



2016 REPORTS & OPINIONS

SEWARD COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Seward 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 Seward 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: Marilyn Hladky, Seward County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

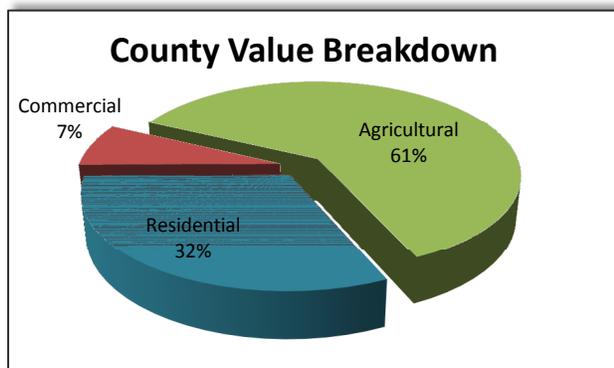
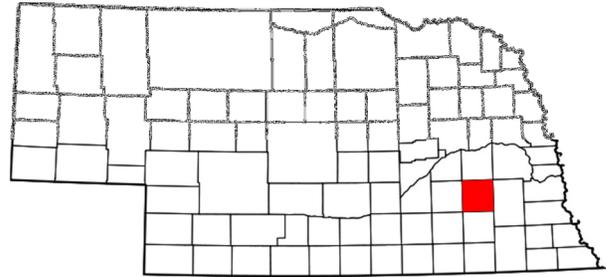
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

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

County Overview

With a total area of 571 square miles, Seward had 17,150 residents, per the Census Bureau Quick Facts for 2014, a 2% population increase over the 2010 US Census. In a review of the past fifty years, Seward has seen a steady rise in population of 26% (Nebraska Department of Economic Development). Reports indicated that 73% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Seward convene in and around Seward, the county seat. Per the latest information available from the U.S. Census Bureau, there were 439 employer establishments in Seward. County-wide employment was at 8,782 people, a 4% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Seward that has fortified the local rural area economies. Seward is included in both the Lower Platte South and Upper Big Blue Natural Resources Districts (NRD). A mix of irrigated and dry land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Seward ranks tenth in sorghum for grain. In top livestock inventory items, Seward ranks first in turkeys (USDA AgCensus).

Seward County Quick Facts		
Founded	1867	
Namesake	Former US Secretary of State William H. Seward	
Region	Southeast	
County Seat	Seward	
Other Communities	Bee	Pleasant Dale
	Cordova	Staplehurst
	Garland	Tamora
	Goehner	Utica
	Milford	
	Beaver Crossing	
Most Populated	Seward (7,120) +2% over 2010 US Census	

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Seward County

Assessment Actions

For 2016, Seward County has completed all pickup work of new improvements on residential parcels, and updated any parcels that had partial values in 2015 to reflect their level of completion on January 1, 2016. The county conducted a thorough sale verification and analysis process. The analysis of the sales indicated that assessor location Milford (08) needed to be adjusted by +6% for land and improvements and assessor location Utica (12) needed to be adjusted by +5% for land and improvements. No other class or subclass of residential property was adjusted by a percentage for 2016.

The county reappraised all of the residential property in Beaver Crossing, the Beaver Crossing “fringe” and Cordova. The county continues an ongoing inspection and review of rural residential property, and residences and farm buildings on agricultural parcels in Range 3, (Geo Codes 3237, 3287, and 3511). These parcels were also revalued for 2016.

The inspection and review included an on-site inspection to verify or update the measurements, the description of property characteristics, and the observations of quality and condition. The county took new photos of the improvements and added any omitted and unreported changes.

It should be noted that it is the county’s procedure to not only inspect and review the acreages but to also inspect the house, all improvements and the land use on agricultural parcels when the rural and suburban areas are updated.

Description of Analysis

Residential parcels are analyzed utilizing 14 valuation groupings that are based on the numerous assessor locations in the county.

Valuation Grouping	Assessor Location
01	Seward
02	Beaver Crossing
03	Bee
04	Cordova
05	Garland
06	Goehner
07	Grover
08	Milford
09	Pleasant Dale
10	Staplehurst
11	Tamora
12	Utica
13	Rural
14	Rural Sub

2016 Residential Correlation for Seward County

There are several aspects of the data that are examined to develop an opinion of the level of valuation of property. No single analysis carries all of the weight, but the calculated statistics for the study period, the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are all important factors in the level of value decision. The following paragraphs outline the information considered as well as the statistics when analyzing the level of value of real property.

The statistical analysis of all of the qualified sales within the defined study period offers an initial indication of the level of value. The median ratio calculated from the sample offers a strong starting point in determining the level of value of the class of property. In cases where data is plentiful, there may also be valid indicators of the level of value for some of the subclasses demonstrated by the statistical analysis.

The residential statistics are as follows:

Number of Sales :	400	Median :	93	COV :	14.12
Total Sales Price :	61,309,077	Wgt. Mean :	92	STD :	13.22
Total Adj. Sales Price :	61,309,077	Mean :	94	Avg. Abs. Dev :	08.33
Total Assessed Value :	56,263,370				
Avg. Adj. Sales Price :	153,273	COD :	09.00	MAX Sales Ratio :	193.57
Avg. Assessed Value :	140,658	PRD :	102.01	MIN Sales Ratio :	55.83

There are 400 qualified residential sales used to calculate the 2016 county statistics. The median ratio for this sample is 93 with a COD of 9.00 and a PRD of 102.01. The median is within the acceptable range. The COD and the PRD are also within the acceptable range.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately impact the uniform and proportionate valuation of all three property classes.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The Division reviews the verification the sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed.

The county's inspection and review cycle for all real property is annually discussed with the assessor. The progress is documented in the assessment actions portion of this R&O. The past assessment actions may be reviewed to follow the progress of subclasses that require multiple

2016 Residential Correlation for Seward County

years for inspection. Each individual parcel inspection should be documented, so a sample of the property record files are reviewed for documentation of completed inspections. The combination of these reviews usually reveals the progress of the county inspection and review process.

The review of Seward County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property. The county has successfully completed the first six-year inspection and review cycle of the residential property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

Equalization and Quality of Assessment

Valuation groups are the primary subclasses that are regularly examined as candidates for adjustment. They are prepared to stratify the sales into groups that have similar locations or economic conditions. They do not however stratify any of the other conditions that may impact the value of property. There may be additional assessor locations or valuation groups that have no sales and are not displayed.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	214	91.92	92.34	91.02	07.60	101.45
02	6	99.95	98.71	93.98	09.70	105.03
03	9	92.33	95.16	92.42	07.65	102.96
04	6	95.35	95.13	95.99	02.89	99.10
05	5	95.78	94.94	94.43	06.29	100.54
06	6	90.01	88.85	89.48	03.37	99.30
08	58	94.57	94.67	94.39	08.49	100.30
09	9	98.61	97.51	96.11	07.23	101.46
10	5	93.58	94.55	93.27	06.75	101.37
12	38	92.58	99.00	94.35	15.73	104.93
13	39	92.73	91.97	89.37	13.23	102.91
14	5	92.19	93.29	93.43	01.44	99.85
----- ALL						
10/01/2013 To 09/30/2015	400	92.55	93.61	91.77	09.00	102.01

The chart reports that the median ratios for the county and the significant valuation groupings are all between 92 and 100%. A review of both the statistics and the assessment practices suggest that assessments in the county are valued within the acceptable parameters, and therefore considered equalized.

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Seward County is represented by the median ratio of 93%. There are no strong indications of any major subclass outside the range. There are no recommended adjustments to the class or to any subclass of residential property.

2016 Commercial Correlation for Seward County

Assessment Actions

For 2016, Seward County has completed all pickup work of new improvements on commercial and industrial parcels, and updated any parcels that had partial values in 2015 to reflect their level of completion on January 1, 2016. The county conducted a thorough sale verification and analysis process. No class or subclass of commercial property was adjusted by a percentage for 2016.

The county continues an ongoing inspection and review and reappraisal of the commercial property in Assessor Locations: Beaver Crossing, Cordova, Grover, and the commercial parcels at all of the I-80 Interchanges. The town of Milford was inspected, but not revalued for 2016. The inspection and review included an on-site inspection to verify or update the measurements, the description of property characteristics, and the observations of quality and condition. The county took new photos of the improvements and added any omitted and unreported changes. The assessor's office also reappraised all Section 42 Housing using the income approach. There were updates of the land value in a few commercial subdivisions.

Description of Analysis

Commercial parcels are analyzed utilizing 13 valuation groupings that align with the assessor locations in the county.

Valuation Grouping	Assessor Location
01	Seward
02	Beaver Crossing
03	Bee
04	Cordova
05	Garland
06	Goehner
07	Grover
08	Milford
09	Pleasant Dale
10	Staplehurst
11	Tamorsa
12	Utica
13	Rural

There are several aspects of the data that are examined to develop an opinion of the valuation of the commercial and industrial property. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision. Frequently there are too few sales to rely on the median for the level of value. There are usually too few sales to identify

2016 Commercial Correlation for Seward County

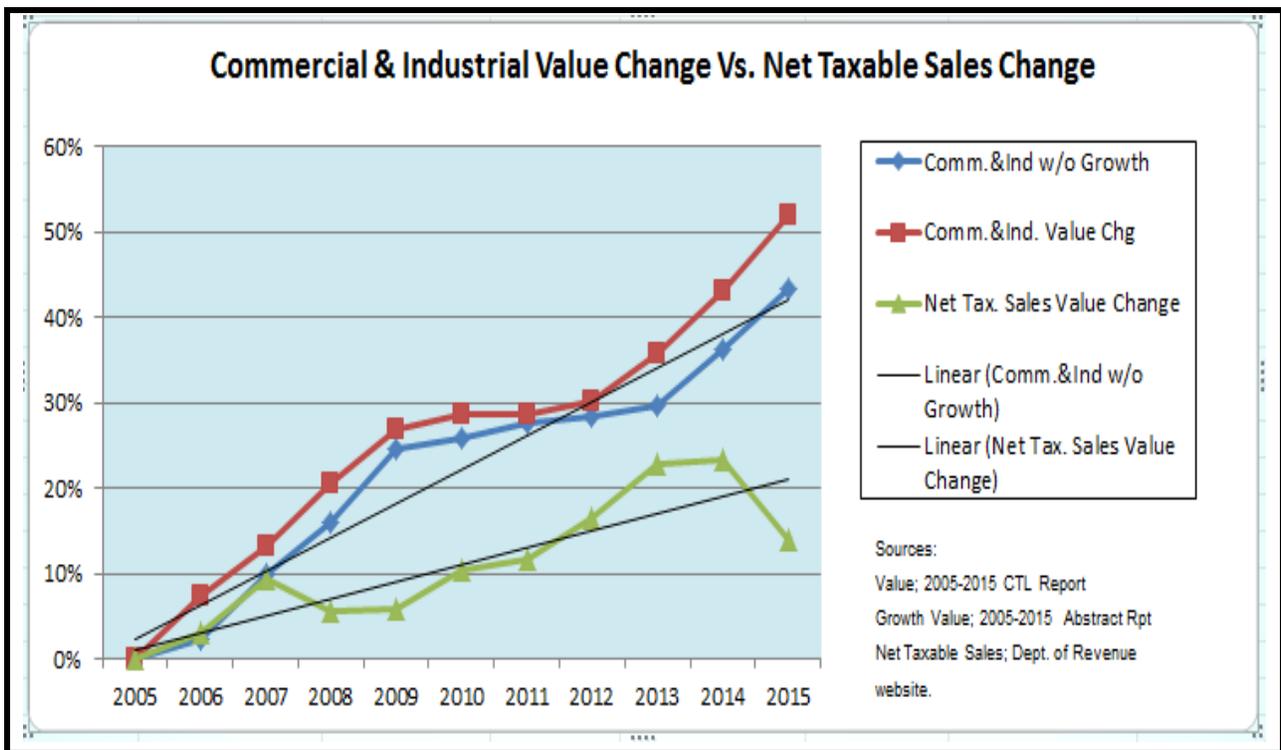
a level of value for any subclass of the commercial and industrial class of property. The following paragraphs outline the information considered beyond the statistics when analyzing the level of value of the commercial and industrial property.

Valuation groups are the primary subclasses that are regularly examined as candidates for adjustment. These are prepared to stratify the sales into groups that have similar locations or economic conditions. They do not however stratify all of the many individual uses of commercial and industrial property.

Another element of data that is reviewed is the trend or the lack of a trend of the study years. If the median ratios array from older to newer with a lower ratio each year, it tends to indicate that there is an upward trend in value. The following is an extract from the 2016 statistical pages.

Study Yrs						
10/01/2012 To 09/30/2013	10	100.14	94.84	115.47	23.48	82.13
10/01/2013 To 09/30/2014	4	97.37	106.36	108.93	10.32	97.64
10/01/2014 To 09/30/2015	7	84.50	89.00	99.30	21.08	89.63

In this case, the medians do form a pattern indicating that there is a strong upward trend in value. However, with only 4 and 7 sales in two of the study years, there is not sufficient data for a firm conclusion.



The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property is examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If local

2016 Commercial Correlation for Seward County

sales are in an upward trend, or if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The following chart demonstrates a fairly similar trend of valuation and sales tax receipts. Both trends however are moving in a positive direction. The collection of sales tax for the repair and parts of agricultural equipment became exempt from collection as of October 1, 2014, due to a legislative change, and several news sources report that this has resulted in a decline in sales tax receipts.

Another stratification that is done in the commercial & industrial sales file is the review of the occupancy codes that are stratified in the sales file. This is done to see if like uses of property have demonstrated any valuation trends in the county. In Seward County, there are 10 different occupancy codes that were represented among the 21 qualified sales. Analysis shows that no occupancy code exceeds 6 sales and 6 of the 10 codes have only 1 sale. This would cause the statistics from any individual occupancy code to be unreliable. What is notable is that with only 10 occupancy codes represented, the class is also not representative.

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 impact the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor. The assessment practice review is more thoroughly described in the previous section-2016 Residential Correlation.

The review of Seward County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files.

Equalization and Quality of Assessment

The 21 sales in the 2016 statistical data have been stratified into 7 assessor locations and then into valuation groupings. Valuation Group 01 (Seward), with 10 sales, has a median within the range and Valuation Group 08 (Milford), with 5 sales, has a median above the range. The other five valuation groups each have 2 or less sales making them unreliable for statistical analysis. There are additional assessor locations and other occupancy codes for parcels in the county that have no sales and are not represented. The median of only one valuation group is acceptable, so the level of value for the class is not clear.

2016 Commercial Correlation for Seward County

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	10	93.86	91.99	90.19	20.54	102.00
02	1	110.42	110.42	110.42		100.00
04	1	95.71	95.71	95.71		100.00
05	1	37.53	37.53	37.53		100.00
08	5	112.17	103.71	105.63	17.31	98.18
09	1	101.65	101.65	101.65		100.00
13	2	106.55	106.55	125.59	20.69	84.84
<u>ALL</u>						
10/01/2012 To 09/30/2015	21	96.91	95.09	104.36	21.03	91.12

Based on all relevant information, the assessment practices are good. The trend of the study years and the trend of sales tax receipts versus valuation growth show only a probable direction of the values. The statistical tests demonstrate that the overall valuations of the parcels that have been sold have good median ratios but the overall sample is too small to be representative of the entire commercial class and is not reliable to measure the level of value of the commercial class. Based on their assessment practices, the county has valued the commercial property on a regular basis, consistently and uniformly.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Seward County is not statistically determinable. The level of value is expected to be within the acceptable range and is called at 100%. There is no data available that suggests a need to adjust the class or any subclass of commercial property.

2016 Agricultural Correlation Section for Seward County

Assessment Actions

For 2016, Seward County completed all pickup work of new improvements on agricultural parcels. Land use was last completed in 2014, but they continually monitor and update the land use of any parcel where changes are reported or observed. Use changes are discovered through land owner reports, aerial imagery, and the observations of the county assessor and staff. They are verified and measured using geographic information systems (GIS), as well as Natural Resource District (NRD) and Farm Service Agency (FSA) records and maps.

