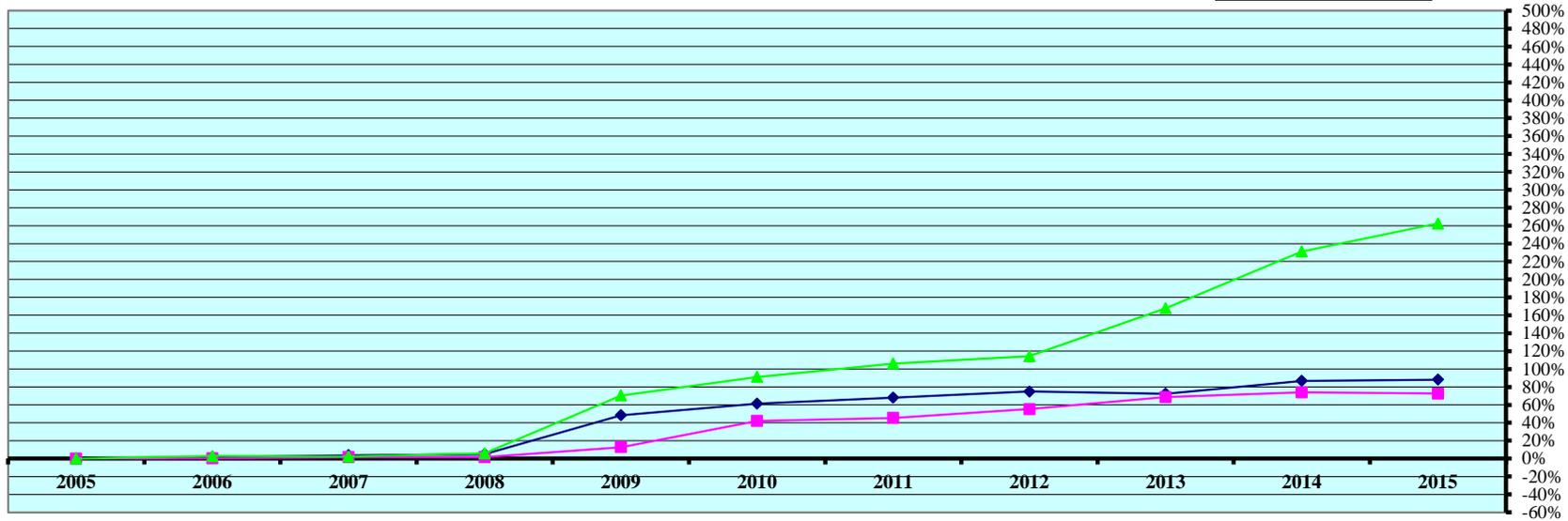
**Legend**

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

## Morrill County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	58,185,408	--	--	--	18,740,222	--	--	--	146,666,255	--	--	--
2006	59,163,258	977,850	1.68%	1.68%	18,795,695	55,473	0.30%	0.30%	150,746,615	4,080,360	2.78%	2.78%
2007	60,376,187	1,212,929	2.05%	3.77%	19,024,634	228,939	1.22%	1.52%	149,949,015	-797,600	-0.53%	2.24%
2008	61,107,665	731,478	1.21%	5.02%	19,031,822	7,188	0.04%	1.56%	155,375,510	5,426,495	3.62%	5.94%
2009	86,304,068	25,196,403	41.23%	48.33%	21,122,371	2,090,549	10.98%	12.71%	249,980,540	94,605,030	60.89%	70.44%
2010	93,865,917	7,561,849	8.76%	61.32%	26,612,012	5,489,641	25.99%	42.00%	280,406,200	30,425,660	12.17%	91.19%
2011	97,802,784	3,936,867	4.19%	68.09%	27,249,788	637,776	2.40%	45.41%	302,402,550	21,996,350	7.84%	106.18%
2012	101,755,368	3,952,584	4.04%	74.88%	29,099,628	1,849,840	6.79%	55.28%	314,397,860	11,995,310	3.97%	114.36%
2013	100,310,956	-1,444,412	-1.42%	72.40%	31,579,336	2,479,708	8.52%	68.51%	392,606,900	78,209,040	24.88%	167.69%
2014	108,648,537	8,337,581	8.31%	86.73%	32,602,835	1,023,499	3.24%	73.97%	485,578,275	92,971,375	23.68%	231.08%
2015	109,454,963	806,426	0.74%	88.11%	32,342,558	-260,277	-0.80%	72.58%	531,480,425	45,902,150	9.45%	262.37%

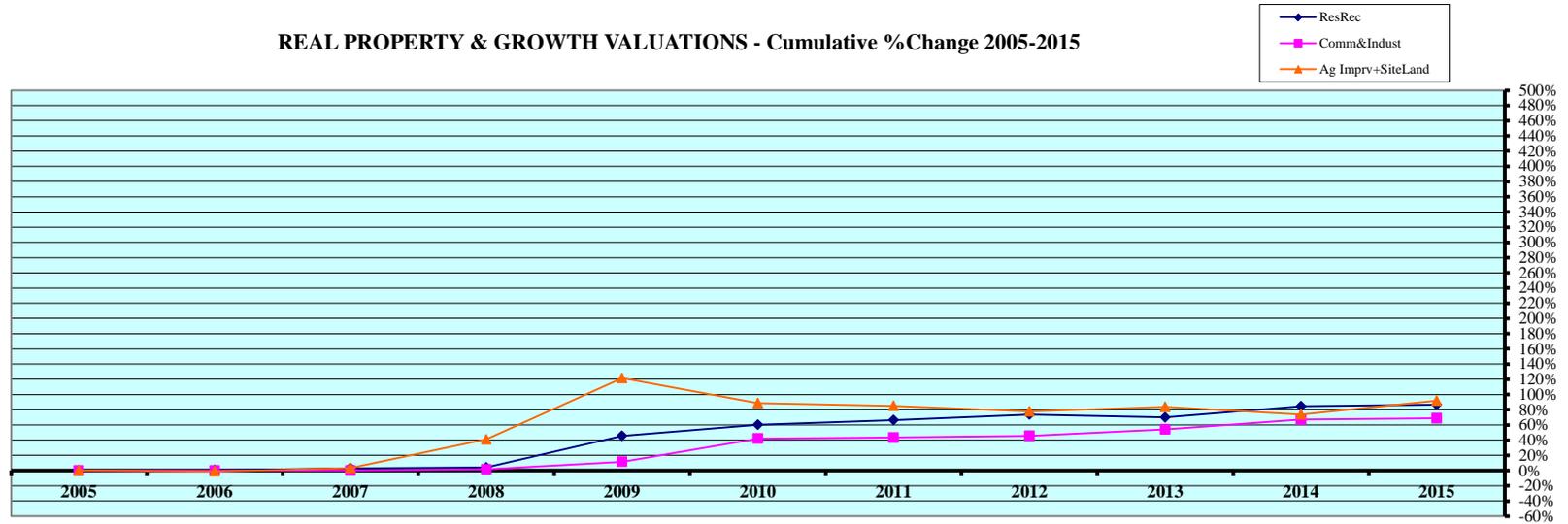
Rate Annual %chg: Residential & Recreational 6.52% Commercial & Industrial 5.61% Agricultural Land 13.74%