The county annually conducts a thorough sale verification and analysis process. They focus on the configuration of the three market areas and concluded that no change would be made for 2016. This analysis demonstrated that the values in Market Areas 2 and 3 are still equivalent and that there are no nonagricultural influences driving the land value. As a result, the sales in both areas were analyzed together to develop the values applied to both areas. Following that, they implemented new values for agricultural land. Irrigated, dry and grass values changed in all three Market Areas.

The inspection and review of agricultural improvements are described in the residential assessment actions. They included an inspection and review of rural residential property, residences on agricultural parcels and farm buildings in Range 3, (Geo Codes 3237, 3287, 3461, and 3511).

Description of Analysis

There are three market areas within Seward County; Market Area 1 is mostly the western half of the county and has highly productive soils and available ground water for irrigation throughout the area. Market Areas 2 and 3 are the remaining eastern half of the county and have very little but scattered irrigation so the use is predominantly dry crop and grass throughout the area. Market Area 2 is made up of Range 4 E plus 6 sections in township 11 Range 3. This market area lies adjacent to Lancaster County and is evenly split between grass and dry crop. Market Area 3 is in the middle northerly section of the county and predominantly dry crop. Market Area 2 has been maintained because it has been the area subject to residential influences because of its proximity to Lincoln. There have been special valuation applications and for many years there was a special valuation developed for the agricultural land in Market Area 2. The values for both Market Area 2 and Market Area 3 have been developed from sales in Market Area 3. Recently, the increasing agricultural land values have overtaken the residential influence. For the past several years, the two areas have been kept administratively separate, but analyzed using the sales from both areas and valued with the same schedule of values. Presently, the influence no longer exceeds agricultural use and the land in both areas is valued the same.

2016 Agricultural Correlation Section for Seward County

The analysis was done using a supplemented sample of 55 qualified sales. The sample was both proportional among the 3 study years and representative by majority land use. With that accomplished, the values that the county developed were tested using the supplemented sample. The results were satisfactory, yielding a median ratio of 73% for the county.

The results for the individual market areas were satisfactory, at 74% for Market Area 1 and 70% for Market Areas 2 and 3 which were analyzed together.

Another test was analyzed where only sales with 80% or more of a major land use are included. This test does not have sufficient sales to indicate the level of value for all major land uses, but did indicate that the irrigated land in Area 1 is about 70% and the dry land values for Market Areas 2 and 3 are about 71%. None of the other substratum had sufficient sales for a conclusion. Assessment practices, comparison to surrounding counties and the dollar amount of changes made were sufficient to determine that the county's actions were adequate and that the statistics accurately portray the level of value.

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 impact the uniform and proportionate valuation of all three property classes. The assessment practice review is more thoroughly described in the residential correlation.

The review of Seward County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property. The county has successfully completed the first six-year inspection and review cycle of the improvements on agricultural property and appears to be on schedule to comply with the ongoing inspection and review requirements. They conduct an onsite inspection process that includes on-site inspections and interviews with property owners if possible. The inspections are documented in the individual property record files.

The county is in a continuous process of updating the use of agricultural land. Every year, they review the certifications, the NRCS maps, and FSA maps provided by farmers. The aerial imagery photo base is the primary source for land use verification and it is monitored for changes. When the county inspects and reviews the improvements in the rural areas of the county, they also review the land use that they are able to observe. The most recent review utilized current aerial imagery photo base from 2014. Inspection of agricultural improvements is completed within the six year cycle using an onsite inspection process that includes on-site inspections and interviews with property owners if possible.

2016 Agricultural Correlation Section for Seward County

Equalization

The analysis supports that the county has achieved equalization; a comparison of Seward County values to the adjoining counties shows that all values are reasonably comparable. The statistics show that the values are uniform. The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level. The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	23	74.15	76.57	72.85	12.80	105.11
2	32	69.55	74.16	72.40	19.64	102.43

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	16	69.72	75.10	72.31	14.90	103.86
1	15	69.80	75.54	72.51	15.76	104.18
2	1	68.50	68.50	68.50		100.00
<u>Dry</u>						
County	19	73.39	73.35	69.97	10.48	104.83
1	3	74.15	74.41	74.55	00.76	99.81
2	16	70.67	73.15	69.46	12.49	105.31
<u>Grass</u>						
County	6	58.74	55.75	52.02	27.87	107.17
2	6	58.74	55.75	52.02	27.87	107.17
<u>ALL</u>						
10/01/2012 To 09/30/2015	55	72.83	75.17	72.66	16.60	103.45

Level of Value

Based on analysis of all available information, the level of value of agricultural land for the county is 73%. There are no strong indications of any major subclass outside the range. There are no recommended adjustments to the class or to any subclass of agricultural land.

2016 Opinions of the Property Tax Administrator for Seward County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Seward County

Residential Real Property - Current

Number of Sales	400	Median	92.55
Total Sales Price	\$61,309,077	Mean	93.61
Total Adj. Sales Price	\$61,309,077	Wgt. Mean	91.77
Total Assessed Value	\$56,263,370	Average Assessed Value of the Base	\$128,465
Avg. Adj. Sales Price	\$153,273	Avg. Assessed Value	\$140,658

Confidence Interval - Current

95% Median C.I	91.40 to 93.52
95% Wgt. Mean C.I	90.70 to 92.84
95% Mean C.I	92.31 to 94.91
% of Value of the Class of all Real Property Value in the	27.89
% of Records Sold in the Study Period	6.57
% of Value Sold in the Study Period	7.19

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	394	95	95.35
2014	364	97	97.21
2013	306	96	95.98
2012	290	95	95.43

2016 Commission Summary for Seward County

Commercial Real Property - Current

Number of Sales	21	Median	96.91
Total Sales Price	\$7,165,847	Mean	95.09
Total Adj. Sales Price	\$7,165,847	Wgt. Mean	104.36
Total Assessed Value	\$7,478,085	Average Assessed Value of the Base	\$216,825
Avg. Adj. Sales Price	\$341,231	Avg. Assessed Value	\$356,099

Confidence Interval - Current

95% Median C.I	76.97 to 112.17
95% Wgt. Mean C.I	76.91 to 131.81
95% Mean C.I	83.21 to 106.97
% of Value of the Class of all Real Property Value in the County	5.52
% of Records Sold in the Study Period	2.94
% of Value Sold in the Study Period	4.83

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	27	100	95.25
2014	25	100	93.79
2013	16		93.40
2012	11		98.11

**80 Seward
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 : 400
 Total Sales Price : 61,309,077
 Total Adj. Sales Price : 61,309,077
 Total Assessed Value : 56,263,370
 Avg. Adj. Sales Price : 153,273
 Avg. Assessed Value : 140,658

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 94
 COD : 09.00
 PRD : 102.01

COV : 14.12
 STD : 13.22
 Avg. Abs. Dev : 08.33
 MAX Sales Ratio : 193.57
 MIN Sales Ratio : 55.83

95% Median C.I. : 91.40 to 93.52
 95% Wgt. Mean C.I. : 90.70 to 92.84
 95% Mean C.I. : 92.31 to 94.91

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	40	93.82	94.56	92.45	06.99	102.28	64.08	120.48	91.61 to 97.92	141,605	130,907
01-JAN-14 To 31-MAR-14	34	93.95	96.08	95.24	07.62	100.88	72.02	135.11	91.85 to 100.34	136,924	130,406
01-APR-14 To 30-JUN-14	72	92.43	93.49	92.02	08.14	101.60	68.92	124.50	90.00 to 95.11	159,963	147,200
01-JUL-14 To 30-SEP-14	46	92.74	94.34	91.59	11.59	103.00	70.10	193.57	86.55 to 98.17	141,448	129,546
01-OCT-14 To 31-DEC-14	51	93.11	95.11	93.32	08.36	101.92	69.98	161.48	91.85 to 94.07	160,357	149,640
01-JAN-15 To 31-MAR-15	30	95.20	93.99	91.83	09.72	102.35	66.66	126.39	87.19 to 96.63	150,387	138,093
01-APR-15 To 30-JUN-15	52	90.66	93.78	91.55	09.71	102.44	74.77	170.57	87.06 to 92.55	147,856	135,362
01-JUL-15 To 30-SEP-15	75	89.85	90.36	89.16	08.86	101.35	55.83	122.67	87.69 to 93.48	167,829	149,634
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	192	93.59	94.38	92.53	08.61	102.00	64.08	193.57	92.13 to 95.11	147,623	136,602
01-OCT-14 To 30-SEP-15	208	91.50	92.90	91.11	09.27	101.96	55.83	170.57	90.40 to 93.11	158,488	144,403
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	203	93.11	94.52	92.76	08.89	101.90	68.92	193.57	92.13 to 93.93	152,008	141,000
<u>ALL</u>	400	92.55	93.61	91.77	09.00	102.01	55.83	193.57	91.40 to 93.52	153,273	140,658

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	214	91.92	92.34	91.02	07.60	101.45	66.66	166.01	90.40 to 93.39	158,070	143,877
02	6	99.95	98.71	93.98	09.70	105.03	81.15	114.00	81.15 to 114.00	67,833	63,748
03	9	92.33	95.16	92.42	07.65	102.96	78.42	112.76	89.77 to 106.17	106,056	98,020
04	6	95.35	95.13	95.99	02.89	99.10	89.85	101.89	89.85 to 101.89	79,417	76,229
05	5	95.78	94.94	94.43	06.29	100.54	85.69	104.45	N/A	95,900	90,558
06	6	90.01	88.85	89.48	03.37	99.30	84.12	92.75	84.12 to 92.75	122,567	109,673
08	58	94.57	94.67	94.39	08.49	100.30	69.98	122.67	90.89 to 96.77	151,840	143,329
09	9	98.61	97.51	96.11	07.23	101.46	84.43	115.48	88.25 to 104.77	115,111	110,632
10	5	93.58	94.55	93.27	06.75	101.37	86.15	110.16	N/A	71,600	66,783
12	38	92.58	99.00	94.35	15.73	104.93	72.44	193.57	86.60 to 98.17	114,264	107,811
13	39	92.73	91.97	89.37	13.23	102.91	55.83	170.57	86.12 to 93.96	211,984	189,450
14	5	92.19	93.29	93.43	01.44	99.85	91.88	97.36	N/A	323,800	302,540
<u>ALL</u>	400	92.55	93.61	91.77	09.00	102.01	55.83	193.57	91.40 to 93.52	153,273	140,658

**80 Seward
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 : 400
 Total Sales Price : 61,309,077
 Total Adj. Sales Price : 61,309,077
 Total Assessed Value : 56,263,370
 Avg. Adj. Sales Price : 153,273
 Avg. Assessed Value : 140,658

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 94
 COD : 09.00
 PRD : 102.01

COV : 14.12
 STD : 13.22
 Avg. Abs. Dev : 08.33
 MAX Sales Ratio : 193.57
 MIN Sales Ratio : 55.83

95% Median C.I. : 91.40 to 93.52
 95% Wgt. Mean C.I. : 90.70 to 92.84
 95% Mean C.I. : 92.31 to 94.91

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	396	92.55	93.58	91.76	09.00	101.98	55.83	193.57	91.40 to 93.52	154,315	141,592
06											
07	4	94.96	96.63	96.32	08.30	100.32	87.65	108.96	N/A	50,125	48,281
<u>ALL</u>	400	92.55	93.61	91.77	09.00	102.01	55.83	193.57	91.40 to 93.52	153,273	140,658

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	108.96	108.96	108.96	00.00	100.00	108.96	108.96	N/A	10,000	10,896
Less Than 30,000	3	103.21	98.76	95.79	08.02	103.10	84.12	108.96	N/A	18,000	17,242
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	400	92.55	93.61	91.77	09.00	102.01	55.83	193.57	91.40 to 93.52	153,273	140,658
Greater Than 14,999	399	92.54	93.57	91.77	08.98	101.96	55.83	193.57	91.40 to 93.52	153,632	140,984
Greater Than 29,999	397	92.54	93.57	91.77	08.97	101.96	55.83	193.57	91.40 to 93.52	154,295	141,591
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	108.96	108.96	108.96	00.00	100.00	108.96	108.96	N/A	10,000	10,896
15,000 TO 29,999	2	93.67	93.67	92.79	10.20	100.95	84.12	103.21	N/A	22,000	20,415
30,000 TO 59,999	23	105.17	111.30	110.30	17.99	100.91	72.02	193.57	95.23 to 112.76	44,891	49,514
60,000 TO 99,999	66	96.70	98.00	97.67	08.60	100.34	68.92	170.57	94.98 to 98.96	81,303	79,410
100,000 TO 149,999	142	90.75	91.80	91.80	08.89	100.00	55.83	140.58	88.69 to 93.49	124,992	114,740
150,000 TO 249,999	117	91.63	91.33	91.02	06.91	100.34	70.10	118.54	89.63 to 93.39	187,976	171,087
250,000 TO 499,999	49	91.40	89.76	89.46	05.96	100.34	64.08	108.18	89.81 to 92.73	308,459	275,948
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	400	92.55	93.61	91.77	09.00	102.01	55.83	193.57	91.40 to 93.52	153,273	140,658

80 Seward
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 21
Total Sales Price : 7,165,847
Total Adj. Sales Price : 7,165,847
Total Assessed Value : 7,478,085
Avg. Adj. Sales Price : 341,231
Avg. Assessed Value : 356,099

MEDIAN : 97
WGT. MEAN : 104
MEAN : 95
COD : 21.03
PRD : 91.12

COV : 27.45
STD : 26.10
Avg. Abs. Dev : 20.38
MAX Sales Ratio : 135.00
MIN Sales Ratio : 37.53

95% Median C.I. : 76.97 to 112.17
95% Wgt. Mean C.I. : 76.91 to 131.81
95% Mean C.I. : 83.21 to 106.97

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qtrts											
01-OCT-12 To 31-DEC-12	2	88.12	88.12	70.17	25.32	125.58	65.81	110.42	N/A	66,500	46,662
01-JAN-13 To 31-MAR-13	3	101.65	100.70	103.43	12.03	97.36	81.87	118.57	N/A	100,000	103,430
01-APR-13 To 30-JUN-13	4	113.29	99.32	124.83	27.58	79.56	37.53	133.17	N/A	357,500	446,271
01-JUL-13 To 30-SEP-13	1	72.78	72.78	72.78	00.00	100.00	72.78	72.78	N/A	88,000	64,049
01-OCT-13 To 31-DEC-13	2	116.42	116.42	112.50	15.97	103.48	97.83	135.00	N/A	190,000	213,747
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	2	96.31	96.31	96.49	00.62	99.81	95.71	96.91	N/A	54,500	52,589
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	4	80.74	86.81	100.61	24.45	86.28	57.18	128.60	N/A	1,101,432	1,108,097
01-JUL-15 To 30-SEP-15	3	90.81	91.92	81.31	14.46	113.05	72.78	112.17	N/A	106,707	86,761
Study Yrs											
01-OCT-12 To 30-SEP-13	10	100.14	94.84	115.47	23.48	82.13	37.53	133.17	65.81 to 127.94	195,100	225,275
01-OCT-13 To 30-SEP-14	4	97.37	106.36	108.93	10.32	97.64	95.71	135.00	N/A	122,250	133,168
01-OCT-14 To 30-SEP-15	7	84.50	89.00	99.30	21.08	89.63	57.18	128.60	57.18 to 128.60	675,121	670,381
Calendar Yrs											
01-JAN-13 To 31-DEC-13	10	100.14	100.50	117.69	22.74	85.39	37.53	135.00	72.78 to 133.17	219,800	258,692
01-JAN-14 To 31-DEC-14	2	96.31	96.31	96.49	00.62	99.81	95.71	96.91	N/A	54,500	52,589
ALL	21	96.91	95.09	104.36	21.03	91.12	37.53	135.00	76.97 to 112.17	341,231	356,099

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	93.86	91.99	90.19	20.54	102.00	57.18	135.00	65.81 to 127.94	390,612	352,311
02	1	110.42	110.42	110.42	00.00	100.00	110.42	110.42	N/A	13,000	14,355
04	1	95.71	95.71	95.71	00.00	100.00	95.71	95.71	N/A	38,000	36,371
05	1	37.53	37.53	37.53	00.00	100.00	37.53	37.53	N/A	17,500	6,567
08	5	112.17	103.71	105.63	17.31	98.18	72.78	133.17	N/A	72,100	76,161
09	1	101.65	101.65	101.65	00.00	100.00	101.65	101.65	N/A	160,000	162,638
13	2	106.55	106.55	125.59	20.69	84.84	84.50	128.60	N/A	1,335,363	1,677,122
ALL	21	96.91	95.09	104.36	21.03	91.12	37.53	135.00	76.97 to 112.17	341,231	356,099