Cnty# 62  
 County MORRILL

CHART 1 EXHIBIT 62B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

**REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015**



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	58,185,408	935,788	1.61%	57,249,620	--	--	18,740,222	343,577	1.83%	18,396,645	--	--	
2006	59,163,258	661,445	1.12%	58,501,813	0.54%	0.54%	18,795,695	75,168	0.40%	18,720,527	-0.11%	-0.11%	
2007	60,376,187	379,710	0.63%	59,996,477	1.41%	3.11%	19,024,634	303,104	1.59%	18,721,530	-0.39%	-0.10%	
2008	61,107,665	526,792	0.86%	60,580,873	0.34%	4.12%	19,031,822	1,600	0.01%	19,030,222	0.03%	1.55%	
2009	86,304,068	1,613,742	1.87%	84,690,326	38.59%	45.55%	21,122,371	216,134	1.02%	20,906,237	9.85%	11.56%	
2010	93,865,917	685,966	0.73%	93,179,951	7.97%	60.14%	26,612,012	0	0.00%	26,612,012	25.99%	42.00%	
2011	97,802,784	952,391	0.97%	96,850,393	3.18%	66.45%	27,249,788	376,720	1.38%	26,873,068	0.98%	43.40%	
2012	101,755,368	680,614	0.67%	101,074,754	3.35%	73.71%	29,099,628	1,810,390	6.22%	27,289,238	0.14%	45.62%	
2013	100,310,956	1,383,390	1.38%	98,927,566	-2.78%	70.02%	31,579,336	2,699,858	8.55%	28,879,478	-0.76%	54.10%	
2014	108,648,537	1,301,488	1.20%	107,347,049	7.01%	84.49%	32,602,835	1,307,108	4.01%	31,295,727	-0.90%	67.00%	
2015	109,454,963	929,729	0.85%	108,525,234	-0.11%	86.52%	32,342,558	727,541	2.25%	31,615,017	-3.03%	68.70%	
Rate Ann%chg	<b>6.52%</b>			Resid & Rec. w/o growth			<b>5.95%</b>			C & I w/o growth			<b>3.18%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	23,864,929	9,495,574	33,360,503	732,009	2.19%	--	--
2006	24,764,458	9,380,251	34,144,709	1,121,467	3.28%	-1.01%	-1.01%
2007	25,492,116	9,392,222	34,884,338	391,505	1.12%	1.02%	3.39%
2008	26,286,571	21,470,038	47,756,609	740,520	1.55%	34.78%	40.93%
2009	41,002,548	35,768,985	76,771,533	2,800,511	3.65%	54.89%	121.73%
2010	42,656,497	20,780,123	63,436,620	487,776	0.77%	-18.00%	88.69%
2011	41,671,264	21,390,189	63,061,453	1,284,476	2.04%	-2.62%	85.18%
2012	39,544,854	21,087,330	60,632,184	1,337,971	2.21%	-5.97%	77.74%
2013	40,939,934	21,767,283	62,707,217	1,435,883	2.29%	1.05%	83.66%
2014	37,142,675	21,806,137	58,948,812	1,031,181	1.75%	-7.64%	73.61%
2015	40,372,825	25,576,910	65,949,735	1,980,943	3.00%	8.52%	91.75%
Rate Ann%chg	<b>5.40%</b>	<b>10.42%</b>	<b>7.05%</b>	Ag Imprv+Site w/o growth		<b>6.50%</b>	

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

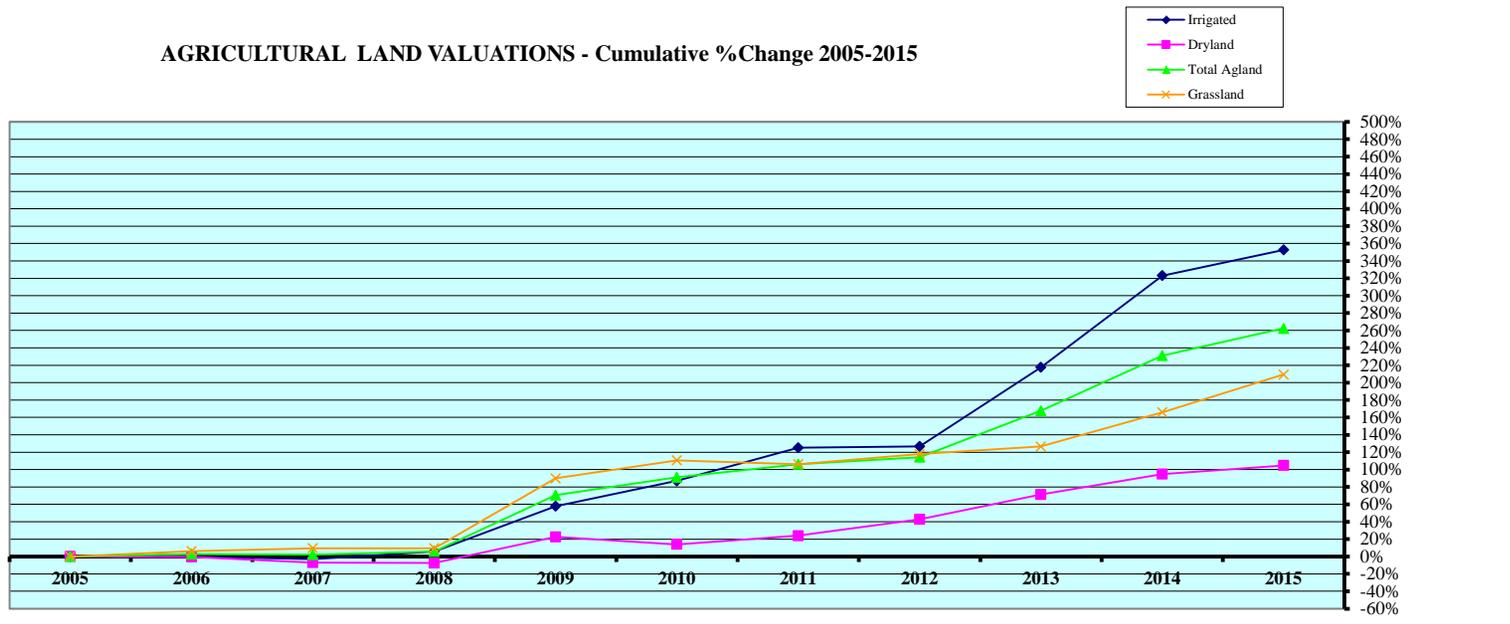
Sources:  
Value; 2005 - 2015 CTL  
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 62  
County MORRILL

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	60,526,795	--	--	--	17,344,660	--	--	--	66,833,670	--	--	--
2006	60,522,130	-4,665	-0.01%	-0.01%	17,280,665	-63,995	-0.37%	-0.37%	70,982,750	4,149,080	6.21%	6.21%
2007	58,720,390	-1,801,740	-2.98%	-2.98%	16,106,835	-1,173,830	-6.79%	-7.14%	73,239,960	2,257,210	3.18%	9.59%
2008	63,958,725	5,238,335	8.92%	5.67%	16,044,985	-61,850	-0.38%	-7.49%	73,141,565	-98,395	-0.13%	9.44%
2009	95,603,365	31,644,640	49.48%	57.95%	21,245,105	5,200,120	32.41%	22.49%	126,891,660	53,750,095	73.49%	89.86%
2010	113,136,590	17,533,225	18.34%	86.92%	19,763,340	-1,481,765	-6.97%	13.94%	140,694,245	13,802,585	10.88%	110.51%
2011	136,211,885	23,075,295	20.40%	125.04%	21,496,540	1,733,200	8.77%	23.94%	137,780,080	-2,914,165	-2.07%	106.15%
2012	137,192,320	980,435	0.72%	126.66%	24,772,105	3,275,565	15.24%	42.82%	145,486,535	7,706,455	5.59%	117.68%
2013	192,260,190	55,067,870	40.14%	217.64%	29,702,230	4,930,125	19.90%	71.25%	151,392,710	5,906,175	4.06%	126.52%
2014	256,121,820	63,861,630	33.22%	323.15%	33,795,430	4,093,200	13.78%	94.85%	177,716,560	26,323,850	17.39%	165.91%
2015	274,041,775	17,919,955	7.00%	352.76%	35,516,340	1,720,910	5.09%	104.77%	206,715,710	28,999,150	16.32%	209.30%