80 Seward
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 21
Total Sales Price : 7,165,847
Total Adj. Sales Price : 7,165,847
Total Assessed Value : 7,478,085
Avg. Adj. Sales Price : 341,231
Avg. Assessed Value : 356,099

MEDIAN : 97
WGT. MEAN : 104
MEAN : 95
COD : 21.03
PRD : 91.12

COV : 27.45
STD : 26.10
Avg. Abs. Dev : 20.38
MAX Sales Ratio : 135.00
MIN Sales Ratio : 37.53

95% Median C.I. : 76.97 to 112.17
95% Wgt. Mean C.I. : 76.91 to 131.81
95% Mean C.I. : 83.21 to 106.97

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	76.97	76.97	76.97	00.00	100.00	76.97	76.97	N/A	435,000	334,800
03	18	96.31	92.41	79.14	19.93	116.77	37.53	135.00	72.78 to 110.42	169,015	133,761
04	2	128.27	128.27	128.39	00.26	99.91	127.94	128.60	N/A	1,844,288	2,367,791
<u>ALL</u>	<u>21</u>	96.91	95.09	104.36	21.03	91.12	37.53	135.00	76.97 to 112.17	341,231	356,099

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	110.42	110.42	110.42	00.00	100.00	110.42	110.42	N/A	13,000	14,355
Less Than 30,000	2	73.98	73.98	68.60	49.27	107.84	37.53	110.42	N/A	15,250	10,461
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	96.91	95.09	104.36	21.03	91.12	37.53	135.00	76.97 to 112.17	341,231	356,099
Greater Than 14,999	20	96.31	94.32	104.35	21.52	90.39	37.53	135.00	76.97 to 112.17	357,642	373,187
Greater Than 29,999	19	96.91	97.31	104.51	19.29	93.11	57.18	135.00	76.97 to 118.57	375,545	392,482
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	110.42	110.42	110.42	00.00	100.00	110.42	110.42	N/A	13,000	14,355
15,000 TO 29,999	1	37.53	37.53	37.53	00.00	100.00	37.53	37.53	N/A	17,500	6,567
30,000 TO 59,999	3	95.71	96.58	94.77	10.55	101.91	81.87	112.17	N/A	41,000	38,855
60,000 TO 99,999	5	96.91	102.45	103.80	18.19	98.70	72.78	133.17	N/A	84,300	87,504
100,000 TO 149,999	2	82.22	82.22	81.87	19.96	100.43	65.81	98.63	N/A	117,500	96,199
150,000 TO 249,999	5	97.83	98.35	96.21	16.22	102.22	72.78	135.00	N/A	186,454	179,392
250,000 TO 499,999	1	76.97	76.97	76.97	00.00	100.00	76.97	76.97	N/A	435,000	334,800
500,000 TO 999,999											
1,000,000 +	3	127.94	104.57	109.83	18.61	95.21	57.18	128.60	N/A	1,662,859	1,826,308
<u>ALL</u>	<u>21</u>	96.91	95.09	104.36	21.03	91.12	37.53	135.00	76.97 to 112.17	341,231	356,099

80 Seward
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 21
Total Sales Price : 7,165,847
Total Adj. Sales Price : 7,165,847
Total Assessed Value : 7,478,085
Avg. Adj. Sales Price : 341,231
Avg. Assessed Value : 356,099

MEDIAN : 97
WGT. MEAN : 104
MEAN : 95
COD : 21.03
PRD : 91.12

COV : 27.45
STD : 26.10
Avg. Abs. Dev : 20.38
MAX Sales Ratio : 135.00
MIN Sales Ratio : 37.53

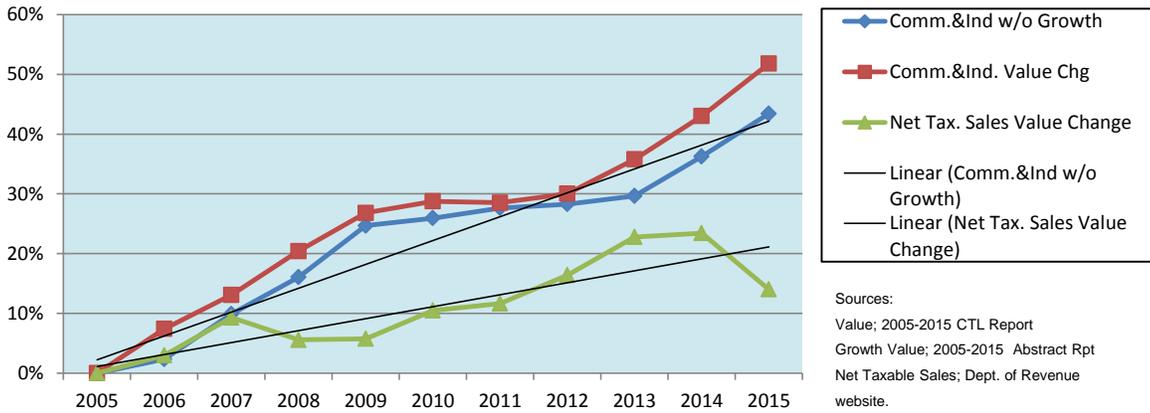
95% Median C.I. : 76.97 to 112.17
95% Wgt. Mean C.I. : 76.91 to 131.81
95% Mean C.I. : 83.21 to 106.97

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	90.81	90.81	90.81	00.00	100.00	90.81	90.81	N/A	75,000	68,105
350	1	101.65	101.65	101.65	00.00	100.00	101.65	101.65	N/A	160,000	162,638
352	3	97.83	97.79	88.28	14.18	110.77	76.97	118.57	N/A	251,667	222,172
353	6	105.40	109.63	114.71	16.28	95.57	81.87	135.00	81.87 to 135.00	86,417	99,128
406	3	57.18	74.22	90.77	52.71	81.77	37.53	127.94	N/A	839,167	761,718
442	1	95.71	95.71	95.71	00.00	100.00	95.71	95.71	N/A	38,000	36,371
494	1	128.60	128.60	128.60	00.00	100.00	128.60	128.60	N/A	2,488,576	3,200,336
528	3	72.78	85.33	74.35	17.24	114.77	72.78	110.42	N/A	103,707	77,107
554	1	84.50	84.50	84.50	00.00	100.00	84.50	84.50	N/A	182,150	153,908
555	1	65.81	65.81	65.81	00.00	100.00	65.81	65.81	N/A	120,000	78,969
<u>ALL</u>	<u>21</u>	96.91	95.09	104.36	21.03	91.12	37.53	135.00	76.97 to 112.17	341,231	356,099

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	\$ 102,444,575	\$ 4,110,479	4.01%	\$ 98,334,096	-	\$ 94,602,279	-
2006	\$ 110,037,786	\$ 5,202,069	4.73%	\$ 104,835,717	2.33%	\$ 97,438,759	3.00%
2007	\$ 115,839,974	\$ 3,271,262	2.82%	\$ 112,568,712	2.30%	\$ 103,399,271	6.12%
2008	\$ 123,357,081	\$ 4,472,435	3.63%	\$ 118,884,646	2.63%	\$ 99,864,353	-3.42%
2009	\$ 129,910,481	\$ 2,183,073	1.68%	\$ 127,727,408	3.54%	\$ 100,059,923	0.20%
2010	\$ 131,901,754	\$ 2,878,892	2.18%	\$ 129,022,862	-0.68%	\$ 104,533,306	4.47%
2011	\$ 131,659,547	\$ 889,030	0.68%	\$ 130,770,517	-0.86%	\$ 105,609,375	1.03%
2012	\$ 133,202,775	\$ 1,792,470	1.35%	\$ 131,410,305	-0.19%	\$ 110,113,645	4.27%
2013	\$ 139,094,220	\$ 6,266,033	4.50%	\$ 132,828,187	-0.28%	\$ 116,159,872	5.49%
2014	\$ 146,514,090	\$ 6,934,631	4.73%	\$ 139,579,459	0.35%	\$ 116,763,637	0.52%
2015	\$ 155,523,843	\$ 8,608,935	5.54%	\$ 146,914,908	0.27%	\$ 107,847,762	-7.64%
Ann %chg	4.26%			Average	0.94%	2.37%	1.40%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	2.33%	7.41%	3.00%
2007	9.88%	13.08%	9.30%
2008	16.05%	20.41%	5.56%
2009	24.68%	26.81%	5.77%
2010	25.94%	28.75%	10.50%
2011	27.65%	28.52%	11.64%
2012	28.27%	30.02%	16.40%
2013	29.66%	35.78%	22.79%
2014	36.25%	43.02%	23.43%
2015	43.41%	51.81%	14.00%

County Number: 80
 County Name: Seward

80 Seward
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 : 55
Total Sales Price : 39,197,744
Total Adj. Sales Price : 39,171,744
Total Assessed Value : 28,460,355
Avg. Adj. Sales Price : 712,214
Avg. Assessed Value : 517,461

MEDIAN : 73
WGT. MEAN : 73
MEAN : 75
COD : 16.60
PRD : 103.45

COV : 23.93
STD : 17.99
Avg. Abs. Dev : 12.09
MAX Sales Ratio : 135.59
MIN Sales Ratio : 30.82

95% Median C.I. : 68.81 to 75.37
95% Wgt. Mean C.I. : 69.26 to 76.05
95% Mean C.I. : 70.42 to 79.92

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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	15	73.70	79.02	78.65	11.53	100.47	66.79	111.48	69.87 to 88.70	633,712	498,440
01-JAN-13 To 31-MAR-13	3	62.34	54.50	59.31	12.61	91.89	38.79	62.36	N/A	950,133	563,505
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	7	74.45	80.16	75.45	13.75	106.24	65.00	114.38	65.00 to 114.38	547,411	413,029
01-JAN-14 To 31-MAR-14	7	79.01	91.96	86.36	18.63	106.48	75.37	135.59	75.37 to 135.59	730,308	630,720
01-APR-14 To 30-JUN-14	4	66.21	62.64	66.43	09.92	94.29	48.51	69.63	N/A	700,263	465,158
01-JUL-14 To 30-SEP-14	1	68.96	68.96	68.96	00.00	100.00	68.96	68.96	N/A	195,000	134,473
01-OCT-14 To 31-DEC-14	4	64.21	71.37	67.83	15.96	105.22	58.44	98.63	N/A	977,555	663,034
01-JAN-15 To 31-MAR-15	10	68.14	64.84	65.18	13.31	99.48	30.82	81.29	57.52 to 79.83	930,749	606,705
01-APR-15 To 30-JUN-15	3	74.26	82.35	76.42	22.15	107.76	61.72	111.07	N/A	501,488	383,230
01-JUL-15 To 30-SEP-15	1	80.18	80.18	80.18	00.00	100.00	80.18	80.18	N/A	153,408	123,008
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	18	73.11	74.93	74.19	14.02	101.00	38.79	111.48	67.79 to 85.45	686,449	509,285
01-OCT-13 To 30-SEP-14	19	75.37	80.23	77.90	17.18	102.99	48.51	135.59	68.79 to 84.61	628,425	489,545
01-OCT-14 To 30-SEP-15	18	68.14	70.06	67.17	16.82	104.30	30.82	111.07	61.72 to 79.83	826,421	555,105
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	10	71.24	72.46	68.57	18.33	105.67	38.79	114.38	62.34 to 84.61	668,228	458,172
01-JAN-14 To 31-DEC-14	16	72.50	78.05	75.40	20.34	103.51	48.51	135.59	63.81 to 84.99	751,151	566,393
<u>ALL</u>	55	72.83	75.17	72.66	16.60	103.45	30.82	135.59	68.81 to 75.37	712,214	517,461

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	23	74.15	76.57	72.85	12.80	105.11	57.52	114.38	69.43 to 77.94	979,232	713,331
2	32	69.55	74.16	72.40	19.64	102.43	30.82	135.59	65.00 to 79.83	520,294	376,679
<u>ALL</u>	55	72.83	75.17	72.66	16.60	103.45	30.82	135.59	68.81 to 75.37	712,214	517,461

80 Seward
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

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MEAN : 75
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PRD : 103.45

COV : 23.93
STD : 17.99
Avg. Abs. Dev : 12.09
MAX Sales Ratio : 135.59
MIN Sales Ratio : 30.82

95% Median C.I. : 68.81 to 75.37
95% Wgt. Mean C.I. : 69.26 to 76.05
95% Mean C.I. : 70.42 to 79.92

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	5	69.63	71.80	68.67	09.59	104.56	61.20	91.57	N/A	1,148,942	788,996
1	5	69.63	71.80	68.67	09.59	104.56	61.20	91.57	N/A	1,148,942	788,996
Dry											
County	11	67.05	69.02	67.18	09.53	102.74	58.44	85.45	61.72 to 80.19	776,136	521,443
2	11	67.05	69.02	67.18	09.53	102.74	58.44	85.45	61.72 to 80.19	776,136	521,443
Grass											
County	4	53.88	54.03	48.03	35.67	112.49	30.82	77.53	N/A	230,000	110,470
2	4	53.88	54.03	48.03	35.67	112.49	30.82	77.53	N/A	230,000	110,470
ALL	55	72.83	75.17	72.66	16.60	103.45	30.82	135.59	68.81 to 75.37	712,214	517,461

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	16	69.72	75.10	72.31	14.90	103.86	57.52	111.07	62.36 to 84.99	1,265,895	915,345
1	15	69.80	75.54	72.51	15.76	104.18	57.52	111.07	62.36 to 84.99	1,281,538	929,273
2	1	68.50	68.50	68.50	00.00	100.00	68.50	68.50	N/A	1,031,250	706,420
Dry											
County	19	73.39	73.35	69.97	10.48	104.83	58.44	111.48	64.60 to 79.01	613,742	429,442
1	3	74.15	74.41	74.55	00.76	99.81	73.70	75.37	N/A	392,667	292,750
2	16	70.67	73.15	69.46	12.49	105.31	58.44	111.48	63.81 to 79.83	655,194	455,072
Grass											
County	6	58.74	55.75	52.02	27.87	107.17	30.82	77.53	30.82 to 77.53	255,000	132,646
2	6	58.74	55.75	52.02	27.87	107.17	30.82	77.53	30.82 to 77.53	255,000	132,646
ALL	55	72.83	75.17	72.66	16.60	103.45	30.82	135.59	68.81 to 75.37	712,214	517,461