Rate Ann.%chg: Irrigated **16.30%** Dryland **7.43%** Grassland **11.95%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	161,800	--	--	--	1,799,330	--	--	--	146,666,255	--	--	--
2006	159,390	-2,410	-1.49%	-1.49%	1,801,680	2,350	0.13%	0.13%	150,746,615	4,080,360	2.78%	2.78%
2007	156,205	-3,185	-2.00%	-3.46%	1,725,625	-76,055	-4.22%	-4.10%	149,949,015	-797,600	-0.53%	2.24%
2008	156,205	0	0.00%	-3.46%	2,074,030	348,405	20.19%	15.27%	155,375,510	5,426,495	3.62%	5.94%
2009	238,220	82,015	52.50%	47.23%	6,002,190	3,928,160	189.40%	233.58%	249,980,540	94,605,030	60.89%	70.44%
2010	238,145	-75	-0.03%	47.18%	6,573,880	571,690	9.52%	265.35%	280,406,200	30,425,660	12.17%	91.19%
2011	121,525	-116,620	-48.97%	-24.89%	6,792,520	218,640	3.33%	277.50%	302,402,550	21,996,350	7.84%	106.18%
2012	119,840	-1,685	-1.39%	-25.93%	6,827,060	34,540	0.51%	279.42%	314,397,860	11,995,310	3.97%	114.36%
2013	129,730	9,890	8.25%	-19.82%	19,122,040	12,294,980	180.09%	962.73%	392,606,900	78,209,040	24.88%	167.69%
2014	613,670	483,940	373.04%	279.28%	17,330,795	-1,791,245	-9.37%	863.18%	485,578,275	92,971,375	23.68%	231.08%
2015	590,190	-23,480	-3.83%	264.77%	14,616,410	-2,714,385	-15.66%	712.33%	531,480,425	45,902,150	9.45%	262.37%

Cnty# **62**  
County **MORRILL**

Rate Ann.%chg: Total Agric Land **13.74%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	60,648,145	114,191	531			17,349,480	74,244	234			66,845,030	685,712	97		
2006	60,590,540	114,179	531	-0.09%	-0.09%	17,267,590	73,911	234	-0.02%	-0.02%	71,002,005	684,719	104	6.37%	6.37%
2007	58,651,790	114,750	511	-3.68%	-3.76%	16,197,710	73,432	221	-5.58%	-5.61%	73,196,895	684,169	107	3.17%	9.75%
2008	63,789,535	114,866	555	8.65%	4.56%	16,098,775	72,958	221	0.03%	-5.57%	73,183,935	683,996	107	0.01%	9.76%
2009	95,786,925	115,211	831	49.71%	56.54%	21,234,660	72,708	292	32.36%	24.98%	126,821,555	683,472	186	73.42%	90.35%
2010	113,389,130	115,376	983	18.21%	85.04%	19,752,315	72,488	272	-6.70%	16.61%	139,926,540	683,107	205	10.39%	110.13%
2011	133,026,180	117,180	1,135	15.51%	113.74%	20,012,280	77,641	258	-5.41%	10.30%	139,443,655	680,838	205	-0.01%	110.10%
2012	136,618,480	120,008	1,138	0.28%	114.34%	24,853,295	83,424	298	15.58%	27.49%	145,493,835	673,754	216	5.44%	121.52%
2013	191,681,730	121,189	1,582	38.94%	197.80%	29,692,250	82,752	359	20.44%	53.55%	151,007,915	674,339	224	3.70%	129.72%
2014	254,135,295	121,519	2,091	32.22%	293.76%	33,868,420	82,639	410	14.22%	75.38%	177,890,340	676,125	263	17.49%	169.90%
2015	272,918,630	122,537	2,227	6.50%	319.35%	35,566,830	82,498	431	5.19%	84.49%	206,708,255	675,681	306	16.28%	213.83%

Rate Annual %chg Average Value/Acre: 15.41%

6.32%

12.12%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	172,030	8,601	20			1,819,305	11,907	153			146,833,990	894,655	164		
2006	168,420	8,421	20	0.00%	0.00%	1,798,850	11,779	153	-0.05%	-0.05%	150,827,405	893,009	169	2.91%	2.91%
2007	165,845	8,430	20	-1.63%	-1.63%	1,721,215	11,749	146	-4.07%	-4.12%	149,933,455	892,530	168	-0.54%	2.35%
2008	165,280	8,400	20	0.01%	-1.62%	2,074,845	12,203	170	16.06%	11.28%	155,312,370	892,424	174	3.60%	6.04%
2009	251,895	8,397	30	52.47%	49.99%	5,976,190	12,220	489	187.64%	220.08%	250,071,225	892,007	280	61.09%	70.81%
2010	251,965	8,399	30	0.00%	49.99%	6,383,630	12,749	501	2.39%	227.72%	279,703,580	892,118	314	11.84%	91.03%
2011	182,535	6,085	30	0.00%	49.99%	6,455,050	13,685	472	-5.80%	208.72%	299,119,700	895,429	334	6.55%	103.54%
2012	132,735	4,425	30	0.00%	49.99%	6,756,520	14,586	463	-1.80%	203.17%	313,854,865	896,197	350	4.84%	113.38%
2013	130,640	4,355	30	0.00%	49.99%	34,471,050	14,734	2,340	405.09%	1431.24%	406,983,585	897,369	454	29.50%	176.33%
2014	852,930	4,272	200	565.57%	898.30%	19,162,480	15,396	1,245	-46.80%	714.63%	485,909,465	899,950	540	19.05%	228.98%
2015	621,955	4,237	147	-26.48%	633.97%	18,645,655	15,341	1,215	-2.35%	695.49%	534,461,325	900,293	594	9.95%	261.71%

62  
**MORRILL**

Rate Annual %chg Average Value/Acre: 13.72%

(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
5,042	MORRILL	74,661,204	42,797,868	165,436,814	109,102,248	30,991,528	1,351,030	352,715	531,480,425	40,372,825	25,576,910	4,410,685	1,026,534,252
cnty.sector.value % of total value:		7.27%	4.17%	16.12%	10.63%	3.02%	0.13%	0.03%	51.77%	3.93%	2.49%	0.43%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,209	BAYARD	808,394	939,767	1,318,237	23,764,636	3,959,214	0	0	0	0	0	0	30,790,248
23.98%	%sector of county sector	1.08%	2.20%	0.80%	21.78%	12.78%							3.00%
	%sector of municipality	2.63%	3.05%	4.28%	77.18%	12.86%							100.00%
1,545	BRIDGEPORT	22,455,064	2,057,921	3,191,863	39,895,299	17,467,593	6,415	0	91,940	0	560	0	85,166,655
30.64%	%sector of county sector	30.08%	4.81%	1.93%	36.57%	56.36%	0.47%		0.02%		0.00%		8.30%
	%sector of municipality	26.37%	2.42%	3.75%	46.84%	20.51%	0.01%		0.11%		0.00%		100.00%
128	BROADWATER	175,693	318,585	1,015,566	2,001,554	361,860	0	0	0	0	0	0	3,873,258
2.54%	%sector of county sector	0.24%	0.74%	0.61%	1.83%	1.17%							0.38%
	%sector of municipality	4.54%	8.23%	26.22%	51.68%	9.34%							100.00%
2,882	Total Municipalities	23,439,151	3,316,273	5,525,666	65,661,489	21,788,667	6,415	0	91,940	0	560	0	119,830,161
57.16%	%all municip.sect of cnty	31.39%	7.75%	3.34%	60.18%	70.31%	0.47%		0.02%		0.00%		11.67%