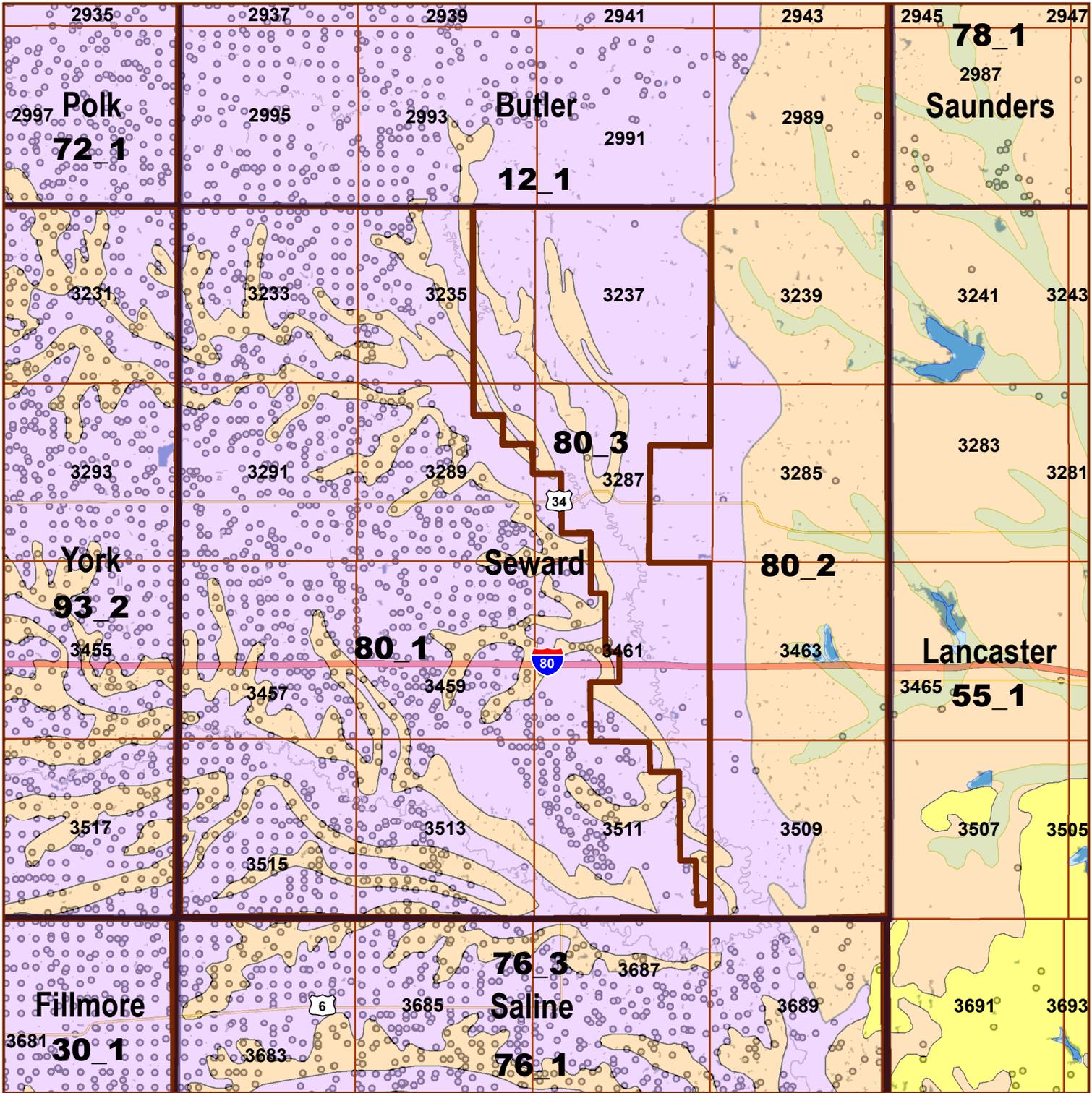
Seward County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Seward	1	7,600	7,500	7,200	7,149	6,900	n/a	5,300	4,789	7,068
Butler	1	7,324	6,525	6,317	6,174	6,171	6,107	5,298	5,164	6,603
Fillmore	1	7,300	7,200	7,100	7,000	6,700	n/a	6,300	6,150	7,074
Polk	1	7,493	6,797	6,364	5,968	5,514	5,395	5,212	4,621	6,846
Saline	3	7,248	7,247	7,141	6,893	6,196	5,150	5,144	4,920	6,889
York	1	7,300	7,100	6,940	6,940	6,380	n/a	6,200	6,200	7,035
Seward	2	6,800	6,700	6,500	n/a	5,800	4,900	4,700	3,800	6,414
Seward	3	6,800	6,700	6,500	6,100	5,800	n/a	4,700	3,800	6,387
Butler	1	7,324	6,525	6,317	6,174	6,171	6,107	5,298	5,164	6,603
Lancaster	1	7,500	7,124	6,728	6,368	5,623	5,207	4,870	4,497	6,414
Saline	2	5,694	5,699	5,489	5,397	5,095	4,800	4,397	4,193	5,406
Saunders	1	6,320	6,103	5,844	5,455	5,270	4,870	3,942	3,670	5,006

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Seward	1	5,900	5,800	5,300	5,300	5,300	3,850	3,800	2,900	5,213
Butler	1	6,300	5,300	5,199	5,083	4,599	4,299	3,400	3,300	4,794
Fillmore	1	4,255	4,215	4,115	4,065	3,895	n/a	3,620	3,555	4,102
Polk	1	5,635	5,336	4,040	4,040	3,680	3,580	3,470	3,470	4,918
Saline	3	4,693	4,688	4,224	4,140	4,043	3,523	3,517	3,347	4,260
York	1	5,376	5,376	4,900	4,900	4,700	n/a	4,600	4,600	5,100
Seward	2	5,900	5,800	5,300	5,300	5,300	3,845	3,800	2,900	4,871
Seward	3	5,900	5,800	5,300	5,300	5,300	3,850	3,800	2,900	5,186
Butler	1	6,300	5,300	5,199	5,083	4,599	4,299	3,400	3,300	4,794
Lancaster	1	5,990	5,624	5,241	4,871	4,502	3,747	3,377	3,400	4,766
Saline	2	4,198	4,195	3,997	3,845	3,740	3,275	3,247	3,145	3,916
Saunders	1	5,953	5,713	5,509	4,944	4,754	4,312	3,504	3,253	4,335

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Seward	1	2,091	2,082	1,970	1,944	1,761	1,800	1,696	1,599	1,738
Butler	1	2,649	2,599	2,571	2,543	2,500	2,448	2,380	2,347	2,423
Fillmore	1	1,660	1,641	1,580	1,520	1,532	n/a	1,401	1,400	1,489
Polk	1	1,910	1,910	1,910	1,910	1,910	1,910	1,790	1,790	1,854
Saline	3	1,925	1,950	1,923	1,924	1,875	1,673	1,649	1,548	1,751
York	1	2,119	2,045	1,804	1,801	1,684	n/a	1,564	1,559	1,670
Seward	2	2,100	2,100	1,994	2,000	1,799	1,798	1,700	1,600	1,739
Seward	3	2,100	2,100	2,000	1,992	1,800	1,800	1,700	1,600	1,772
Butler	1	2,649	2,599	2,571	2,543	2,500	2,448	2,380	2,347	2,423
Lancaster	1	2,682	2,912	2,792	2,521	2,184	1,817	1,433	1,369	2,046
Saline	2	1,950	1,950	1,925	1,925	1,873	n/a	1,599	1,501	1,714
Saunders	1	1,863	2,544	2,004	2,400	2,019	2,142	1,758	1,907	1,906

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



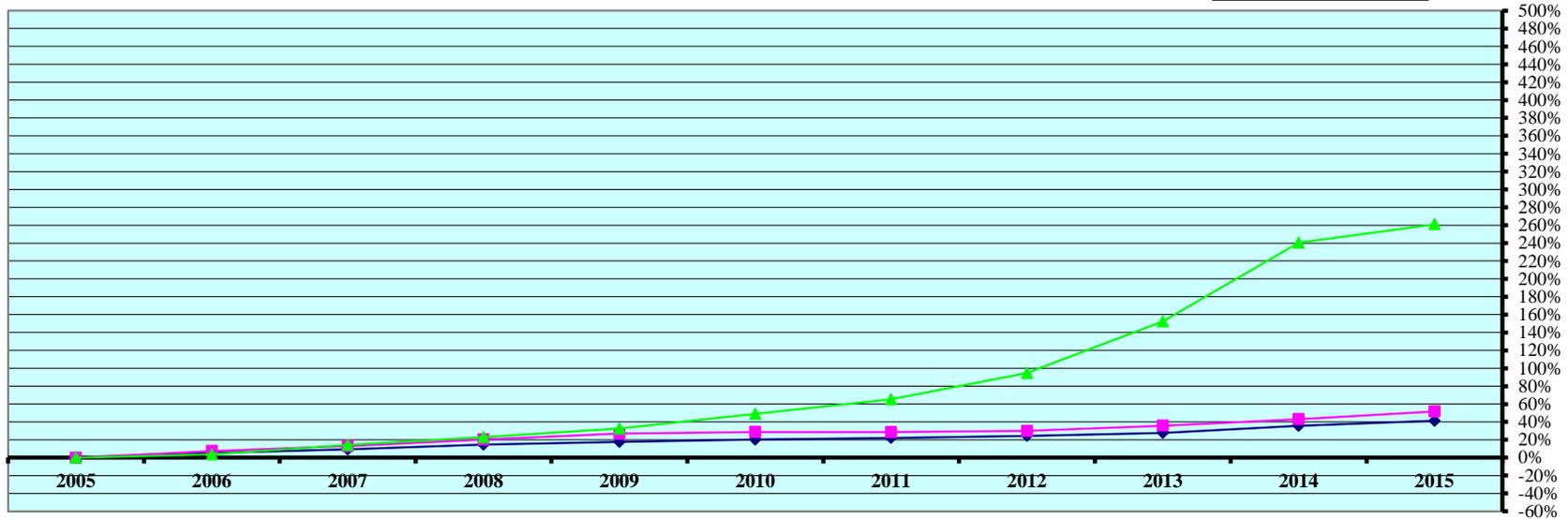
Legend

- 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

Seward County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	551,847,066	--	--	--	102,444,575	--	--	--	426,981,213	--	--	--
2006	580,537,492	28,690,426	5.20%	5.20%	110,037,786	7,593,211	7.41%	7.41%	442,418,488	15,437,275	3.62%	3.62%
2007	602,271,384	21,733,892	3.74%	9.14%	115,839,974	5,802,188	5.27%	13.08%	487,653,306	45,234,818	10.22%	14.21%
2008	631,934,147	29,662,763	4.93%	14.51%	123,357,081	7,517,107	6.49%	20.41%	524,645,528	36,992,222	7.59%	22.87%
2009	649,654,412	17,720,265	2.80%	17.72%	129,910,481	6,553,400	5.31%	26.81%	565,651,893	41,006,365	7.82%	32.48%
2010	662,971,648	13,317,236	2.05%	20.14%	131,901,754	1,991,273	1.53%	28.75%	635,721,874	70,069,981	12.39%	48.89%
2011	673,622,141	10,650,493	1.61%	22.07%	131,659,547	-242,207	-0.18%	28.52%	705,307,771	69,585,897	10.95%	65.18%
2012	686,263,563	12,641,422	1.88%	24.36%	133,202,775	1,543,228	1.17%	30.02%	831,332,061	126,024,290	17.87%	94.70%
2013	704,488,581	18,225,018	2.66%	27.66%	139,094,220	5,891,445	4.42%	35.78%	1,077,341,637	246,009,576	29.59%	152.32%
2014	748,608,427	44,119,846	6.26%	35.66%	146,514,090	7,419,870	5.33%	43.02%	1,453,407,503	376,065,866	34.91%	240.39%
2015	779,057,649	30,449,222	4.07%	41.17%	155,523,843	9,009,753	6.15%	51.81%	1,541,466,791	88,059,288	6.06%	261.02%

Rate Annual %chg: Residential & Recreational 3.51%

Commercial & Industrial 4.26%

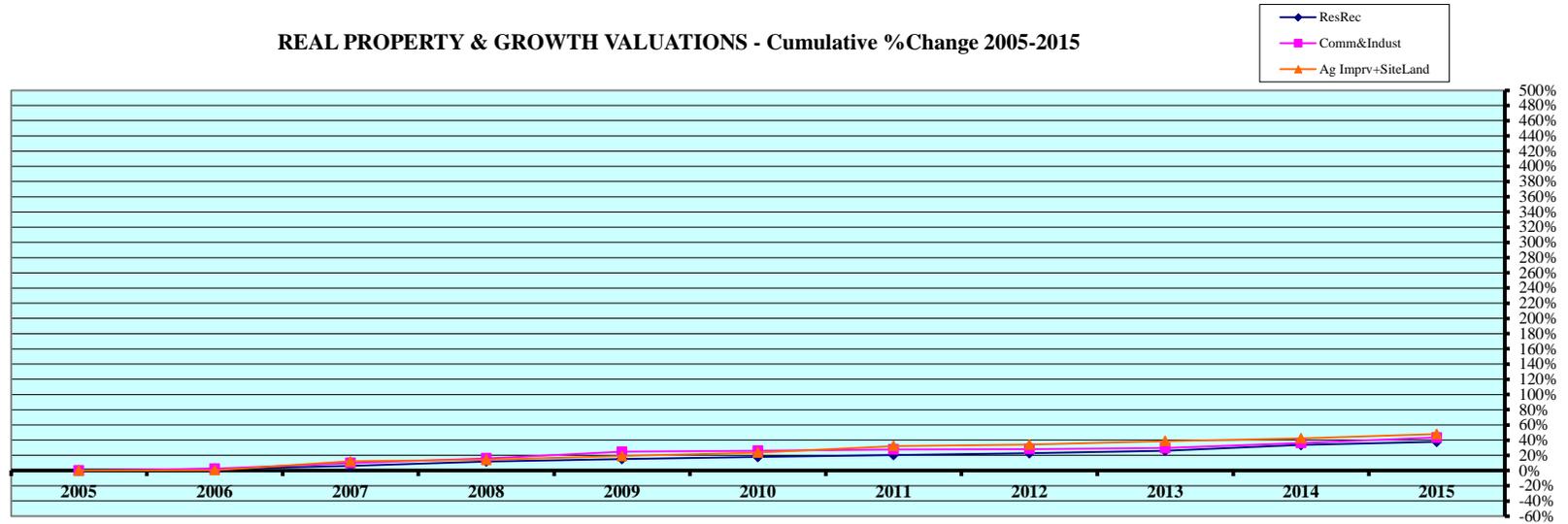
Agricultural Land 13.70%

Cnty# 80
 County SEWARD

CHART 1 EXHIBIT 80B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	551,847,066	17,517,268	3.17%	534,329,798	--	--	102,444,575	4,110,479	4.01%	98,334,096	--	--	
2006	580,537,492	16,382,125	2.82%	564,155,367	2.23%	2.23%	110,037,786	5,202,069	4.73%	104,835,717	2.33%	2.33%	
2007	602,271,384	16,048,119	2.66%	586,223,265	0.98%	6.23%	115,839,974	3,271,262	2.82%	112,568,712	2.30%	9.88%	
2008	631,934,147	14,527,741	2.30%	617,406,406	2.51%	11.88%	123,357,081	4,472,435	3.63%	118,884,646	2.63%	16.05%	
2009	649,654,412	13,568,824	2.09%	636,085,588	0.66%	15.26%	129,910,481	2,183,073	1.68%	127,727,408	3.54%	24.68%	
2010	662,971,648	12,201,778	1.84%	650,769,870	0.17%	17.93%	131,901,754	2,878,892	2.18%	129,022,862	-0.68%	25.94%	
2011	673,622,141	9,569,939	1.42%	664,052,202	0.16%	20.33%	131,659,547	889,030	0.68%	130,770,517	-0.86%	27.65%	
2012	686,263,563	9,236,809	1.35%	677,026,754	0.51%	22.68%	133,202,775	1,792,470	1.35%	131,410,305	-0.19%	28.27%	
2013	704,488,581	8,303,841	1.18%	696,184,740	1.45%	26.16%	139,094,220	6,266,033	4.50%	132,828,187	-0.28%	29.66%	
2014	748,608,427	10,356,414	1.38%	738,252,013	4.79%	33.78%	146,514,090	6,934,631	4.73%	139,579,459	0.35%	36.25%	
2015	779,057,649	18,921,328	2.43%	760,136,321	1.54%	37.74%	155,523,843	8,608,935	5.54%	146,914,908	0.27%	43.41%	
Rate Ann%chg	3.51%			Resid & Rec. w/o growth			4.26%			C & I w/o growth			0.94%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	71,144,460	21,438,206	92,582,666	2,093,963	2.26%	--	--
2006	73,535,125	22,425,384	95,960,509	2,926,114	3.05%	0.49%	0.49%
2007	83,419,543	22,923,333	106,342,876	2,543,531	2.39%	8.17%	12.12%
2008	84,877,387	23,385,274	108,262,661	2,610,661	2.41%	-0.65%	14.12%
2009	87,853,651	25,609,528	113,463,179	3,172,166	2.80%	1.87%	19.13%
2010	89,679,214	26,954,424	116,633,638	2,035,337	1.75%	1.00%	23.78%
2011	90,098,373	34,990,281	125,088,654	2,571,074	2.06%	5.04%	32.33%
2012	91,303,592	36,821,825	128,125,417	3,981,907	3.11%	-0.76%	34.09%
2013	91,762,516	41,174,162	132,936,678	4,441,396	3.34%	0.29%	38.79%
2014	93,579,153	42,072,488	135,651,641	3,704,229	2.73%	-0.74%	42.52%
2015	96,128,522	44,967,038	141,095,560	4,188,172	2.97%	0.93%	47.88%
Rate Ann%chg	3.06%	7.69%	4.30%	Ag Imprv+Site w/o growth		1.56%	

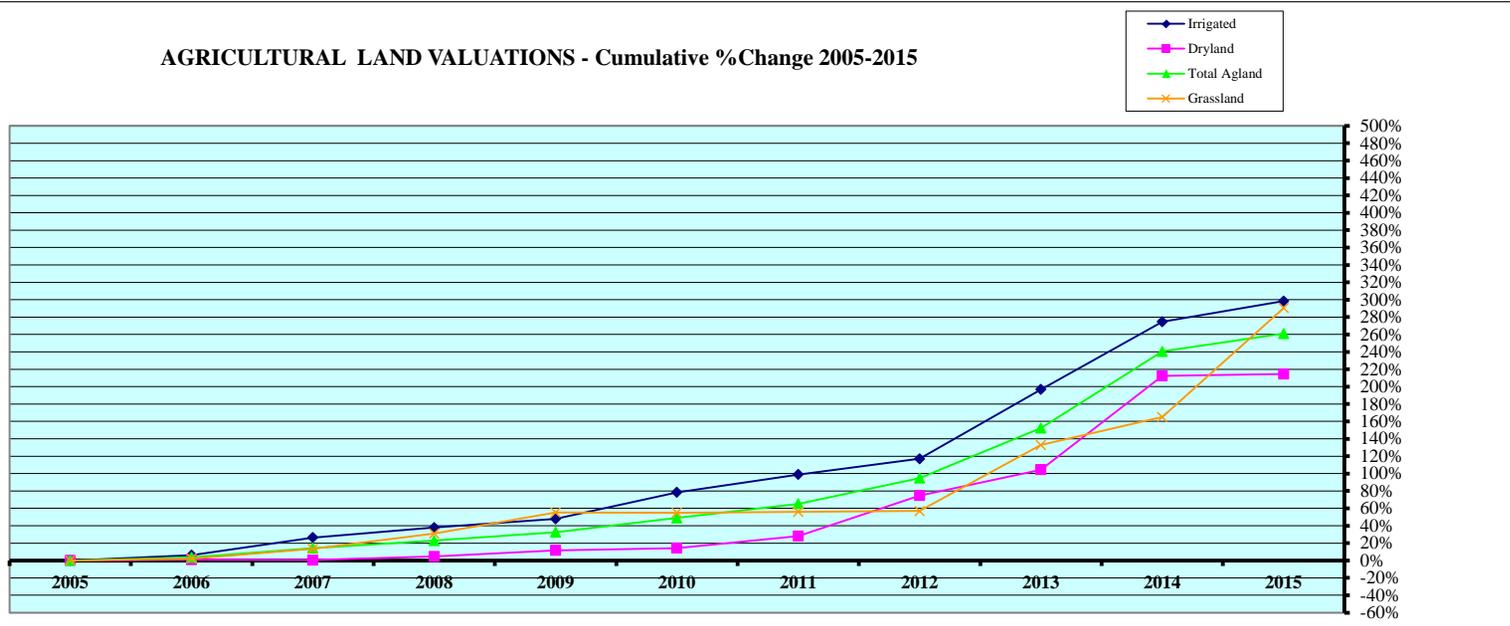
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 80
 County SEWARD

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	213,645,263	--	--	--	186,197,644	--	--	--	26,733,139	--	--	--
2006	226,790,114	13,144,851	6.15%	6.15%	187,891,401	1,693,757	0.91%	0.91%	27,337,358	604,219	2.26%	2.26%
2007	269,950,494	43,160,380	19.03%	26.35%	187,030,761	-860,640	-0.46%	0.45%	30,282,795	2,945,437	10.77%	13.28%
2008	294,511,920	24,561,426	9.10%	37.85%	194,653,054	7,622,293	4.08%	4.54%	34,988,984	4,706,189	15.54%	30.88%
2009	315,671,875	21,159,955	7.18%	47.76%	207,948,988	13,295,934	6.83%	11.68%	41,516,152	6,527,168	18.65%	55.30%
2010	381,048,675	65,376,800	20.71%	78.36%	212,760,417	4,811,429	2.31%	14.27%	41,409,865	-106,287	-0.26%	54.90%
2011	424,890,917	43,842,242	11.51%	98.88%	238,238,356	25,477,939	11.97%	27.95%	41,678,552	268,687	0.65%	55.91%
2012	463,627,057	38,736,140	9.12%	117.01%	325,267,118	87,028,762	36.53%	74.69%	41,938,514	259,962	0.62%	56.88%
2013	634,006,574	170,379,517	36.75%	196.76%	380,629,289	55,362,171	17.02%	104.42%	62,206,917	20,268,403	48.33%	132.70%
2014	800,303,353	166,296,779	26.23%	274.59%	581,750,244	201,120,955	52.84%	212.44%	70,846,010	8,639,093	13.89%	165.01%
2015	850,934,332	50,630,979	6.33%	298.29%	585,600,437	3,850,193	0.66%	214.50%	104,409,886	33,563,876	47.38%	290.56%

Rate Ann.%chg: Irrigated **14.82%** Dryland **12.14%** Grassland **14.60%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	382,107	--	--	--	23,060	--	--	--	426,981,213	--	--	--
2006	376,838	-5,269	-1.38%	-1.38%	22,777	-283	-1.23%	-1.23%	442,418,488	15,437,275	3.62%	3.62%
2007	366,429	-10,409	-2.76%	-4.10%	22,827	50	0.22%	-1.01%	487,653,306	45,234,818	10.22%	14.21%
2008	462,231	95,802	26.14%	20.97%	29,339	6,512	28.53%	27.23%	524,645,528	36,992,222	7.59%	22.87%
2009	483,506	21,275	4.60%	26.54%	31,372	2,033	6.93%	36.05%	565,651,893	41,006,365	7.82%	32.48%
2010	470,014	-13,492	-2.79%	23.01%	32,903	1,531	4.88%	42.68%	635,721,874	70,069,981	12.39%	48.89%
2011	466,978	-3,036	-0.65%	22.21%	32,968	65	0.20%	42.97%	705,307,771	69,585,897	10.95%	65.18%
2012	466,498	-480	-0.10%	22.09%	32,874	-94	-0.29%	42.56%	831,332,061	126,024,290	17.87%	94.70%
2013	466,600	102	0.02%	22.11%	32,257	-617	-1.88%	39.88%	1,077,341,637	246,009,576	29.59%	152.32%
2014	476,785	10,185	2.18%	24.78%	31,111	-1,146	-3.55%	34.91%	1,453,407,503	376,065,866	34.91%	240.39%
2015	489,183	12,398	2.60%	28.02%	32,953	1,842	5.92%	42.90%	1,541,466,791	88,059,288	6.06%	261.02%

Cnty# **80**
County **SEWARD**

Rate Ann.%chg: Total Agric Land **13.70%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	213,328,253	120,018	1,777			186,665,179	144,135	1,295			26,589,886	60,464	440		
2006	224,987,791	124,845	1,802	1.39%	1.39%	189,514,514	140,986	1,344	3.79%	3.79%	27,134,990	60,707	447	1.64%	1.64%
2007	269,641,546	129,347	2,085	15.68%	17.28%	188,956,342	134,687	1,403	4.37%	8.33%	29,045,519	62,530	465	3.92%	5.63%
2008	294,451,615	131,182	2,245	7.67%	26.28%	195,624,518	129,030	1,516	8.07%	17.07%	34,327,741	64,877	529	13.91%	20.32%
2009	316,239,607	132,468	2,387	6.36%	34.31%	208,549,600	126,744	1,645	8.53%	27.05%	38,925,070	60,418	644	21.76%	46.50%
2010	380,564,416	132,525	2,872	20.29%	61.56%	213,021,691	126,115	1,689	2.65%	30.43%	39,640,966	60,820	652	1.17%	48.21%
2011	424,758,694	132,947	3,195	11.26%	79.75%	238,269,694	124,104	1,920	13.66%	48.25%	39,862,845	59,339	672	3.07%	52.76%
2012	463,315,149	134,200	3,452	8.06%	94.23%	325,566,473	123,206	2,642	37.63%	104.04%	40,098,699	58,997	680	1.17%	54.55%
2013	633,401,254	135,683	4,668	35.22%	162.64%	380,680,669	122,049	3,119	18.04%	140.84%	60,389,706	58,564	1,031	51.71%	134.48%
2014	799,707,638	140,058	5,710	22.31%	221.24%	580,768,301	118,911	4,884	56.59%	277.13%	69,457,976	57,196	1,214	17.77%	176.14%
2015	848,854,590	142,254	5,967	4.51%	235.71%	588,720,673	117,614	5,006	2.49%	286.51%	105,015,643	61,297	1,713	41.08%	289.58%

Rate Annual %chg Average Value/Acre: 12.87%

14.48%

14.57%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	383,379	5,421	71			23,060	329	70			426,989,757	330,367	1,292		
2006	380,356	5,375	71	0.06%	0.06%	22,573	328	69	-1.83%	-1.83%	442,040,224	332,241	1,330	2.94%	2.94%
2007	369,200	5,202	71	0.29%	0.35%	22,981	334	69	0.04%	-1.79%	488,035,588	332,100	1,470	10.45%	13.70%
2008	464,946	5,124	91	27.84%	28.29%	29,295	331	88	28.53%	26.23%	524,898,115	330,546	1,588	8.06%	22.86%
2009	474,888	4,749	100	10.22%	41.40%	1,924,852	5,683	339	283.23%	383.75%	566,114,017	330,062	1,715	8.01%	32.71%
2010	470,171	4,702	100	0.00%	41.40%	1,827,122	5,415	337	-0.38%	381.92%	635,524,366	329,577	1,928	12.43%	49.20%
2011	467,191	4,672	100	0.00%	41.40%	1,813,510	5,377	337	-0.04%	381.74%	705,171,934	326,438	2,160	12.03%	67.14%
2012	466,268	4,663	100	0.00%	41.40%	1,812,373	5,373	337	0.00%	381.72%	831,258,962	326,439	2,546	17.88%	97.02%
2013	466,048	4,660	100	0.00%	41.40%	2,052,594	5,379	382	13.13%	444.96%	1,076,990,271	326,336	3,300	29.60%	155.34%
2014	468,146	4,681	100	0.00%	41.40%	2,074,454	5,432	382	0.10%	445.48%	1,452,476,515	326,278	4,452	34.89%	244.43%
2015	478,930	4,789	100	0.00%	41.40%	30,547	305	100	-73.82%	42.82%	1,543,100,383	326,260	4,730	6.25%	265.94%

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SEWARD

Rate Annual %chg Average Value/Acre: 13.85%

(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
16,750	SEWARD	148,973,327	57,839,649	51,620,016	777,587,580	133,396,245	22,127,598	1,470,069	1,541,466,791	96,128,522	44,967,038	0	2,875,576,835
cnty.sector.value % of total value:		5.18%	2.01%	1.80%	27.04%	4.64%	0.77%	0.05%	53.61%	3.34%	1.56%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
403	BEAVER CROSSING	185,247	53,600	11,502	12,981,343	1,382,834	0	0	0	0	0	0	14,614,526
2.41%	%sector of county sector	0.12%	0.09%	0.02%	1.67%	1.04%							0.51%
	%sector of municipality	1.27%	0.37%	0.08%	88.82%	9.46%							100.00%
191	BEE	199,357	239,026	78,878	6,116,466	1,030,433	0	0	0	0	0	0	7,664,160
1.14%	%sector of county sector	0.13%	0.41%	0.15%	0.79%	0.77%							0.27%
	%sector of municipality	2.60%	3.12%	1.03%	79.81%	13.44%							100.00%
137	CORDOVA	122,892	41,291	8,860	5,300,537	1,014,163	0	0	0	0	0	0	6,487,743
0.82%	%sector of county sector	0.08%	0.07%	0.02%	0.68%	0.76%							0.23%
	%sector of municipality	1.89%	0.64%	0.14%	81.70%	15.63%							100.00%
216	GARLAND	29,636	36,304	7,790	8,265,422	703,338	0	0	0	0	0	0	9,042,490
1.29%	%sector of county sector	0.02%	0.06%	0.02%	1.06%	0.53%							0.31%
	%sector of municipality	0.33%	0.40%	0.09%	91.41%	7.78%							100.00%
154	GOEHNER	51,839	5,341	1,146	7,384,975	639,431	0	1,320	0	0	0	0	8,084,052
0.92%	%sector of county sector	0.03%	0.01%	0.00%	0.95%	0.48%		0.09%					0.28%
	%sector of municipality	0.64%	0.07%	0.01%	91.35%	7.91%		0.02%					100.00%
2,090	MILFORD	1,095,677	617,662	869,974	79,934,048	10,034,897	0	0	0	0	0	0	92,552,258
12.48%	%sector of county sector	0.74%	1.07%	1.69%	10.28%	7.52%							3.22%
	%sector of municipality	1.18%	0.67%	0.94%	86.37%	10.94%							100.00%
205	PLEASANT DALE	128,356	84,507	18,134	9,753,981	1,120,503	0	0	0	0	0	0	11,105,481
1.22%	%sector of county sector	0.09%	0.15%	0.04%	1.25%	0.84%							0.39%
	%sector of municipality	1.16%	0.76%	0.16%	87.83%	10.09%							100.00%
6,964	SEWARD	45,525,922	2,453,810	2,427,449	305,148,339	69,091,361	17,242,443	0	780,171	0	259,747	0	442,929,242
41.58%	%sector of county sector	30.56%	4.24%	4.70%	39.24%	51.79%	77.92%		0.05%		0.58%		15.40%
	%sector of municipality	10.28%	0.55%	0.55%	68.89%	15.60%	3.89%		0.18%		0.06%		100.00%
242	STAPLEHURST	22,862	298,167	130,893	6,896,063	1,303,239	0	0	0	0	0	0	8,651,224
1.44%	%sector of county sector	0.02%	0.52%	0.25%	0.89%	0.98%							0.30%
	%sector of municipality	0.26%	3.45%	1.51%	79.71%	15.06%							100.00%
861	UTICA	2,188,164	360,389	882,272	32,453,596	4,660,359	358,846	0	0	0	0	0	40,903,626
5.14%	%sector of county sector	1.47%	0.62%	1.71%	4.17%	3.49%	1.62%						1.42%
	%sector of municipality	5.35%	0.68%	2.16%	79.34%	11.39%	0.68%						100.00%
11,463	Total Municipalities	49,549,952	4,190,097	4,436,898	474,234,770	90,980,558	17,601,289	1,320	780,171	0	259,747	0	642,034,802
68.44%	%all municip.sect of cnty	33.26%	7.24%	8.60%	60.99%	68.20%	79.54%	0.09%	0.05%		0.58%		22.33%

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

Cnty#	County
80	SEWARD

CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 10,270	Value : 2,806,262,101	Growth 16,111,958	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	326	4,488,392	89	1,910,288	110	4,129,064	525	10,527,744	
02. Res Improve Land	3,961	74,136,998	392	14,085,016	1,044	47,244,157	5,397	135,466,171	
03. Res Improvements	4,041	402,956,201	397	61,786,848	1,090	170,437,546	5,528	635,180,595	
04. Res Total	4,367	481,581,591	486	77,782,152	1,200	221,810,767	6,053	781,174,510	11,383,141
% of Res Total	72.15	61.65	8.03	9.96	19.82	28.39	58.94	27.84	70.65
05. Com UnImp Land	92	2,225,814	8	193,696	27	952,161	127	3,371,671	
06. Com Improve Land	450	15,778,765	25	790,044	40	5,207,009	515	21,775,818	
07. Com Improvements	473	73,321,198	36	8,763,600	66	26,779,172	575	108,863,970	
08. Com Total	565	91,325,777	44	9,747,340	93	32,938,342	702	134,011,459	1,050,547
% of Com Total	80.48	68.15	6.27	7.27	13.25	24.58	6.84	4.78	6.52
09. Ind UnImp Land	4	37,530	0	0	0	0	4	37,530	
10. Ind Improve Land	7	1,659,435	1	160,875	0	0	8	1,820,310	
11. Ind Improvements	7	15,904,324	1	3,039,461	0	0	8	18,943,785	
12. Ind Total	11	17,601,289	1	3,200,336	0	0	12	20,801,625	0
% of Ind Total	91.67	84.61	8.33	15.39	0.00	0.00	0.12	0.74	0.00
13. Rec UnImp Land	0	0	2	69,429	1	293,500	3	362,929	
14. Rec Improve Land	0	0	2	106,804	3	37,555	5	144,359	
15. Rec Improvements	1	1,320	4	497,879	31	429,058	36	928,257	
16. Rec Total	1	1,320	6	674,112	32	760,113	39	1,435,545	0
% of Rec Total	2.56	0.09	15.38	46.96	82.05	52.95	0.38	0.05	0.00
Res & Rec Total	4,368	481,582,911	492	78,456,264	1,232	222,570,880	6,092	782,610,055	11,383,141
% of Res & Rec Total	71.70	61.54	8.08	10.02	20.22	28.44	59.32	27.89	70.65
Com & Ind Total	576	108,927,066	45	12,947,676	93	32,938,342	714	154,813,084	1,050,547
% of Com & Ind Total	80.67	70.36	6.30	8.36	13.03	21.28	6.95	5.52	6.52
17. Taxable Total	4,944	590,509,977	537	91,403,940	1,325	255,509,222	6,806	937,423,139	12,433,688
% of Taxable Total	72.64	62.99	7.89	9.75	19.47	27.26	66.27	33.40	77.17