Cnty#	County
62	MORRILL

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

CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,043</b>	<b>Value : 781,070,126</b>	<b>Growth 4,462,423</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	416	986,220	97	179,665	19	101,410	532	1,267,295	
<b>02. Res Improve Land</b>	1,227	5,846,080	68	314,420	387	5,329,780	1,682	11,490,280	
<b>03. Res Improvements</b>	1,323	62,340,383	69	3,201,640	462	38,666,582	1,854	104,208,605	
<b>04. Res Total</b>	1,739	69,172,683	166	3,695,725	481	44,097,772	2,386	116,966,180	1,517,738
<b>% of Res Total</b>	72.88	59.14	6.96	3.16	20.16	37.70	33.88	14.98	34.01
<b>05. Com UnImp Land</b>	44	222,895	8	11,120	12	82,555	64	316,570	
<b>06. Com Improve Land</b>	238	1,864,425	14	53,395	36	2,012,900	288	3,930,720	
<b>07. Com Improvements</b>	246	17,475,242	14	382,410	39	9,813,000	299	27,670,652	
<b>08. Com Total</b>	290	19,562,562	22	446,925	51	11,908,455	363	31,917,942	1,262,720
<b>% of Com Total</b>	79.89	61.29	6.06	1.40	14.05	37.31	5.15	4.09	28.30
<b>09. Ind UnImp Land</b>	0	0	0	0	1	5,210	1	5,210	
<b>10. Ind Improve Land</b>	1	4,435	0	0	1	112,680	2	117,115	
<b>11. Ind Improvements</b>	1	1,980	0	0	1	1,226,670	2	1,228,650	
<b>12. Ind Total</b>	1	6,415	0	0	2	1,344,560	3	1,350,975	0
<b>% of Ind Total</b>	33.33	0.47	0.00	0.00	66.67	99.53	0.04	0.17	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	5	351,395	5	351,395	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	5	351,395	5	351,395	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.07	0.04	0.00
<b>Res &amp; Rec Total</b>	1,739	69,172,683	166	3,695,725	486	44,449,167	2,391	117,317,575	1,517,738
<b>% of Res &amp; Rec Total</b>	72.73	58.96	6.94	3.15	20.33	37.89	33.95	15.02	34.01
<b>Com &amp; Ind Total</b>	291	19,568,977	22	446,925	53	13,253,015	366	33,268,917	1,262,720
<b>% of Com &amp; Ind Total</b>	79.51	58.82	6.01	1.34	14.48	39.84	5.20	4.26	28.30
<b>17. Taxable Total</b>	2,030	88,741,660	188	4,142,650	539	57,702,182	2,757	150,586,492	2,780,458
<b>% of Taxable Total</b>	73.63	58.93	6.82	2.75	19.55	38.32	39.15	19.28	62.31

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	37,525	1,597,485	0	0	0
20. Industrial	1	6,415	16,667,457	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	37,525	1,597,485
20. Industrial	0	0	0	1	6,415	16,667,457
21. Other	0	0	0	0	0	0
22. Total Sch II				4	43,940	18,264,942

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	56	1,163,790	56	1,163,790	0
24. Non-Producing	0	0	0	0	42	39,215	42	39,215	0
25. Total	0	0	0	0	98	1,203,005	98	1,203,005	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	215	29	262	506

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	2,100	6	2,200	3,415	423,145,040	3,422	423,149,340
28. Ag-Improved Land	0	0	1	3,980	1,070	149,337,615	1,071	149,341,595
29. Ag Improvements	0	0	0	0	766	56,789,694	766	56,789,694
30. Ag Total							4,188	629,280,629

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	65	66.30	804,000	65	66.30	804,000	
32. HomeSite Improv Land	501	588.00	7,056,000	501	588.00	7,056,000	
33. HomeSite Improvements	518	0.00	32,549,130	518	0.00	32,549,130	254,835
34. HomeSite Total				<b>583</b>	<b>654.30</b>	<b>40,409,130</b>	
35. FarmSite UnImp Land	96	93.56	288,000	96	93.56	288,000	
36. FarmSite Improv Land	667	680.31	2,052,000	667	680.31	2,052,000	
37. FarmSite Improvements	729	0.00	24,240,564	729	0.00	24,240,564	1,427,130
38. FarmSite Total				<b>825</b>	<b>773.87</b>	<b>26,580,564</b>	
39. Road & Ditches	2,257	6,905.99	0	2,257	6,905.99	0	
40. Other- Non Ag Use	2	19.00	40,000	2	19.00	40,000	
41. Total Section VI				<b>1,408</b>	<b>8,353.16</b>	<b>67,029,694</b>	<b>1,681,965</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	594.00	462,350	3	594.00	462,350