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	14	17,203	283,094	0	0	0
19. Commercial	30	2,194,979	5,304,597	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	14	17,203	283,094
19. Commercial	0	0	0	30	2,194,979	5,304,597
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				44	2,212,182	5,587,691

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	2	40	70	112

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	1,235,249	327	146,006,873	1,932	983,099,957	2,271	1,130,342,079
28. Ag-Improved Land	0	0	139	81,452,205	941	532,557,277	1,080	614,009,482
29. Ag Improvements	0	0	149	15,051,669	1,044	109,435,732	1,193	124,487,401
30. Ag Total							3,464	1,868,838,962

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	18,000	
32. HomeSite Improv Land	0	0.00	0	91	93.00	1,655,000	
33. HomeSite Improvements	0	0.00	0	87	0.00	10,606,379	
34. HomeSite Total							
35. FarmSite UnImp Land	4	132.53	259,747	37	100.66	257,406	
36. FarmSite Improv Land	0	0.00	0	135	699.39	1,913,287	
37. FarmSite Improvements	0	0.00	0	144	0.00	4,445,290	
38. FarmSite Total							
39. Road & Ditches	0	2.14	0	0	732.48	0	
40. Other- Non Ag Use	0	0.00	0	0	94.54	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	7	7.00	126,000	8	8.00	144,000	
32. HomeSite Improv Land	641	647.00	11,588,000	732	740.00	13,243,000	
33. HomeSite Improvements	605	0.00	78,034,714	692	0.00	88,641,093	1,052,429
34. HomeSite Total				700	748.00	102,028,093	
35. FarmSite UnImp Land	201	730.49	989,278	242	963.68	1,506,431	
36. FarmSite Improv Land	922	3,301.31	8,876,631	1,057	4,000.70	10,789,918	
37. FarmSite Improvements	1,015	0.00	31,401,018	1,159	0.00	35,846,308	2,625,841
38. FarmSite Total				1,401	4,964.38	48,142,657	
39. Road & Ditches	0	5,874.70	0	0	6,609.32	0	
40. Other- Non Ag Use	0	198.84	0	0	293.38	0	
41. Total Section VI				2,101	12,615.08	150,170,750	3,678,270

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	343.02	1,126,598
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	12	1,194.55	3,279,536	15	1,537.57	4,406,134

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	110	10,396.14	41,971,208
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	840	80,358.61	277,481,074	950	90,754.75	319,452,282
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	40,450.48	29.78%	307,422,805	32.02%	7,599.98
46. 1A	35,068.92	25.82%	263,016,900	27.40%	7,500.00
47. 2A1	12,482.95	9.19%	89,877,240	9.36%	7,200.00
48. 2A	861.18	0.63%	6,156,429	0.64%	7,148.83
49. 3A1	29,710.80	21.87%	204,995,034	21.35%	6,899.68
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	11,499.74	8.47%	60,948,622	6.35%	5,300.00
52. 4A	5,758.01	4.24%	27,576,464	2.87%	4,789.24
53. Total	135,832.08	100.00%	959,993,494	100.00%	7,067.50
Dry					
54. 1D1	7,622.67	20.38%	44,973,666	23.06%	5,899.99
55. 1D	10,321.69	27.60%	59,865,760	30.70%	5,800.00
56. 2D1	3,436.58	9.19%	18,213,870	9.34%	5,300.00
57. 2D	314.23	0.84%	1,665,419	0.85%	5,300.00
58. 3D1	8,197.04	21.92%	43,444,312	22.28%	5,300.00
59. 3D	0.20	0.00%	770	0.00%	3,850.00
60. 4D1	5,606.50	14.99%	21,304,700	10.93%	3,800.00
61. 4D	1,903.90	5.09%	5,521,310	2.83%	2,900.00
62. Total	37,402.81	100.00%	194,989,807	100.00%	5,213.24
Grass					
63. 1G1	478.32	3.55%	1,030,720	4.55%	2,154.88
64. 1G	885.58	6.57%	2,005,771	8.86%	2,264.92
65. 2G1	1,072.11	7.95%	2,178,757	9.62%	2,032.21
66. 2G	334.72	2.48%	657,981	2.91%	1,965.77
67. 3G1	2,028.36	15.05%	3,817,046	16.86%	1,881.84
68. 3G	10.61	0.08%	27,641	0.12%	2,605.18
69. 4G1	4,015.08	29.79%	5,398,604	23.85%	1,344.58
70. 4G	4,652.45	34.52%	7,521,471	33.22%	1,616.67
71. Total	13,477.23	100.00%	22,637,991	100.00%	1,679.72
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Irrigated Total	135,832.08	72.01%	959,993,494	81.51%	7,067.50
Dry Total	37,402.81	19.83%	194,989,807	16.56%	5,213.24
Grass Total	13,477.23	7.14%	22,637,991	1.92%	1,679.72
72. Waste	1,763.16	0.93%	176,316	0.01%	100.00
73. Other	157.17	0.08%	15,717	0.00%	100.00
74. Exempt	68.90	0.04%	0	0.00%	0.00
75. Market Area Total	188,632.45	100.00%	1,177,813,325	100.00%	6,243.96

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	419.39	26.58%	2,851,852	28.18%	6,800.00
46. 1A	445.10	28.21%	2,982,170	29.47%	6,700.00
47. 2A1	398.39	25.25%	2,589,535	25.59%	6,500.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	209.71	13.29%	1,216,318	12.02%	5,800.00
50. 3A	12.70	0.80%	62,230	0.61%	4,900.00
51. 4A1	73.23	4.64%	344,181	3.40%	4,700.00
52. 4A	19.39	1.23%	73,682	0.73%	3,800.00
53. Total	1,577.91	100.00%	10,119,968	100.00%	6,413.53
Dry					
54. 1D1	4,273.02	10.81%	25,210,818	13.09%	5,900.00
55. 1D	7,275.41	18.40%	42,197,378	21.91%	5,800.00
56. 2D1	6,466.51	16.35%	34,272,503	17.79%	5,300.00
57. 2D	731.02	1.85%	3,874,406	2.01%	5,300.00
58. 3D1	6,406.62	16.20%	33,955,086	17.63%	5,300.00
59. 3D	5,211.66	13.18%	20,039,101	10.40%	3,845.05
60. 4D1	7,154.18	18.09%	27,185,884	14.11%	3,800.00
61. 4D	2,026.45	5.12%	5,876,705	3.05%	2,900.00
62. Total	39,544.87	100.00%	192,611,881	100.00%	4,870.72
Grass					
63. 1G1	245.56	0.61%	566,139	0.76%	2,305.50
64. 1G	1,025.62	2.56%	2,461,711	3.29%	2,400.22
65. 2G1	4,307.75	10.73%	9,668,222	12.92%	2,244.38
66. 2G	679.31	1.69%	1,528,251	2.04%	2,249.71
67. 3G1	4,879.11	12.16%	10,049,275	13.43%	2,059.65
68. 3G	6,113.33	15.23%	13,246,682	17.71%	2,166.85
69. 4G1	12,449.83	31.02%	19,717,941	26.36%	1,583.79
70. 4G	10,436.38	26.00%	17,568,290	23.48%	1,683.37
71. Total	40,136.89	100.00%	74,806,511	100.00%	1,863.78
Irrigated Total					
Irrigated Total	1,577.91	1.90%	10,119,968	3.64%	6,413.53
Dry Total					
Dry Total	39,544.87	47.59%	192,611,881	69.35%	4,870.72
Grass Total					
Grass Total	40,136.89	48.30%	74,806,511	26.94%	1,863.78
72. Waste	1,779.65	2.14%	180,178	0.06%	101.24
73. Other	55.93	0.07%	5,593	0.00%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	83,095.25	100.00%	277,724,131	100.00%	3,342.24

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,155.27	36.15%	14,655,836	38.48%	6,800.00
46. 1A	1,278.73	21.45%	8,567,491	22.50%	6,700.00
47. 2A1	1,083.77	18.18%	7,044,505	18.50%	6,500.00
48. 2A	164.86	2.76%	1,005,646	2.64%	6,100.00
49. 3A1	822.92	13.80%	4,772,936	12.53%	5,800.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	332.32	5.57%	1,561,904	4.10%	4,700.00
52. 4A	124.89	2.09%	474,582	1.25%	3,800.00
53. Total	5,962.76	100.00%	38,082,900	100.00%	6,386.79
Dry					
54. 1D1	9,481.98	23.31%	55,943,682	26.52%	5,900.00
55. 1D	9,321.55	22.92%	54,064,990	25.63%	5,800.00
56. 2D1	4,486.16	11.03%	23,776,648	11.27%	5,300.00
57. 2D	357.45	0.88%	1,894,485	0.90%	5,300.00
58. 3D1	7,740.12	19.03%	41,022,636	19.45%	5,300.00
59. 3D	149.91	0.37%	577,159	0.27%	3,850.04
60. 4D1	7,944.66	19.53%	30,189,708	14.31%	3,800.00
61. 4D	1,191.28	2.93%	3,454,712	1.64%	2,900.00
62. Total	40,673.11	100.00%	210,924,020	100.00%	5,185.83
Grass					
63. 1G1	334.05	4.21%	761,473	5.45%	2,279.52
64. 1G	513.04	6.47%	1,142,421	8.18%	2,226.77
65. 2G1	937.64	11.83%	1,939,274	13.89%	2,068.25
66. 2G	242.43	3.06%	501,187	3.59%	2,067.35
67. 3G1	957.57	12.08%	1,864,033	13.35%	1,946.63
68. 3G	183.58	2.32%	388,559	2.78%	2,116.56
69. 4G1	2,396.62	30.23%	3,548,328	25.41%	1,480.56
70. 4G	2,362.75	29.80%	3,817,222	27.34%	1,615.58
71. Total	7,927.68	100.00%	13,962,497	100.00%	1,761.23
<hr/>					
Irrigated Total	5,962.76	10.61%	38,082,900	14.47%	6,386.79
Dry Total	40,673.11	72.40%	210,924,020	80.16%	5,185.83
Grass Total	7,927.68	14.11%	13,962,497	5.31%	1,761.23
72. Waste	1,521.03	2.71%	152,103	0.06%	100.00
73. Other	92.36	0.16%	9,236	0.00%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	56,176.94	100.00%	263,130,756	100.00%	4,683.96

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	10.98	81,019	14,716.87	103,853,562	128,644.90	904,261,781	143,372.75	1,008,196,362
77. Dry Land	177.89	873,923	20,841.58	107,642,889	96,601.32	490,008,896	117,620.79	598,525,708
78. Grass	10.18	18,442	6,826.67	12,004,038	54,704.95	99,384,519	61,541.80	111,406,999
79. Waste	17.62	1,762	1,065.53	106,553	3,980.69	400,282	5,063.84	508,597
80. Other	3.56	356	83.43	8,343	218.47	21,847	305.46	30,546
81. Exempt	0.00	0	0.00	0	68.90	0	68.90	0
82. Total	220.23	975,502	43,534.08	223,615,385	284,150.33	1,494,077,325	327,904.64	1,718,668,212

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	143,372.75	43.72%	1,008,196,362	58.66%	7,031.99
Dry Land	117,620.79	35.87%	598,525,708	34.82%	5,088.60
Grass	61,541.80	18.77%	111,406,999	6.48%	1,810.27
Waste	5,063.84	1.54%	508,597	0.03%	100.44
Other	305.46	0.09%	30,546	0.00%	100.00
Exempt	68.90	0.02%	0	0.00%	0.00
Total	327,904.64	100.00%	1,718,668,212	100.00%	5,241.37

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 Beaver Crossing	59	459,726	199	2,086,889	200	11,237,740	259	13,784,355	385,299
83.2 Bee	13	121,790	91	915,762	91	5,092,995	104	6,130,547	4,496
83.3 Cordova	23	75,066	80	687,511	81	4,634,832	104	5,397,409	10,642
83.4 Garland	7	46,259	100	1,342,412	101	6,899,003	108	8,287,674	27,007
83.5 Goehner	10	123,158	80	907,924	81	6,520,273	91	7,551,355	162,892
83.6 Grover	26	92,440	19	148,200	20	885,746	46	1,126,386	0
83.7 Milford	36	555,209	712	15,108,110	726	81,220,796	762	96,884,115	359,806
83.8 Pleasant Dale	7	49,838	96	1,562,514	97	8,199,886	104	9,812,238	122,229
83.9 Rural	129	5,441,630	1,184	52,231,400	1,256	187,860,873	1,385	245,533,903	4,274,818
83.10 Rural Subdiv	17	534,819	120	5,642,881	122	29,728,985	139	35,906,685	303,582
83.11 Seward	148	2,955,760	2,236	49,779,514	2,284	258,047,130	2,432	310,782,404	5,232,195
83.12 Staplehurst	5	21,189	108	519,979	108	6,355,495	113	6,896,663	14,628
83.13 Tamora	19	66,757	34	200,612	39	802,596	58	1,069,965	0
83.14 Utica	29	347,032	343	4,476,822	358	28,622,502	387	33,446,356	485,547
84 Residential Total	528	10,890,673	5,402	135,610,530	5,564	636,108,852	6,092	782,610,055	11,383,141

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Beaver Crossing	12	43,458	26	156,394	28	1,382,155	40	1,582,007	80,369
85.2	Bee	1	5,475	7	81,790	7	943,168	8	1,030,433	0
85.3	Cordova	3	3,997	16	50,999	17	1,286,280	20	1,341,276	322,115
85.4	Garland	2	15,660	15	151,831	17	535,847	19	703,338	0
85.5	Gohner	6	26,748	12	83,508	13	529,175	19	639,431	0
85.6	Grover	0	0	1	6,430	5	276,604	5	283,034	7,597
85.7	Milford	6	48,185	79	1,351,544	82	8,900,569	88	10,300,298	0
85.8	Pleasant Dale	1	3,168	11	271,853	12	845,482	13	1,120,503	0
85.9	Rural	21	1,012,411	48	5,754,393	74	27,628,510	95	34,395,314	62,621
85.10	Seward	53	2,120,447	243	15,091,212	256	71,298,146	309	88,509,805	393,788
85.11	Staplehurst	3	2,788	12	41,134	15	1,324,993	18	1,368,915	0
85.12	Tamora	12	84,473	6	40,470	7	8,151,689	19	8,276,632	0
85.13	Utica	11	42,391	47	514,570	50	4,705,137	61	5,262,098	184,057
86	Commercial Total	131	3,409,201	523	23,596,128	583	127,807,755	714	154,813,084	1,050,547