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 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	818.03	5.05%	1,717,855	5.05%	2,099.99
47. 2A1	1.00	0.01%	2,100	0.01%	2,100.00
48. 2A	3,033.32	18.72%	6,369,970	18.72%	2,100.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	5,451.74	33.65%	11,448,635	33.65%	2,100.00
51. 4A1	5,801.56	35.80%	12,183,280	35.80%	2,100.00
52. 4A	1,097.92	6.78%	2,305,630	6.78%	2,100.00
<b>53. Total</b>	<b>16,203.57</b>	<b>100.00%</b>	<b>34,027,470</b>	<b>100.00%</b>	<b>2,100.00</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,612.71	14.55%	2,694,105	15.99%	480.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	9,987.67	25.90%	4,394,565	26.08%	440.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	9,985.90	25.89%	4,244,065	25.19%	425.01
60. 4D1	9,463.70	24.54%	4,022,140	23.87%	425.01
61. 4D	3,519.60	9.13%	1,495,855	8.88%	425.01
<b>62. Total</b>	<b>38,569.58</b>	<b>100.00%</b>	<b>16,850,730</b>	<b>100.00%</b>	<b>436.89</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,384.25	0.42%	456,815	0.42%	330.01
65. 2G1	14.00	0.00%	4,620	0.00%	330.00
66. 2G	6,037.90	1.85%	1,992,525	1.85%	330.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	13,989.04	4.28%	4,616,475	4.28%	330.01
69. 4G1	63,931.35	19.57%	21,097,385	19.57%	330.00
70. 4G	241,243.30	73.87%	79,610,385	73.87%	330.00
<b>71. Total</b>	<b>326,599.84</b>	<b>100.00%</b>	<b>107,778,205</b>	<b>100.00%</b>	<b>330.00</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>16,203.57</b>	<b>4.21%</b>	<b>34,027,470</b>	<b>21.42%</b>	<b>2,100.00</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>38,569.58</b>	<b>10.03%</b>	<b>16,850,730</b>	<b>10.61%</b>	<b>436.89</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>326,599.84</b>	<b>84.95%</b>	<b>107,778,205</b>	<b>67.85%</b>	<b>330.00</b>
72. Waste	1,657.42	0.43%	49,720	0.03%	30.00
73. Other	1,447.65	0.38%	144,840	0.09%	100.05
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>384,478.06</b>	<b>100.00%</b>	<b>158,850,965</b>	<b>100.00%</b>	<b>413.16</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,865.04	2.27%	4,289,600	2.32%	2,300.00
47. 2A1	8,334.53	10.14%	19,169,410	10.37%	2,300.00
48. 2A	32,930.53	40.08%	75,732,500	40.97%	2,299.77
49. 3A1	836.06	1.02%	1,835,155	0.99%	2,195.00
50. 3A	11,804.85	14.37%	25,908,515	14.02%	2,194.73
51. 4A1	23,302.47	28.36%	51,149,070	27.67%	2,195.01
52. 4A	3,085.39	3.76%	6,772,505	3.66%	2,195.02
53. Total	82,158.87	100.00%	184,856,755	100.00%	2,249.99
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,965.67	18.64%	3,982,835	20.20%	500.00
56. 2D1	1,745.49	4.08%	872,745	4.43%	500.00
57. 2D	16,004.70	37.45%	7,202,220	36.53%	450.01
58. 3D1	571.35	1.34%	257,100	1.30%	449.99
59. 3D	4,634.41	10.85%	2,085,535	10.58%	450.01
60. 4D1	10,291.72	24.08%	4,631,345	23.49%	450.01
61. 4D	1,519.10	3.55%	683,660	3.47%	450.04
62. Total	42,732.44	100.00%	19,715,440	100.00%	461.37
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,275.22	1.08%	1,506,600	1.37%	460.00
65. 2G1	979.18	0.32%	416,165	0.38%	425.01
66. 2G	29,632.61	9.79%	11,556,800	10.49%	390.00
67. 3G1	144.36	0.05%	51,965	0.05%	359.97
68. 3G	18,581.90	6.14%	6,689,455	6.07%	360.00
69. 4G1	94,241.38	31.15%	33,925,785	30.79%	359.99
70. 4G	155,705.20	51.46%	56,053,900	50.87%	360.00
71. Total	302,559.85	100.00%	110,200,670	100.00%	364.23
<b>Irrigated Total</b>					
Irrigated Total	82,158.87	19.14%	184,856,755	58.63%	2,249.99
<b>Dry Total</b>					
Dry Total	42,732.44	9.96%	19,715,440	6.25%	461.37
<b>Grass Total</b>					
Grass Total	302,559.85	70.50%	110,200,670	34.95%	364.23
72. Waste	929.43	0.22%	29,615	0.01%	31.86
73. Other	775.56	0.18%	497,300	0.16%	641.21
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	429,156.15	100.00%	315,299,780	100.00%	734.70

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,798.18	7.00%	4,135,810	7.21%	2,300.00
47. 2A1	1,797.96	7.00%	4,135,300	7.21%	2,300.00
48. 2A	5,877.09	22.88%	13,517,320	23.56%	2,300.00
49. 3A1	188.81	0.74%	414,440	0.72%	2,195.01
50. 3A	3,248.04	12.65%	7,129,475	12.43%	2,195.01
51. 4A1	9,533.36	37.12%	20,925,800	36.48%	2,195.01
52. 4A	3,237.86	12.61%	7,107,120	12.39%	2,195.01
53. Total	25,681.30	100.00%	57,365,265	100.00%	2,233.74
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7.08	0.82%	3,750	0.90%	529.66
56. 2D1	14.02	1.62%	7,430	1.79%	529.96
57. 2D	148.74	17.23%	78,840	18.96%	530.05
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	123.54	14.31%	58,065	13.96%	470.01
60. 4D1	342.37	39.66%	160,910	38.69%	469.99
61. 4D	227.46	26.35%	106,905	25.70%	469.99
62. Total	863.21	100.00%	415,900	100.00%	481.81
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	220.55	0.49%	88,220	0.54%	400.00
65. 2G1	209.21	0.46%	83,685	0.51%	400.00
66. 2G	2,606.75	5.79%	1,065,340	6.46%	408.69
67. 3G1	44.43	0.10%	15,555	0.09%	350.10
68. 3G	3,391.31	7.53%	1,187,010	7.20%	350.02
69. 4G1	19,701.56	43.72%	6,981,805	42.34%	354.38
70. 4G	18,885.19	41.91%	7,066,695	42.86%	374.19
71. Total	45,059.00	100.00%	16,488,310	100.00%	365.93
<b>Irrigated Total</b>					
	25,681.30	29.81%	57,365,265	65.11%	2,233.74
<b>Dry Total</b>					
	863.21	1.00%	415,900	0.47%	481.81
<b>Grass Total</b>					
	45,059.00	52.30%	16,488,310	18.72%	365.93
72. Waste	1,459.34	1.69%	519,275	0.59%	355.83
73. Other	13,092.23	15.20%	13,311,440	15.11%	1,016.74
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	86,155.08	100.00%	88,100,190	100.00%	1,022.58

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	124,043.74	276,249,490	124,043.74	276,249,490
<b>77. Dry Land</b>	0.00	0	0.00	0	82,165.23	36,982,070	82,165.23	36,982,070
<b>78. Grass</b>	4.85	2,100	17.49	6,180	674,196.35	234,458,905	674,218.69	234,467,185
<b>79. Waste</b>	0.00	0	0.00	0	4,046.19	598,610	4,046.19	598,610
<b>80. Other</b>	0.00	0	0.00	0	15,315.44	13,953,580	15,315.44	13,953,580
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>4.85</b>	<b>2,100</b>	<b>17.49</b>	<b>6,180</b>	<b>899,766.95</b>	<b>562,242,655</b>	<b>899,789.29</b>	<b>562,250,935</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	124,043.74	13.79%	276,249,490	49.13%	2,227.03
<b>Dry Land</b>	82,165.23	9.13%	36,982,070	6.58%	450.09
<b>Grass</b>	674,218.69	74.93%	234,467,185	41.70%	347.76
<b>Waste</b>	4,046.19	0.45%	598,610	0.11%	147.94
<b>Other</b>	15,315.44	1.70%	13,953,580	2.48%	911.08
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>899,789.29</b>	<b>100.00%</b>	<b>562,250,935</b>	<b>100.00%</b>	<b>624.87</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bayard	233	478,225	530	2,377,540	559	23,327,367	792	26,183,132	59,378
83.2 Bridgeport	146	497,225	634	3,525,795	693	39,413,730	839	43,436,750	751,950
83.3 Broadwater	57	84,215	89	166,350	94	1,766,441	151	2,017,006	4,810
83.4 Rural	101	559,025	429	5,420,595	508	39,701,067	609	45,680,687	701,600
84 Residential Total	537	1,618,690	1,682	11,490,280	1,854	104,208,605	2,391	117,317,575	1,517,738

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bayard	23	118,560	96	600,695	98	3,124,550	121	3,843,805	0
85.2	Bridgeport	8	47,600	99	991,880	101	9,972,013	109	11,011,493	1,220,730
85.3	Broadwater	10	36,340	41	325,590	44	4,208,245	54	4,570,175	0
85.4	Rural	24	119,280	54	2,129,670	58	11,594,494	82	13,843,444	41,990
86	Commercial Total	65	321,780	290	4,047,835	301	28,899,302	366	33,268,917	1,262,720

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	1,384.25	0.42%	456,815	0.42%	330.01
89. 2G1	14.00	0.00%	4,620	0.00%	330.00
90. 2G	6,037.90	1.85%	1,992,525	1.85%	330.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	13,989.04	4.28%	4,616,475	4.28%	330.01
93. 4G1	63,931.35	19.57%	21,097,385	19.57%	330.00
94. 4G	241,243.30	73.87%	79,610,385	73.87%	330.00
95. Total	326,599.84	100.00%	107,778,205	100.00%	330.00
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	326,599.84	100.00%	107,778,205	100.00%	330.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	326,599.84	100.00%	107,778,205	100.00%	330.00

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	0.00	0.00%	0	0.00%	0.00
88. 1G	3,275.22	1.08%	1,506,600	1.37%	460.00
89. 2G1	979.18	0.32%	416,165	0.38%	425.01
90. 2G	29,632.61	9.79%	11,556,800	10.49%	390.00
91. 3G1	144.36	0.05%	51,965	0.05%	359.97
92. 3G	18,581.90	6.14%	6,689,455	6.07%	360.00
93. 4G1	94,241.38	31.15%	33,925,785	30.79%	359.99
94. 4G	155,705.20	51.46%	56,053,900	50.87%	360.00
95. Total	302,559.85	100.00%	110,200,670	100.00%	364.23
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	302,559.85	100.00%	110,200,670	100.00%	364.23
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	302,559.85	100.00%	110,200,670	100.00%	364.23

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	220.55	0.49%	88,220	0.54%	400.00
89. 2G1	209.21	0.46%	83,685	0.51%	400.00
90. 2G	2,606.75	5.79%	1,065,340	6.46%	408.69
91. 3G1	44.43	0.10%	15,555	0.09%	350.10
92. 3G	3,391.31	7.53%	1,187,010	7.20%	350.02
93. 4G1	19,701.56	43.72%	6,981,805	42.34%	354.38
94. 4G	18,885.19	41.91%	7,066,695	42.86%	374.19
95. Total	45,059.00	100.00%	16,488,310	100.00%	365.93
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	45,059.00	100.00%	16,488,310	100.00%	365.93
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	45,059.00	100.00%	16,488,310	100.00%	365.93

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

62 Morrill

	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	109,102,248	116,966,180	7,863,932	7.21%	1,517,738	5.82%
02. Recreational	352,715	351,395	-1,320	-0.37%	0	-0.37%
03. Ag-Homesite Land, Ag-Res Dwelling	40,372,825	40,409,130	36,305	0.09%	254,835	-0.54%
<b>04. Total Residential (sum lines 1-3)</b>	<b>149,827,788</b>	<b>157,726,705</b>	<b>7,898,917</b>	<b>5.27%</b>	<b>1,772,573</b>	<b>4.09%</b>
05. Commercial	30,991,528	31,917,942	926,414	2.99%	1,262,720	-1.09%
06. Industrial	1,351,030	1,350,975	-55	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	25,576,910	26,580,564	1,003,654	3.92%	1,427,130	-1.66%
08. Minerals	4,410,685	1,203,005	-3,207,680	-72.73	0	-72.73
<b>09. Total Commercial (sum lines 5-8)</b>	<b>62,330,153</b>	<b>61,052,486</b>	<b>-1,277,667</b>	<b>-2.05%</b>	<b>2,689,850</b>	<b>-6.37%</b>
<b>10. Total Non-Agland Real Property</b>	<b>212,157,941</b>	<b>218,819,191</b>	<b>6,661,250</b>	<b>3.14%</b>	<b>4,462,423</b>	<b>1.04%</b>
11. Irrigated	274,041,775	276,249,490	2,207,715	0.81%		
12. Dryland	35,516,340	36,982,070	1,465,730	4.13%		
13. Grassland	206,715,710	234,467,185	27,751,475	13.42%		
14. Wasteland	590,190	598,610	8,420	1.43%		
15. Other Agland	14,616,410	13,953,580	-662,830	-4.53%		
<b>16. Total Agricultural Land</b>	<b>531,480,425</b>	<b>562,250,935</b>	<b>30,770,510</b>	<b>5.79%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>743,638,366</b>	<b>781,070,126</b>	<b>37,431,760</b>	<b>5.03%</b>	<b>4,462,423</b>	<b>4.43%</b>

## 2016 Assessment Survey for Morrill County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$ 232,090
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$ same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$ 20,000 (Stanard Appraisal Service and Pritchard & Abbott)
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not applicable.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$ 18,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$ 4,200
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$ 189.890
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$ 6,954

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor's office.
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="mailto:morrill@gisworkshop.com">morrill@gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Office personnel and GIS Workshop
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Bridgeport, Bayard, Broadwater
4.	<b>When was zoning implemented?</b>
	2001

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Stanard Appraisal Services - real property Pritchard & Abbott - oil & gas minerals
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	MIPS

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes: Stanard Appraisal Service and Pritchard & Abbott
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Experience and knowledge in the appraisal field.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Contracts are done on a yearly basis and have been submitted for approval.
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Provides recommendations to the assessor for use in establishing final value estimates.

## 2016 Residential Assessment Survey for Morrill County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Office and Stanard Appraisal Service.												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Bayard has the closest proximity to Scottsbluff and enough sales to analyze its own market.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to, it is a market within itself.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.	02	Bayard has the closest proximity to Scottsbluff and enough sales to analyze its own market.	03	Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to, it is a market within itself.	04	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.	AG	Agricultural homes and outbuildings.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
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04	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.												
AG	Agricultural homes and outbuildings.												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	All three approaches (cost, income and sales) will be considered. However, the sales will be utilized the most in building models.												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	The appraisal company will review the sales and build models, the sales will be charted for a cost range per square foot based on style, quality, condition and age. Plus or minus adjustment factors will be developed for, but not limited to; basement, basement finish, number of garage stalls, fireplace, central air, and so on to arrive at a final value estimate per square foot.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	Values are established primarily from a model based on a cost range per square foot.												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Land is valued by a square foot method.												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	All lots values are established from an analysis of the market. A discounted cash flow method is not utilized.												

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2013	2015	2015	2015
02	2013	2013	2010	2010
03	2013	2013	2010	2010
04	2013	2013	2010	2010
AG	2013	2013	2010	2010

## 2016 Commercial Assessment Survey for Morrill County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Office staff and Stanard Appraisal Service.										
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Bayard still has several established businesses and the closest proximity to Scottsbluff. Because of the distance to Scottsbluff, the startup of new businesses has been attempted but more often than not they do not survive.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to. The closest like village would be Lisco in Garden County to the east of Morrill.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>The rural market would be somewhat specialized with sugar beets, corn and an ethanol plant. The sugar beet factory in Morrill county has closed down, the closest processing plant now is in Scottsbluff.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.	02	Bayard still has several established businesses and the closest proximity to Scottsbluff. Because of the distance to Scottsbluff, the startup of new businesses has been attempted but more often than not they do not survive.	03	Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to. The closest like village would be Lisco in Garden County to the east of Morrill.	04	The rural market would be somewhat specialized with sugar beets, corn and an ethanol plant. The sugar beet factory in Morrill county has closed down, the closest processing plant now is in Scottsbluff.
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04	The rural market would be somewhat specialized with sugar beets, corn and an ethanol plant. The sugar beet factory in Morrill county has closed down, the closest processing plant now is in Scottsbluff.										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>										
	All three approaches (cost, income and sales) will be looked at, the market and income approaches will carry the most weight.										
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>										
	Stanard Appraisal Service has valued the unique commercial properties, such as the ethanol plant, feedlots, and elevator facilities and an independent living facility.										
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>										
	Depreciation tables are not built. The appraisal company will review the sales and build models; the sales will be charted for a cost range per square foot based on occupancy, quality, condition and age. Plus or minus adjustment factors will be developed to arrive at a final value estimate per square foot.										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>										
	No, values are established primarily from a model based on a cost range per square foot, and income when enough information exists.										
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>										
	From the market a square foot method has been developed.										