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	434.94	4.09%	909,256	4.92%	2,090.53
88. 1G	659.99	6.21%	1,374,119	7.44%	2,082.03
89. 2G1	980.54	9.22%	1,931,518	10.45%	1,969.85
90. 2G	325.07	3.06%	631,926	3.42%	1,943.97
91. 3G1	1,752.65	16.49%	3,086,400	16.70%	1,760.99
92. 3G	0.56	0.01%	1,008	0.01%	1,800.00
93. 4G1	1,963.07	18.47%	3,329,391	18.02%	1,696.01
94. 4G	4,513.63	42.46%	7,216,067	39.05%	1,598.73
95. Total	10,630.45	100.00%	18,479,685	100.00%	1,738.37
CRP					
96. 1C1	43.38	3.45%	121,464	3.80%	2,800.00
97. 1C	225.59	17.95%	631,652	19.75%	2,800.00
98. 2C1	91.57	7.28%	247,239	7.73%	2,700.00
99. 2C	9.65	0.77%	26,055	0.81%	2,700.00
100. 3C1	275.71	21.93%	730,646	22.84%	2,650.05
101. 3C	10.05	0.80%	26,633	0.83%	2,650.05
102. 4C1	462.34	36.78%	1,109,616	34.69%	2,400.00
103. 4C	138.82	11.04%	305,404	9.55%	2,200.00
104. Total	1,257.11	100.00%	3,198,709	100.00%	2,544.49
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	1,589.67	100.00%	959,597	100.00%	603.65
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	1,589.67	100.00%	959,597	100.00%	603.65
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Grass Total	10,630.45	78.88%	18,479,685	81.63%	1,738.37
CRP Total	1,257.11	9.33%	3,198,709	14.13%	2,544.49
Timber Total	1,589.67	11.80%	959,597	4.24%	603.65
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114. Market Area Total	13,477.23	100.00%	22,637,991	100.00%	1,679.72

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	173.47	0.65%	364,287	0.79%	2,100.00
88. 1G	585.75	2.20%	1,230,075	2.66%	2,100.00
89. 2G1	2,780.15	10.44%	5,543,702	11.98%	1,994.03
90. 2G	436.98	1.64%	873,960	1.89%	2,000.00
91. 3G1	3,384.20	12.71%	6,087,698	13.15%	1,798.86
92. 3G	3,467.92	13.03%	6,236,274	13.47%	1,798.28
93. 4G1	6,808.05	25.57%	11,572,305	25.00%	1,699.80
94. 4G	8,986.27	33.75%	14,378,048	31.06%	1,600.00
95. Total	26,622.79	100.00%	46,286,349	100.00%	1,738.60
CRP					
96. 1C1	72.09	0.69%	201,852	0.76%	2,800.00
97. 1C	439.87	4.18%	1,231,636	4.61%	2,800.00
98. 2C1	1,527.60	14.52%	4,124,520	15.43%	2,700.00
99. 2C	242.33	2.30%	654,291	2.45%	2,700.00
100. 3C1	1,494.91	14.21%	3,961,577	14.83%	2,650.04
101. 3C	2,645.41	25.15%	7,010,408	26.23%	2,650.03
102. 4C1	2,644.76	25.15%	6,347,424	23.75%	2,400.00
103. 4C	1,450.11	13.79%	3,190,242	11.94%	2,200.00
104. Total	10,517.08	100.00%	26,721,950	100.00%	2,540.81
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	2,997.02	100.00%	1,798,212	100.00%	600.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,997.02	100.00%	1,798,212	100.00%	600.00
<hr/>					
Grass Total	26,622.79	66.33%	46,286,349	61.87%	1,738.60
CRP Total	10,517.08	26.20%	26,721,950	35.72%	2,540.81
Timber Total	2,997.02	7.47%	1,798,212	2.40%	600.00
114. Market Area Total	40,136.89	100.00%	74,806,511	100.00%	1,863.78

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	248.44	4.00%	521,765	4.74%	2,100.17
88. 1G	420.13	6.76%	882,273	8.01%	2,100.00
89. 2G1	846.22	13.61%	1,692,440	15.37%	2,000.00
90. 2G	216.58	3.48%	431,392	3.92%	1,991.84
91. 3G1	792.19	12.74%	1,425,768	12.95%	1,799.78
92. 3G	115.21	1.85%	207,378	1.88%	1,800.00
93. 4G1	1,276.92	20.54%	2,170,764	19.71%	1,700.00
94. 4G	2,301.38	37.02%	3,682,208	33.43%	1,600.00
95. Total	6,217.07	100.00%	11,013,988	100.00%	1,771.57
CRP					
96. 1C1	85.61	8.71%	239,708	9.54%	2,800.00
97. 1C	92.91	9.45%	260,148	10.36%	2,800.00
98. 2C1	91.42	9.30%	246,834	9.83%	2,700.00
99. 2C	25.85	2.63%	69,795	2.78%	2,700.00
100. 3C1	165.38	16.82%	438,265	17.45%	2,650.05
101. 3C	68.37	6.96%	181,181	7.21%	2,650.01
102. 4C1	392.08	39.89%	940,992	37.46%	2,400.00
103. 4C	61.37	6.24%	135,014	5.37%	2,200.00
104. Total	982.99	100.00%	2,511,937	100.00%	2,555.40
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	727.62	100.00%	436,572	100.00%	600.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	727.62	100.00%	436,572	100.00%	600.00
<hr/>					
Grass Total	6,217.07	78.42%	11,013,988	78.88%	1,771.57
CRP Total	982.99	12.40%	2,511,937	17.99%	2,555.40
Timber Total	727.62	9.18%	436,572	3.13%	600.00
<hr/>					
114. Market Area Total	7,927.68	100.00%	13,962,497	100.00%	1,761.23

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

80 Seward

	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	777,587,580	781,174,510	3,586,930	0.46%	11,383,141	-1.00%
02. Recreational	1,470,069	1,435,545	-34,524	-2.35%	0	-2.35%
03. Ag-Homesite Land, Ag-Res Dwelling	96,128,522	102,028,093	5,899,571	6.14%	1,052,429	5.04%
04. Total Residential (sum lines 1-3)	875,186,171	884,638,148	9,451,977	1.08%	12,435,570	-0.34%
05. Commercial	133,396,245	134,011,459	615,214	0.46%	1,050,547	-0.33%
06. Industrial	22,127,598	20,801,625	-1,325,973	-5.99%	0	-5.99%
07. Ag-Farmsite Land, Outbuildings	44,967,038	48,142,657	3,175,619	7.06%	2,625,841	1.22%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	200,490,881	202,955,741	2,464,860	1.23%	3,676,388	-0.60%
10. Total Non-Agland Real Property	1,075,677,052	1,087,593,889	11,916,837	1.11%	16,111,958	-0.39%
11. Irrigated	850,934,332	1,008,196,362	157,262,030	18.48%		
12. Dryland	585,600,437	598,525,708	12,925,271	2.21%		
13. Grassland	104,409,886	111,406,999	6,997,113	6.70%		
14. Wasteland	489,183	508,597	19,414	3.97%		
15. Other Agland	32,953	30,546	-2,407	-7.30%		
16. Total Agricultural Land	1,541,466,791	1,718,668,212	177,201,421	11.50%		
17. Total Value of all Real Property (Locally Assessed)	2,617,143,843	2,806,262,101	189,118,258	7.23%	16,111,958	6.61%

2016 Assessment Survey for Seward County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2 -- One employee is 40 hours a week and the other is 30 hours a week.
4.	Other part-time employees:
	1-- part time lister 20 -25 hrs per week
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 276,700
7.	Adopted budget, or granted budget if different from above:
	\$ 276,700 --The assessor's budget contains the costs of retirement. All other benefits are paid by the county's general budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 31,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 40,000 --Includes CAMAVISION, GIS, Network maintenance, software maintenance, GIS Workshop, and Personal Property on line.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 1,000
12.	Other miscellaneous funds:
	There is a sinking fund established with the treasurer to replace the server. Each office annually budgets \$1,000 for this fund.
13.	Amount of last year's assessor's budget not used:
	minimal amount left over\$412.44

B. Computer, Automation Information and GIS

1.	Administrative software:
	CAMAVISION; --This is the name of the Vanguard Appraisal Inc. CAMA package.
2.	CAMA software:
	CAMAVISION
3.	Are cadastral maps currently being used?
	Yes; The cadastral maps were purchased in 1966 and are still maintained by the County Assessor's office. The county also uses GIS.
4.	If so, who maintains the Cadastral Maps?
	The county assessor's staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; seward.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The programming is maintained by GIS Workshop and the maps are maintained by the county assessor's office staff.
8.	Personal Property software:
	CAMAVISION

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Beaver Crossing, Bee, Garland, Goehner, Milford, Pleasant Dale, Seward, and Utica
4.	When was zoning implemented?
	1973; The comprehensive plan was updated in 1995. More recently, the county board conducted a total review of the comprehensive plan. It was then updated and adopted in 2007.

D. Contracted Services

1.	Appraisal Services:
	Jon Fritz does all commercial & industrial valuations including pickup work, sales verification and maintenance. He also assists in residential market studies and has been doing reappraisal of towns and rural areas as needed. Jon assists in other requests from the assessor, including difficult to value properties.
2.	GIS Services:
	GIS Workshop; GIS Workshop maintains and supports the GIS software ESRI updates and maintains a website that provides public access to the counties assessment records.
3.	Other services:
	An on line personal property schedule system developed by Bottom Line Resources (Radwen) from Aurora.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Verbal agreement
3.	What appraisal certifications or qualifications does the County require?
	The county has not specified any certificates or qualifications, but Jon Fritz, who has been employed by the county since 1996, holds the Certified General Appraiser credential. Jon also has significant experience in mass appraisal in Nebraska.
4.	Have the existing contracts been approved by the PTA?
	No
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The Appraiser does analysis, develops land values, depreciation, and submits preliminary value estimates to the assessor. The assessor reviews all of the values and either approves them or in some instances may alter a value after consulting with the appraiser. Most of the work that the appraiser does is with the commercial or industrial property and a few hard to value properties. The assessor and staff do most of the residential and agricultural valuation.

2016 Residential Assessment Survey for Seward County

1.	Valuation data collection done by:																				
	Assessor and Office Staff																				
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center; padding: 5px;"><u>Valuation Grouping</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">1</td> <td style="padding: 5px;"> <p>Seward: ----Seward is the county seat; has a full K-12 school system; very active commercial trade area with most services; very active real estate market; some influence as a bedroom community for Lincoln.</p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">2</td> <td style="padding: 5px;"> <p>Beaver Crossing: ----Beaver Crossing is in the southwest part of the county. It has paved access as an exit off I-80. This town has very diverse residential properties. Some really nice quality homes and some low quality homes, many older homes and some newer ones. 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10	<p>Staplehurst: ----Staplehurst is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a towing business, storage unit business. There is very little new construction in this town. With the town's proximity and the older homes, it is a less desirable town to live in. Termites are a problem in Staplehurst. Very little to draw people to this town.</p>
11	<p>Tamora: ----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main purpose of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>
12	<p>Utica: ----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repaired part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p>
13	<p>Rural: ----The rural residential properties in Seward County are characterized an individual acreages spread throughout the county. The east half of the county has Lancaster County influences. The west half of the county has much less activity for acreages and they tend to sell for less as there aren't the influences from Lincoln. The west half of the county is more agricultural. When the inspection and review process as well as costing, depreciation tables and lot value study are conducted, they are done at the same time.</p>
14	<p>Rural Sub: ----The Rural Sub class residential properties are platted subdivisions in the rural. They have gone through county zoning. Most have interior roads of some kind and covenants filed with the plat.</p>
Ag	<p>Agricultural homes and outbuildings</p>

3. List and describe the approach(es) used to estimate the market value of residential properties.

Residential properties in Seward County are valued using the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in such a manner that they can compare their cost approach results to the selling price of comparable properties. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value.

4. If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?

The local market

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

Yes;
 The county develops their own base depreciation tables based on the analysis of their market. In the new CAMAVISION system, Seward is the base market and other towns and locations are identified and adjusted by map factors. All of these processes are rooted in the analysis of the local market.

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

The market is monitored to see if there is any need to adjust or update the existing lot values. The lots are valued on a town by town basis.

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

The county does not use the discounted cash flow (DCF) methodology for the valuation of developing subdivisions. There have been no individual applications for DCF valuation as provided for in LB 191.

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>
1	2013	2013-MS*	2013	2013
2	2015	2008-CV*	2015	2015
3	2012	2012-MS*	2012	2012
4	2015	2008-CV*	2015	2015
5	2012	2012-MS*	2012	2012
6	2011	2011-MS*	2011	2011
7	2012	2012-MS*	2012	2012
8	2012	2012-MS*	2012	2012
9	2012	2012-MS*	2012	2012
10	2011	2011-MS*	2011	2011
11	2011	2011-MS*	2011	2011
12	2011	2011-MS*	2011	2011
13	2008-2015	2008-CV-05-MS*	2014	2012-2015
14	2008-2013	2008-CV;13-MS*	2008-2014	2013-2015
Ag	2008-2015	2008-CV-05-MS*	2014	2012-2015

----* -MS indicates Marshall and Swift costing; -CV indicates CAMAVISION costing.

----The depreciation date, lot value date and inspection date for each valuation group reported by the county is for the working year; that is typically during the year before the taxing year that the valuations are first used. The costing date reported is the date of the cost tables used in the county's cost system.

----As the county revalues a subclass of residential property, the base cost tables have been moved to a current cost. Even though the costs have been from different base tables, each subclass has land values and unique locational factors in their depreciation that are developed to work with those costs.

----Depreciation is updated when a valuation group is recosted and revalued.

----The lot value analysis is ongoing and is monitored through sales activity. Whenever a class or subclass is reappraised or updated, the lot values are reviewed and either affirmed and left the same or updated based on the available market analysis.

----The rural residential and residences on agricultural parcels will usually have multiple cost dates since the county typically update one range of the rural area per year. Presently, Ranges 1 and 2 all have 2005 costs, Ranges 3 and 4 have 2008 costs that came from the new CAMAVISION system. **During 2013 and 2014, the county reviewed all parcels for changes to improvements using a comparison of older GIS aerial photos to the most recent GIS photo base. Since then the county inspected all parcels in Range 4 on-site during 2014 for use in 2015. During 2015, they have similarly inspected the parcels in Range 3 for use in 2016. They plan to continue this process with Ranges 2 and 1 in the next two years.

----Valuation Group #14, (Rural Sub), has a variety of dates (2008 through 2013); either associated with the Range of the county where it is located or with the associated town.

----Going forward, the costs in use from the prior system will be replaced using the CAMAVISION generated costs as the cycle of inspection and review continue. All of CAMAVISION's costs are nominally 2008 since Vanguard only updates the base costs every 10 years. However, they are locally adjusted using map index numbers to calibrate the costs to each designated location. In that sense, the cost dates are effectively current on the date they are implemented. In Seward County that would be 2013 through 2015.

2016 Commercial Assessment Survey for Seward County

1.	Valuation data collection done by:	
	Contract Appraiser	
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	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
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	7	Grover: ----Grover is an unincorporated town just outside of Milford across the Big Blue River. It does have 3 various businesses. About half of Grover is in a flood plain.
	8	Milford: ----Milford is the second largest town in Seward County. It is home to Southeast Technical College which influences rental property. The county has identified various neighborhoods. Milford has a K-12 school, a downtown business district, a golf course and a swimming pool. Milford has 32 upscale residential properties ranging in value from \$200,000 to \$430,000.
	9	Pleasant Dale: ----Pleasant Dale is on the eastern edge of Seward County just 1 mile in from the Lancaster County line and 2 ½ miles south of I-80 and 2 miles south of Highway 6. It also has Highway 103 on the edge town that goes south to Saline County. The town has a post office, a Coop elevator, a lumberyard, a restaurant, two apartment buildings, and auto service garage. Due to the towns proximity there is influence from Lincoln. The town has some nice ranch style homes along with older better kept homes.

10	<p>Staplehurst: -----Staplehurst is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a towing business, storage unit business. There is very little new construction in this town. With the town's proximity and the older homes, it is a less desirable town to live in. Termites are a problem in Staplehurst. There is very little to draw people to this town for new businesses.</p>
11	<p>Tamora: -----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main function of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Except for the Coop, nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>
12	<p>Utica: -----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repared part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p>
13	<p>Rural: -----The rural commercial properties in Seward County are characterized by their location. Seward County has six I-80 Interchanges. The 2 predominant ones are at Milford and Seward. The Pleasant Dale exchange has an old service station and a travel trailer park. The Goehner exchange has a gas station. The other 2 do not have buildings. Other commercial rural properties are scattered throughout the county.</p>

3. List and describe the approach(es) used to estimate the market value of commercial properties.

The predominant valuation process in this county is to depend on the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in broad occupancy groups so that they can compare their cost approach results to the selling price of similar properties. Those groups include retail, warehouse/service garage, office, restaurant/bar, land and other miscellaneous occupancies. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value. The county may utilize any income data presented, but does not develop an overall income approach.

3a. Describe the process used to determine the value of unique commercial properties.

The cost approach is used but the county tries to supplement it with lease information if any is available.

4. If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?

Generally, the county relies on the analysis of sales in their local market to determine the base depreciation and for economic factors used for commercial property. Additional analysis may include linear regression techniques to build and extend depreciation tables.

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

The depreciation in commercial property tends to be developed more toward individual or like occupancies than just the valuation group. There can also be variation between valuation groups due to locational differences.

6. Describe the methodology used to determine the commercial lot values.

Generally, the county relies on the analysis of sales in their local market to determine their commercial land values.

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>
1	2014	2008	2014	2014
2	2009	2009	2009	2015
3	2010	2010	2010	2010
4	2009	2009	2009	2015
5	2010	2010	2010	2010
6	2010	2010	2010	2010
7	2010	2010	2010	2015
8	2009	2009	2009	2015
9	2010	2010	2010	2010
10	2010	2010	2010	2010
11	2010	2010	2010	2010
12	2010	2010	2010	2010
13	2010	2010	2010	2010-2015

---The practice in Seward County is to do the Inspection and Review process for a class or subclass of property in a certain year. The following year, the inspected class is reappraised, complete with new costs, depreciation and new or affirmed land values.

---The depreciation date, lot value date and inspection date for each valuation group reported by the county is for the working year; that is typically during the year before the taxing year that the valuations are first used. The costing date reported is the date of the cost tables used in the county's cost system.

---For 2015' Seward was revalued using the costs from the Vanguard CAMAVISION system. Their costs are updated only every 10 years but are all factored to local use using map indexes to keep costs current. The base year is 2008.

---Valuation Group #13; Rural; includes the I-80 commercial corridors. Those corridors were inspected during 2015 but not revalued for 2016.

2016 Agricultural Assessment Survey for Seward County

1.	Valuation data collection done by:													
	The Deputy Assessor does the land use and acre count and the county staff does improvements.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The western part of the county has water availability throughout and has developed irrigation, making the predominant farming practices irrigated row crop.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses. That eastern area is further divided due to non-agricultural influences impacting the easternmost part of the county abutting Lancaster County. That area has been valued under the provisions of special valuation. The special valuation schedule of value is annually derived from the analysis of the sales in Market Area 3. For 2013 and 2014, there has been no perceived difference in the two areas so they have been analyzed together, but kept separately administratively.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The western part of the county has water availability throughout and has developed irrigation, making the predominant farming practices irrigated row crop.	2014	2	The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses. That eastern area is further divided due to non-agricultural influences impacting the easternmost part of the county abutting Lancaster County. That area has been valued under the provisions of special valuation. The special valuation schedule of value is annually derived from the analysis of the sales in Market Area 3. For 2013 and 2014, there has been no perceived difference in the two areas so they have been analyzed together, but kept separately administratively.	2014	3	Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses.	2014
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	<p>----The county is in a continuous process of updating the use of agricultural land. Every year, they review the certifications, the NRCS maps, and FSA maps provided by farmers. The GIS photo base is the primary source for land use verification and it is monitored for changes. When the county inspects and reviews the improvements in the rural areas of the county, they also review the land use that they are able to observe. The date posted for Land Use Completed reflects the most recent working year prior to the upcoming Tax Year, since the review is ongoing. The current GIS photo base is 2014.</p>													
3.	Describe the process used to determine and monitor market areas.													
	Sale verification and market analysis provide insight into market trends. The general land use is the key to each market area. If a trend were to change, the market area may also.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The predominant use of the parcel drives the decision. Then the analysis of the local market is used to establish values.													
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?													

	<p>Yes;</p> <p>----The first (home site) acre is the same. The first acre for home sites on agricultural parcels and on residential parcels is valued at \$18,000. The additional site acres have different values for the two subclasses. The next four rural residential site acres are valued at \$6,500 to \$3,500 per acre, up to four additional rural residential site acres are valued at \$3,500 to \$1,500 per acre, and any residual acres over nine are valued at \$2,500 to \$1,000. Those variations are higher in the east where the special valuation exists and lower in the west of the county. The land beyond the first acre on parcels classified as agricultural is valued as a site value at \$3,000 per acre.</p>
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	<p>The county actively verifies all agricultural sales with the buyer or seller. Those verifications, the trend in values, and the ongoing observation of the present use of the parcels are all important to detect non-agricultural characteristics in the market. In the case of the Wetland Reserve Program (WRP), there are few known parcels with WRP acres in the county. The county believes that the WRP values closely align with the grass values, so they use the grass schedule of values to value WRP acres.</p>
7a.	How many special valuation applications are on file?
	<p>The county annually verifies and analyzes all agricultural sales. They do this to establish land values each year but also to see if there are differing value trends that would indicate that land values are driven by influences from outside the typical agricultural land market</p>
7b.	What process was used to determine if non-agricultural influences exist in the county?
	<p>The sales analysis has not shown that there are influences from outside agriculture that have impacted the value of agricultural land in any part of the county. In the past, there was influence from acreage development in the eastern part of the county nearest to Lincoln.</p>
7c.	Describe the non-agricultural influences recognized within the county.
	1024
7d.	Where is the influenced area located within the county?
	The eastern part of the county nearest to Lincoln.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	<p>The sales analysis that the county does every year also helps detect any non agricultural influence. The special value area is monitored by comparing sales in Market Area 2 to the sales in Market Area 3. The values used for the parcels in Market Area 2, (special value area), are derived from the verification and analysis of the sales in Market Area 3. The two areas are very similar in land use and farming practices. For 2015 there has been no perceived difference in the two areas so they have been analyzed together, but kept separately administratively.</p>

**Seward County
2015 Plan of Assessment
For years 2016, 2017 & 2018**

Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned to the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes or real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Assessment Statistics for 2015 as set by TERC:

<u>Property Class</u>	<u>Median</u>
Residential	95%
Commercial	100%
Agricultural Land	72%

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Office Staff and Budget Information

Seward County Assessor's Office currently employs 1 full time person, 1 three quarter (3/4) time person 1 part time field lister, 1 temporary part time person and a part time contract Appraiser besides the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office's budget presented to the County Board each year.

Goals

The primary goal for the Seward County Assessor's Office is doing the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements with the resources available.

The Department of Property Assessment and Taxation has prepared the progress report for Seward County and is on file in the Assessor's office and serves as additional information for this report. The 2015 Seward County statistical measures are on file in the annual report and kept on file in the Assessor's Office.

Procedures Manual

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor is filed in the office.

Responsibilities:

Record Maintenance

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel.

The office maintains a cadastral map system. The current cadastral maps were done in May 1966. They have been kept up to date with name changes, separations and new subdivisions. Seward County has implemented a GIS system

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

Prepare annually and file the following Administrative Reports

- County Abstract of Assessment for Real Property
- Assessor Survey
- Certification of Values to Political Subdivisions
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update w/Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report Certify completion of real property assessment roll & publish in newspaper
- Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased
- Prepare the plan of assessment for the next 3 assessment years
- File 3-year plan of Assessment with the County Board of Equalization

Homestead Exemptions - Homestead Exemption applications are accepted in the office from February 1st through June 30. They are verified that the applicant is owner/occupant. An ad is placed in the two newspapers in the county with information about the Homestead Exemption. Follow up post cards and phone calls are made to ensure all applicants from the previous year refile and those inquiring throughout the year are notified that they may now file. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue by August 1 for income verification. Notice of rejection is sent when the applicant does not meet the requirement of owner/occupant through August 15th. The State returns a roster in October of approved (with a percentage) and disapproved for final processing. Property record cards are pulled and the Homestead Exemption percentage and amount is notated on them with a follow up of the data entered in the computer.

Personal Property - All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before July 1st a 10 percent penalty is applied and on July 1st and after a 25 percent penalty is applied. Every year notices are published in the local newspapers and a weekly news supplement for non-subscribers. The office has filing of Personal Property Schedules available on the internet. A postcard is sent to those with existing schedules as reminders and also includes the User ID and Password to access their schedules on the internet to complete and submit. A letter is sent to those who would be new filers explaining what is needed. This office documents at least 4-6 reminders to those who need to file personal property.

Permissive Exemptions - Administer annual filings of applications for new or continued exempt use or continued exempt use. Review and make recommendations to the county board.

Taxable Government Owned Property - Annual review of government owned property not used public purpose, send notices of intent to tax, etc.

Centrally Assessed Properties - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections - Prepare tax list correction documents for the county board's approval.

County Board of Equalization - Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals - Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

TERC Statewide Equalization - Attend the hearings if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education - Attend meetings, workshops and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.

For assessment year **2012** the following changes were made:

Residential:

- Reviewed sales.
- Reappraised the houses, buildings and land on properties in Cordova, Goehner, Utica, Utica fringe area, Tamora, Staplehurst and Beaver Crossing fringe area. Physical inspections and new photos completed. Market analysis completed. 2011 pricing used for all except Beaver Crossing fringe. Used 2010 to match the town of Beaver Crossing that was reappraised in 2010.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2011 and changed according to completion as of January 1, 2012.
- Reviewed and recalculated lot discounts on new subdivisions that were discounted.
- Reviewed lots in several Seward subdivisions and some rural subdivisions and made minor adjustments.
- Reviewed and inspected properties in Bee, Garland, Pleasant Dale and Staplehurst as part of the 6 year inspection requirement. New photos were taken and measurements when necessary. Added omitted and unreported changes.
- Reviewed and compared new aerial photography with old ones in the following precincts: I, P, B, G J and O as part of The 6 year inspection requirement. Visited properties with changes, took new photos, measurements. Added omitted and unreported changes.

Commercial:

- Reviewed sales.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2011 and changed according to completion as of January 1, 2012.
- Reviewed Section 42 Housing properties. No adjustment made.

Agricultural Land:

- Reviewed sales
- Verified land use changes using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary.
- Verified the existing market areas still follow the market trends. No change for 2012.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated, dry and grass LCG values in all three (3) market areas. Changed market values in the Special Valuation Market Area 2.

For assessment year **2013** the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the houses, buildings and land on properties in Bee, Garland, Garland Fringe, Pleasant Dale, Grover and Milford. Physical inspections, new photos and market analysis completed. 2012 pricing was used.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2012 and changed according to completion as of January 1, 2013.
- Reviewed lots in several Seward subdivision and some rural subdivisions and made adjustments.
- Reviewed and inspected properties in Milford fringe(zoning jurisdiction) and started on the city of Seward as part of the 6 year inspection requirement. New photos were taken and measurements when necessary. Added omitted and unreported changes.
- Reviewed and compared new aerial photography with old ones in D and E precincts as part of the 6 year inspection requirement. Visited properties with changes, took new photos, measurements. Added omitted and unreported changes.

Commercial:

- Reviewed sales

- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2012 and changed according to completion as of January 1, 2013.
- Reviewed Section 42 housing properties and complete the income approach.
- Reappraisal of apartments in Milford.
- Reappraisal of industrial properties.
- Increased Seward downtown neighborhood land values +15%.

Agricultural:

- Reviewed sales.
- Verified land use changes using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made necessary changes.
- Verified if the existing market areas still follow the market trends. For 2013 did not see that there was non agricultural influence in Area 2. The sales in both Areas 2 & 3 were used together to analyze and set land values for those areas.
- Revalued agricultural land as needed to comply with the required level of value. Changed irrigated, dry cropland, CRP, WRP and grass LCG values in all three (3) areas.

For assessment year **2014** the following changes were made:

Residential:

- Reviewed Sales
- Reappraisal of land and improvements in Seward
- Reappraisal of land and improvements in the 1 mile Milford zoning jurisdiction
- Complete pickup work and building permits. Reviewed parcels that were a partial value for 2013
- Reviewed and changed land in some rural subdivisions. Also adding 3% on houses in Westfork Downs Subdivision
- Made a -5% adjustment on houses in Beaver Crossing

Commercial:

- Reviewed sales, completed pickup work and building permits
- Reappraisal of Section 42 Housing properties and completed the income approach
- Reappraisal of apartments in Seward
- Reviewed land and revalued in a commercial subdivision

Agricultural Land:

- Reviewed sales
- Verified land use changes using GIS, NRD and FSA record and maps along with contact with property owners and physical inspections
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary
- Analyzed the market areas keeping areas 2 & 3 as one for analysis
- Revalued agricultural land as needed to comply with the required level of value.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The office has converted to CamaVision software for both administrative and CAMA using the Vanguard Appraisals Inc. Real Property Appraisal Manual that was approved by the Property Tax Administrator.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.

RCN (Replacement Cost New). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

The real estate transfer statements, form 521, are processed on a continual basis.

The assessment plans for year 2015 were made as follows:

Residential:

- Review and analyze sales. Prioritize areas that need appraisal review.
- Complete pickup work, including building permits on new construction.
- Reappraise improvements in Range 4.
- Reappraise the improvements in the 2 mile zoning jurisdiction of Seward.
- Continue with the 6 year inspection, review and new photos process.

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review and possible changes.
- Complete pickup work, including building permits on new construction.
- Complete 6 year review of Seward properties.

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current on CRP and other farm programs.
- Monitor and keep current with land use changes.

The assessment plans for year 2016 are as follows:

Residential:

- Prioritize areas that need review and analyze sales.
- Complete pickup work, including building permits on new construction.
- Continue with the 6 year inspection process, Beaver Crossing area identified as Beaver Crossing Fringe and Cordova
- Reappraise improvements in Range 3

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review and possible changes.
- Complete pickup work, including building permits on new construction.
- Complete 6 year review on Milford, Grover, Cordova, Beaver Crossing, I-80 Milford, I-80 Seward, I-80 Pleasant Dale and I-80 Goehner Interchanges

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current with CRP and other farm programs.
- Monitor and keep current with land use changes.

Assessment plans for 2017 are as follows:

Residential:

- Prioritize areas that need review and analyze sales.
- Complete pickup work
- Reappraisal of improvements in Ranges 2
- 6 year review of Goehner, Utica and an area identified as Utica Fringe

Commercial:

- Review and analyze sales
- 6 year review of Goehner, Staplehurst, unincorporated village of Tamora & Utica
- Complete pickup work, including building permits on new construction

Agricultural Land:

- Review and analyze sales and market areas, CRP and other farm programs.
- Monitor and keep current with land use changes

Assessment plans for 2018 are as follows:

Residential:

- Prioritize areas that need review and analyze sales
- Reappraisal of improvements in Range 1
- 6 year review of Bee, Garland, an area identified as Garland Fringe, Pleasant Dale and Staplehurst

Commercial:

- 6 year review of Bee, Garland, Pleasant Dale, unincorporated village of Ruby and rural improvements

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current with CRP and other farm programs.
- Monitor and keep current with land use changes.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

June 13, 2015

Date

Marilyn Hladky

Marilyn Hladky, Seward County Assessor

METHODOLOGY REPORT OF SPECIAL VALUATION PROCEDURES

SEWARD COUNTY – 2016

Special valuation methodology:

As done in the past, the agricultural values are set according to the agricultural sales that are determined to be arms length by the assessor and by the Nebraska Property Assessment Division. A market study is done based on those sales. Each sale is listed and contains the number of acres in each land capability group. New values per acre are substituted for last year's values to calculate new assessed values and ratios. New statistical measurements including the mean, median and weighted mean, coefficient of dispersion, price-related differential and the absolute standard deviation are calculated. The final step is the reconciliation of value. It is the process in which the estimates of value are evaluated and the applicability of the indicated values is weighed. This is a reconciliation of the facts, trends and observations developed in the analysis and a review of the conclusions and the validity and reliability of those conclusions. The market study to arrive at the special value was analyzed using only the uninfluenced sales from the Market Area 3, which was created in 2002. Area 3 does not have the aquifer lying under it. Market Area 3 is most like Market Area 2, which has special valuation. The new assessed value from Market Area 3 for each land capability group is then applied to all agricultural parcels in area 2.

For 2014 it was determined that sales in Market Area 2 were not selling much differently than in Market Area 3. Therefore, all the qualified sales in the 2 market areas were used to set the values for both areas. The 2 areas are still being maintained separately but were grouped together for analysis and valuation.

For 2016, analysis of sales continues as in 2015.