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2013	2013	2010	2010
	02	2013	2013	2010	2010
	03	2013	2013	2010	2010
	04	2013	2013	2010	2010

## 2016 Agricultural Assessment Survey for Morrill County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Office staff and Stanard Appraisal Service.												
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 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;">2</td> <td>The northern portion of the county which consists primarily of the Sandhills region.</td> <td style="text-align: center;">2010-2011</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.</td> <td style="text-align: center;">2010-2011</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Market Area 4 is the area along the Platte River; it has recreational potential.</td> <td style="text-align: center;">2010-2011</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	2	The northern portion of the county which consists primarily of the Sandhills region.	2010-2011	3	This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.	2010-2011	4	Market Area 4 is the area along the Platte River; it has recreational potential.	2010-2011
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>											
2	The northern portion of the county which consists primarily of the Sandhills region.	2010-2011											
3	This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.	2010-2011											
4	Market Area 4 is the area along the Platte River; it has recreational potential.	2010-2011											
	In 2014 started the physical review and inspection again, it is still in progress.												
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>												
	Topography and geographical information is looked at. Sales determination is made through sales review and verification, location and use of the property and a physical inspection if needed.												
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>												
	The primary use of the land is a good indicator in determining if it is agricultural. Normally after verification with the buyer and/or seller, or third party to the transaction it can be determined what the use of the property will be. If the on-site review and sales verification process reveals the parcel was not purchased with the intent to farm or ranch it will be considered rural residential or recreational.												
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>												
	Yes												
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>												
	Parcels enrolled in the Wetland Reserve Program have been mapped. The contracts are reviewed and those enrolled for a designated period of time that could be returned to agricultural use will be valued as agricultural. Those enrolled in the program into perpetuity will be valued at 100% of market. It is difficult to analyze Wetland Reserve market activity since there is not a large occurrence of these sales.												
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>												
<b>7a.</b>	<b>How many special valuation applications are on file?</b>												
	Physical inspections will occur with the owner present when possible.												
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>												
	Goose hunting is the primary driving force for the marketing of these parcels.												

	<b><i>If your county recognizes a special value, please answer the following</i></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	133
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	Primarily along the Platte River.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	The sales comparison approach is used to analyze the agricultural market. The sales will be stratified by market area, and then by class (irrigated, dry, grass) on a spreadsheet. Preliminary statistics can be reviewed, purposed values can be tested and the estimated final statistics can be considered.

## **MORRILL COUNTY**

### **2015 PLAN OF ASSESSMENT**

#### **PLAN OF ASSESSMENT REQUIREMENTS:**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31<sup>st</sup> of each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31<sup>st</sup> of each year.

#### **REAL PROPERTY ASSESSMENT REQUIREMENTS:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.”

Neb. Rev. Stat. §77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

1. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.

Neb. Rev. Stat. §77-201 (R.S. Supp. 2006)

**GENERAL DESCRIPTION OF REAL PROPERTY IN MORRILL COUNTY:**

Per the 2015 County Abstract, Morrill County consists of the following real property types:

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential/Rec	2976	39%	149,397,316	19%	20,635,610	129,761,706
Commercial/Ind	367	5%	33,327,860	4%	4,349,185	28,978,675
Agricultur/Recr	4196	55%	600,196,425	74%	545,036,795	55,159,630
TIF	4	.5%	18,176,662	2%	(Bs43,940)	(Ex18,176,662)
Minerals	98	.5%	(4,410,685)	1%	N/A	N/A
Total	7641	100%	805,508,948	100%	515,094,780	228,194,455

Agricultural land is the predominant property type in Morrill County, with the majority consisting of grassland, primarily used for cow/calf operations.

Additional information is contained in the 2015 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2015.

**CURRENT RESOURCES:**

Staff/Budget/Training

In addition to the Assessor, there is 1 Deputy Assessor; and 2 full-time clerks on staff. The county contracts with an independent appraiser, as needed, for appraisal maintenance and also with an oils/minerals appraiser for the oils in Morrill County.

The proposed budget for the assessment portion of the Assessor’s budget for FY 2015-2016 is going to be roughly \$232,000. The county has again agreed to a maintenance contract of appraisal through Stanard Appraisal on an “as needed, limited basis.” The County Board again cut the amount of days contracted through Stanard Appraisal down to 20 days. In the future the County Board is hoping the Assessor will take over all appraisal functions of the office. They feel that a contracted appraiser is a waste of taxpayer money. It is prudent to note that a professional appraisal firm would be the best source of appraising and defending valuations on specialty and/or high dollar commercial properties.

The Assessor would like to bring on another part time staff member to help with the work load that continues in the Assessor’s Office. If the assessor is to take on more of the appraisal functions it would be of benefit to have another part time staff member to transition into some of the appraisal functions. Especially, since by statute, the assessor must physically review and inspect all parcels every 6-years. For Morrill County this was last done in 2009/2010 and will need to be completed again by 2015/2016 to be in compliance.

The contract for Pritchard & Abbot is up in 2016 for a 2 year renewal. After some discussion, the County Board has agreed to retain their services for oil appraisal last year.

The assessor believes continuing education is vital to maintaining proper assessment action. The Assessor and Deputy Assessor attend as many monthly district meetings as possible, as well as workshops offered by the Nebraska Association of County Officials, the Property Assessment Division of the Department of Revenue and the International Association of Assessing Officers. The current assessor completed and successfully passed the exams of 3 continuing education courses offered through IAAO in 2010, which were required for her to retain her certificate by the end of 2013. There have not been many IAAO classes offered in the last year. It is hoped that a few more will be offered in 2016. The Property Assessment Division offers classes in which the current Assessor and Deputy Assessor have already taken.

### Record Maintenance

Morrill County's cadastral maps have not been consistently maintained since the mid 1990's. In the past, the county board recognized the need for consistent maintenance of the records and approved the development of a web based GIS system through GIS Workshop. Development began in June 2007. In 2011, the Morrill County Board has agreed to a 100% support contract through GIS Workshop, which has been an asset to the Deputy Assessor who is skilled in GIS software. The Deputy Assessor is now able to update, as well as clean up parcel information within the GIS Workshop software within the office. It should be noted that Morrill County went online with GISWorkshop in 2014. With the abilities of the Deputy Assessor, Morrill County was able to work out a cheaper contract in order to go online. Many appraisers, bankers, title agents, insurance agents, and attorneys, among others have been much appreciative of this information being available online alongside of MIPS. Currently the Assessor is including an online GISWorkshop contract in her budget for the year 2015-16. With Morrill County data being sold through GISWorkshop, it is hoped that this will lower costs associated with going online mapping availability. Due to the Deputy Assessor's skills in working with GISWorkshop, some credit has been applied to the contract.

New property record cards are currently and continue to be created for each parcel of real property in 2015. Each property record card is filed by legal description and contains up-to-date listings, photographs and sketches for those properties that have improvements. Pictures are continuously being added to, and updated as parcel reviews occur to each parcel that is improved.

Morrill County utilizes software provided by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. Upon completion of development of the GIS system, this office will have the ability to maintain all records electronically and make them available via the Internet. In May of 2013, the Assessor's Office converted over to the new V2 software of MIPS and CAMA. Then in August of 2013, Morrill County Assessor's Office went online with their MIPS/CAMA information. All of the MIPS, CAMA & GISWorkshop information can now be found online. This has saved a substantial amount of time with phone calls and customers at the counter.

## **ASSESSMENT PROCEDURES:**

### Discover/List/Inventory Property

The assessor also keeps in close contact with the register of deeds and all zoning administrators of Morrill County, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices are also useful in tracking land usage. Discovery by the Assessor and staff also aids in finding new improvements as zoning permits are not required by the Morrill County Zoning Board if the improvement is agricultural related. Often these improvements are discovered by the Assessor's Office during review and pickup work. The two towns of Bridgeport and Bayard have not provided building permits so readily with the hiring of new administrators and staff in both offices. With the Morrill County Zoning Board not requiring building permits or issuing any fines for not asking for a building permit on ag related improvements, most of the rural improvements are by discovery. The lack of building permits has made it more challenging for the Assessor's Office to find and list improvements as they are made to parcels in Morrill County.

Morrill County processes more than five-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies, 1999, are adhered to.

### Data Collection

Morrill County Assessor's Office has implemented procedures to complete a physical routine inspection of all properties on a six-year cycle.

### Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

### Value Approaches

**Market Approach:** The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

**Cost Approach:** The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated 2012 is used to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value. A depreciation study completed in 2009 by the county's contracted appraiser for residential, rural residential and commercial revaluation was used for the current year market values.

Income Approach: The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2009 by the county's contracted appraiser.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state, including speaking with the buyer/seller if possible as well as sending out sales verification letters to all buyers/sellers of sales that are deemed arm length transactions.

Notices

Change of value notices are sent to the property owner of record no later than June 1<sup>st</sup> of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process. It has been helpful to also send a letter with the valuation changes explaining the process and why values changed for the current year.

**Level of Value, Quality and Uniformity for assessment year 2015:**

<u>Property Class</u>	<u>Ratio (Level of Value)</u>	<u>*COD</u>	<u>*PRD</u>
Residential	97%	39.55	122.98
Commercial	100%	46.53	162.18
Agricultural	72%	26.23	106.98

(\*Co-efficient of dispersion and price-related differential)

For more information regarding statistical measures, see 2015 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2015.

**Assessment Actions Planned for Assessment Year 2016:**

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales

review. The assessor's office has been monitoring the rural residential market and realized that necessary changes were needed in order to stay at 100% of market value as required by statute. In 2014 land on rural residential was increased on all rural residential parcels as there were not any common trends of the improvements located on these parcels. As a portion of Morrill County rural area is reviewed this year as a part of the 6 year review plan, the rural residential will be included. Stanard Appraisal will conduct a reappraisal on Bridgeport, and Bayard if time allows.

**Commercial:** A physical inspection to be started on all commercial parcels within the county will be completed by the assessor and/or contract appraiser, as there is a possibility of not having a contracted appraiser in the near future. Feedlots in Morrill County were all reviewed thru the year 2014 and start of 2015. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. This will complete all commercial for the purpose of the 6 year review cycle.

**Agricultural:** A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. It is anticipated to complete another portion of Morrill County through the summer of 2016 in the ag area. The Deputy continues to update land use changes as they occur in GISWorkshop and converting them then to the valuation side of the assessment process. There seems to be a substantial amount of water rights being moved around in Morrill County to more address the irrigable areas.

### **Assessment Actions Planned for Assessment Year 2017:**

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. If Bayard is not completed in the year 2015, it is planned to complete them in 2016 with the help of Stanard Appraisal. As part of the 6 year review plan, a physical review will be started for the Village of Broadwater as well. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Any portion of the commercial not completed in 2016 will be completed in 2017. A physical inspection will continue on all portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Agricultural:** A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review. AS part of the 6 year review plan, it is anticipated to complete a third portion of Morrill County following 2016.

### **Assessment Actions Planned for Assessment Year 2018:**

**Residential:** It is hoped the all three towns of Bridgeport, Bayard, and Broadwater will be completed. If not, then 2018 will be the year to finish up any parcels that need reviewed. The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment as it is anticipated that all commercial will be completely reviewed by 2018 as part of the 6 year plan. A physical inspection will continue on portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Agricultural:** A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. AS part of the 6 year review plan, it is anticipated to complete a fourth portion of Morrill County following the year 2017.

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

**Permissive Exemptions:** Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 35 applications annually. The year 2014 was a re-affirmation year. All re-affirmations were reviewed.

**Homestead Exemptions:** Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 280 applications annually.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately 700 personal property schedules annually. The Assessor's Office has also been tracking new businesses and farmers by 521's and also the advertisements in local media. Several new personal property returns were started this way.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Protests: The Assessor's Office meets with as many protesters as possible and reviews all protested properties prior to the protest hearing in order to provide the County Board of Equalization with the most recent and updated data available before making any value changes.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Certify values: By August 20th every year, values are certified to every taxing entity within Morrill County.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4<sup>th</sup> year thereafter no later than December 1 annually.

**Conclusion:**

The Morrill County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Morrill County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. Since budgetary concerns exist, it is the goal of the Morrill County Assessor's Office to complete as much appraisal work as possible. The Assessor's Office has completed as much data collection as possible in order to leave Stanard Appraisal with final values and working with the sales models for residential and commercial. Morrill County Assessor's Office takes pride in the steps they have taken to get information more accurate and complete than it has ever been; and then made more readily available to the public, especially online services.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Rose M. Nelson  
Morrill County Assessor

**Rose M Nelson**  
**MORRILL COUNTY ASSESSOR**  
**PO BOX 868**  
**BRIDGEPORT, NE 69336**  
**308-262-1534**

Ruth A Sorensen  
Dept of Revenue, Property Assessment Division  
301 Centennial Mall South  
PO Box 98919  
Lincoln, NE 68509-8919

Dear Ms Sorensen:

Below is the information regarding special valuation in Morrill County as per PAT Regulation-11-005.04.

Market area 4 is the area located around the North Platte River which runs diagonally from the northwesterly corner of Morrill County to the Southeasterly corner. This area is unique in that it was developed off of the top two soils surrounding the river and accretion ground in 2010. Land values are affected by buyers purchasing the land for recreational use.

Market Area 3 is the rocky hills coming down into the river and Market Area 2 is the rest of Morrill County. Market area 1 was dissolved into Market Area 2 as there were not enough sales to constitute it being it separate area. Neither Market Area 2 nor 3 has special valuation.

Morrill County developed Special Value in market Area 4 in 2013. In each three year sales period, we generally have a very small number of land sales along the North Platte River. However, the sales that have occurred show that the accretion land values are affected by buyers purchasing the land for recreational use.

Letters were initially sent out to all owners of accretion ground to explain how to apply for special value with Form 456 in this market area in 2013, as there are owners in this area actively using their land for agricultural use, primarily pasture for cattle. The assessor and her deputy have continually gone out and inspected all parcels that special value has been applied for. In most instances, there have been cattle put on accretion lands at some point every year. This was proven through parcel owners showing fencing, Russian Olive trees removed, and in some instances at the time of inspection there were cattle grazing on the grass. However, there are recreational uses going on. The most primary of these is goose hunting. There is also duck hunting, deer hunting, and turkey hunting. It was decided then to plot each of these blinds on our GIS Workshop mapping system and place a one acre recreational value on each blind.

With the implementation of Special Value in Market area 4 in 2013, we have received a few more Form 456 Special Value applications each year, and will continue to expect a few again

this year, 2016. The assessor and her deputy will continue to go out and inspect, and document recreational uses on each parcel. The blinds will be valued at 100% of market value, with the rest of the land valued as agricultural, if used as such, and is based on approximately 75% of market.

These are the methods Morrill County uses to determine valuations for agriculturally used properties and for recreationally used properties. We feel it is the most equitable and uniform method of dealing with recreational uses along the North Platte River in Morrill County.

Sincerely,

Rose M Nelson  
Morrill County Assessor